

Municipality of Lakeshore – Report to Council

Operations

Engineering



To: Mayor and Members of Council

From: Vaibhav Desai, Team Leader – Development Engineering and Approvals

Date: August 28, 2024

Subject: Assumption of Developed Roadways and Municipal Services – Lakeshore New Center Estate (LNCE), Phase 3A

Recommendation

Direct the Clerk to read By-law 87-2024 during the Consideration of By-laws, for the assumption of developed roadways and municipal services for Lakeshore New Center Estate (LNCE) Phase 3A, as presented at the September 24, 2024 Council meeting.

Background

Upon the completion of developments, which includes the assumption of both the Municipal roadways and services, Council is required to pass a by-law to formally assume ownership and responsibility of any new established rights of way and the associated infrastructure.

Based on the current subdivision agreement language, the following is identified:

Section 7 – Assumption of Plan of Subdivision

- 7.2 Within 30 days following the expiration of the maintenance period contemplated by section 6.1 of this agreement, Lakeshore's Department of Engineering and Infrastructure Services shall prepare a written report stating whether the Works were completed in satisfactory fashion and remain in good working order. In addition, Lakeshore's Finance Department shall prepare a written report stating whether all the financial requirements have been met. If the aforementioned reports states that the requirements of this Agreement have been satisfactorily met, Lakeshore's Director of Engineering and Infrastructure Services shall recommend that Lakeshore Council pass a by-law assuming the Works.

If the by-law is passed, Administration will implement the close-out of the development agreement including the reduction of final maintenance securities and assume responsibility of the right of way and municipal services.

Comments

By-law 87-2024 has been prepared for the assumption of the following developed roadways and Municipal services:

| Development Name | Road Name | Assumed Municipal Infrastructure |
|---|---|--|
| Lakeshore New Center Estate (LNCE) Phase 3A | Campana Crescent from Municipal Address 1263 Campana Crescent (Lot 11) to 1283 Campana Crescent (Lot 1) | Watermain and Appurtenances, Storm Main and Services, Sanitary Main and Services, Storm and Sanitary Pump Station, Curb and Gutter, Road, Asphalt Pathways, Concrete Sidewalks and Streetlighting. |
| | Marche Street from Municipal Address 600 Marche Street (Lot 12) to 634 Faleria Street (Lot 29) | |
| | Faleria Street from Municipal Address 700 Faleria Street to 752 Faleria Street | |

The subdivision agreement conditions have been fulfilled.

Financial Impacts

All required maintenance securities will be released for the above noted development.

The total estimated construction value of the assumed assets is provided below:

| Development Name | Construction Cost (including HST) | Original Security Amount | Remaining Securities (to be Released) |
|--|--|---------------------------------|--|
| Lakeshore New Center Estate - Phase 3A | \$2,587,617.52 | \$1,293,808.76 | \$73,862.68 |

These assets will be added to the Municipality’s Tangible Capital asset listing and to the Asset Management Plan to plan for future replacement cost.

Attachments

Attachment 1 – Lakeshore New Center Estate Phase 3A Area Plan

Report Approval Details

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|----------------------|--|
| Document Title: | Assumption of Developed Roadways and Municipal Services, September 2024.docx |
| Attachments: | - Attachment 1 - Lakeshore New Center Estate Phase 3A Area Plan.pdf |
| Final Approval Date: | Sep 5, 2024 |

This report and all of its attachments were approved and signed as outlined below:

Prepared by Vaibhav Desai

Submitted by Krystal Kalbol

Approved by the Corporate Leadership Team