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The Regional Municipality of Durham Report

To: Works Committee
From: Acting Commissioner of Works
Report: #2023-W-23
Date: June 7, 2023

Subject:

Subdivision Agreement with Oshawa (Conlin) Developments Inc., Including Cost Sharing in Accordance with the Region Share Policy, for Oversizing of a Sanitary Sewer and Watermains in the City of Oshawa

Recommendation:

That the Works Committee recommends to Regional Council:

- A) That the Regional Municipality of Durham be authorized to enter into a subdivision agreement with Oshawa (Conlin) Developments Inc. for the construction of a 450 millimetre sanitary sewer and 400 millimetre watermains, in the City of Oshawa, including a Regional Share amount of \$1,089,900 in accordance with the Regional Municipality of Durham's Regional Share Policy, for an estimated total project cost of \$6,881,500;
- B) That financing for the subdivision agreement, including the Regional Share amount, be provided from the following sources:

Developer's Share – Sanitary Sewer and Watermain

Oshawa (Conlin) Developments Inc. Sanitary Sewer	\$2,941,300
Oshawa (Conlin) Developments Inc. Watermains	<u>\$2,850,300</u>
Total Oshawa (Conlin) Developments Inc.	<u>\$5,791,600</u>

Regional Share - Sanitary Sewer

2023 Sanitary Sewerage System Capital Budget

Item 382 - Allowance for Regional Share for Works in Conjunction with Residential Subdivision Development (Project ID: M2310)

Residential Development Charges	\$195,865
Commercial Development Charges	\$12,209
User Revenues	<u>\$57,326</u>
Total Regional Sanitary Sewer	<u>\$265,400</u>

Regional Share - Watermain

2023 Water Supply System Capital Budget

Item 379 - Allowance for Regional Share for Works in Conjunction with Residential Subdivision Development (Project ID: M2310)

Residential Development Charges	\$722,262
Commercial Development Charges	\$ 18,139
User Revenues	<u>\$ 84,099</u>
Total Regional Cost Watermain Financing	\$824,500
Total Regional Cost	<u>\$1,089,900</u>
Total Project Cost – Sanitary Sewer and Watermain	<u>\$6,881,500</u>

- C) That the Commissioner of Works or their alternate be authorized to execute the necessary documents related to the subdivision agreement.
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Report:

1. Purpose

- 1.1 The purpose of this report is to seek approval to enter into a subdivision agreement with Oshawa (Conlin) Developments Inc., including cost-sharing in accordance with the Regional Municipality of Durham (Region) Share Policy related to the construction of sanitary sewers and watermain on Grandview Street North, Britannia Avenue East, and within the subdivision, in the City of Oshawa (Oshawa), as shown in Attachment #1.

2. Background

- 2.1 Oshawa (Conlin) Developments Inc. is proposing to develop their property located at the northeast quadrant of Conlin Road East and Grandview Street North, in Oshawa. The Developer is proposing a 314-unit subdivision which requires the extension of the sanitary sewer and watermains for servicing.
- 2.2 The Region requested that the size of the new sanitary sewer and watermains be increased to accommodate the future development of upstream lands.

3. Previous Reports and Decisions

- 3.1 There are no previous reports or decisions associated with this development application or the sanitary sewer and watermain extensions required to service the residential subdivision.

4. Regional Infrastructure

- 4.1 To service the Oshawa (Conlin) Developments Inc. property, the Region requires the following infrastructure, as shown in Attachment #1:
- A 450 millimetre (mm) sanitary sewer on Grandview Street North
 - A 400 mm zone 5 watermain on Britannia Avenue East
 - A 400 mm zone 4 watermain on Britannia Avenue East and within the subdivision
- 4.2 The sanitary sewer and watermains will service the subject development and have been upsized to accommodate the future development of upstream lands.
- 4.3 The Region's Share Policy states that the developer is responsible to pay for the construction of all Regional infrastructure needed to service their lands. The Region is responsible for the balance of the costs, including the oversizing of pipes.
- 4.4 In this case, Oshawa (Conlin) Developments Inc. would be responsible to pay 100 percent of the cost to construct a 250 mm sanitary sewer, a 300 mm zone 5 watermain, and a 300 mm zone 4 watermain, which are the minimum sizes required by the development. The developer is also responsible to fund all other sanitary sewers and watermains required to service the subdivision. The Region would be responsible to pay for the cost of oversizing the sanitary sewer and watermains.

- 4.5 All other requirements of the Regional subdivision agreement will be in place, including the posting of a letter of credit for the works, Regional inspection requirements and the two-year infrastructure maintenance period.

5. Financial Implications

- 5.1 The cost of the work, including engineering, contingencies, and tax, is estimated as follows:

Developer's Share – Sanitary Sewer and Watermain

Oshawa (Conlin) Developments Inc. Sanitary Sewer	\$2,941,300
Oshawa (Conlin) Developments Inc. Watermains	<u>\$2,850,300</u>
Total Oshawa (Conlin) Developments Inc.	<u>\$5,791,600</u>

Regional Share - Sanitary Sewer

2023 Sanitary Sewerage System Capital Budget

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Regional Share - Watermain

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Total Regional Cost	<u>\$1,089,900</u>
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Total Project Cost – Sanitary Sewer and Watermain**\$6,881,500****6. Relationship to Strategic Plan**

6.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

- Community Vitality Goal 2.1: Revitalize existing neighbourhoods and build complete communities that are walkable, well-connected, and have a mix of attainable housing.
- Service Excellence Goal 5.1: Optimize resources and partnerships to deliver exceptional quality services and value.

7. Conclusion

7.1 It is recommended that the Regional Municipality of Durham enter into a subdivision agreement with Oshawa (Conlin) Developments Inc. containing the foregoing provisions.

7.2 This report has been reviewed by the Finance Department and the Commissioner of Finance concurs with the financial recommendation.

7.3 For additional information, please contact Jeff Almeida, Development Approvals Supervisor, at 905-668-7711, extension 3721.

8. Attachments

Attachment #1: Location Plan – Oshawa (Conlin) Developments Inc.

Respectfully submitted,

Original signed by:

Ramesh Jagannathan
MBA, M.Eng., P.Eng., PTOE
Acting Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer

450mm
SANITARY
SEWER

400mm WATERMAIN (Zone 5)

400mm WATERMAIN (Zone 4)

