
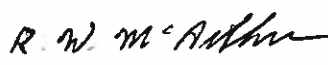
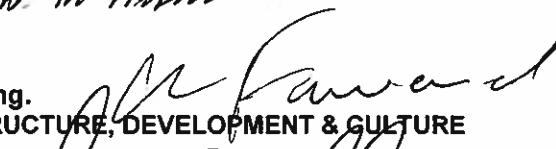
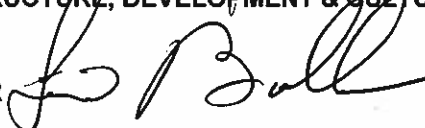

TO: GENERAL COMMITTEE

SUBJECT: ESTATES OF LITTLE LAKE SUBDIVISION
ACCEPTANCE OF MUNICIPAL SERVICES

**PREPARED BY AND
KEY CONTACT:** L. HE, C.E.T. 
INTERMEDIATE DEVELOPMENT SERVICES TECHNOLOGIST (EXT. 5291)

SUBMITTED BY: R. W. MCARTHUR, P. Eng. 
DIRECTOR OF ENGINEERING

**GENERAL MANAGER
APPROVAL:** R. J. FORWARD, MBA, M.Sc., P. Eng. 
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE

**CHIEF ADMINISTRATIVE
OFFICER APPROVAL:** JON M. BABULIC 
CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the "as-constructed" municipal services within, and complementary to, the Estates of Little Lake Subdivision described as Registered Plan 51M-842 and Parts 1 to 13 on Plan 51R-34086 (Ministry File 43T-041119) be accepted, and that a by-law be prepared to assume the streets within the plan of subdivision as public highways subject to the satisfaction of the Director of Legal Services, City Clerk, Director of Engineering, PowerStream Barrie Hydro Distribution Inc., and subject to the following conditions:
 - a) That a cash deposit (from the Letter of Credit) in the amount of \$35,685.61 be held until the completion of the one (1) year maintenance period at which time a final inspection of the works, within and associated with this plan, will be performed with the consultant.
 - b) That a cash deposit (from the Letter of Credit) in the amount of \$5,200.00 be held for the purpose of securing uncompleted work, including \$700.00 for works associated with the placement of boulevard trees for undeveloped lots, \$1,000.00 for works associated with repairing a sanitary maintenance hole, \$2,500.00 for works associated with driveway aprons and boulevard sod for the three (3) vacant lots at the corner of Surrey Court and Livingstone Street (being Parts 1, 2 and 3 on Plan 51R-35923), and \$1,000.00 for works associated with the private driveway on 11 Surrey Drive (being Part 3 on Plan 51R-34086), which shall be held until the work is completed prior to the end of the one (1) year maintenance period.

PURPOSE & BACKGROUND

2. On October 31, 2005, Council adopted Motion 05-G-572 which approved the engineering conditions and drawings for the above noted subdivision located on the east side of Livingstone Street East and what is currently known as Surrey Drive.
3. A plan which depicts the assumption area is shown in Appendix "A".
4. In June 2010, the bank, which holds the security, advised the City that the Letter of Credit would not be renewed.
5. Subsequently, the City drew on the security and hired Richardson Foster Limited (consulting engineers) to complete the municipal works.

ANALYSIS

6. The City will hold a cash deposit in the amount of \$35,685.61, which represents 5% of the original Letter of Credit, which shall be held for a period of one (1) year from the date of the passing of the Assumption By-law.
7. Certain uncompleted municipal work associated with the driveway aprons and the placement of boulevard trees for undeveloped lots, repairing the sanitary maintenance hole, private asphalt driveways and boulevard sod, existing within this plan, is anticipated to be managed by City staff utilizing the consultants to complete this work prior to end of the maintenance period. The estimated cost of this work is \$5,200.00.
8. The various certificates and documentation concerning the "as-constructed" roads and services have been received by the Engineering Department and PowerStream Barrie Hydro Distribution Inc., who find them satisfactory for the purpose of municipal acceptance.

ENVIRONMENTAL MATTERS

9. There are no environmental matters related to the recommendation.

ALTERNATIVE

10. There is one alternative available for consideration by General Committee:

Alternative #1

General Committee could decide not to accept the plan of subdivision, the infrastructure, or assume the streets within the plan as a public highway.

This alternative is not recommended since acceptance and assumption of municipal services and roadways, within plans of subdivisions, are a standard practice upon substantial completion of the works.

FINANCIAL

11. Assumption of this development increases operating, maintenance and capital funding requirements due to the addition of assets to the City's asset inventory. As a result of the development and assumption of the subdivision, and following the one (1) year guaranteed maintenance period, all municipal infrastructure including, but not limited to, roads, sewers and watermains, and services including, winter control and solid waste collection, within the subject plan of subdivision, will be the responsibility of the City in perpetuity. As a result of the subdivision assumption, winter maintenance at the City's cost would occur when the first occupancy, within a plan of subdivision, occurs. The solid waste collection component at the City's cost would also commence with the first occupancy, and increase in service until all building lots are constructed. Responsibilities include the operation of the assets, reactive and preventative maintenance, renewal and lifecycle activities and ultimately the replacement of the assets. It is anticipated that the costs will be offset, in part, by property taxes collected from the lots within this plan and through collection of the sewer and water rates by those individual users.
12. Specifically this subdivision includes the following infrastructure which will become part of the City's asset inventory.

Asset Life Cycle Cost

Asset Type	Length (m)	Useful life (Years)	Annual Renewal Cost (\$/year) ¹	Replacement Cost (\$) ^{1&3}
Roads				
Local	320	75	1,573.00	199,000.00
Sanitary Sewers	332	85	59.00	157,000.00
Watermains (150mm PVC)	303	85		120,000.00
(50mm Copper)	128			
Storm Sewers (375mm CONC)	305	85	71.00	139,000.00
Sidewalk	581	35		33,000.00
Subtotal – Lifecycle Costs				648,000.00

Service Delivery Related Costs

Asset Type	Lane Length (m)	Lane Length (km)	Annual Operating Cost (\$/year) ²
Roads (eg. Street Sweeping)	640	0.64	2,141.00
Winter Control	640	0.64	2,285.00
Sanitary Sewers	332	0.33	1,238.00
Watermains	431	0.43	2,908.00
Storm Sewers	305	0.31	714.00
Solid Waste			3,100.00
Subtotal – Service Delivery Costs			12,386.00

1. Renewal and replacement costs are based on 2010 dollars.
 2. Annual operating costs are derived from the 2010 cost estimates (This does not include treatment costs).
 3. The replacement costs include the cost to reconstruct the assets as they currently exist.
14. Renewal costs are based on best practice life cycle activities for each asset that is required in order to reach its maximum potential life. The total cost of life cycle activities has been estimated, summed, and divided by the expected useful life to determine the average annual renewal cost. Additional investigation into the life cycle costs, associated with various assets, is ongoing as part of the implementation of the Corporate Asset Management Strategy.

LINKAGE TO COUNCIL STRATEGIC PRIORITIES

15. The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.

