
DATE: August 13, 2010

REPORT TITLE: **LOCAL IMPROVEMENT PROJECT PROPOSED CONSTRUCTION OF
SANITARY SEWER ON BIRCHWOOD DRIVE,
CAPITAL PROJECT 10-2701
CITY OF MISSISSAUGA, WARD 2**

FROM: Dan Labrecque, Commissioner of Public Works

RECOMMENDATION

That a 250 mm (10 inch) diameter sanitary sewer be constructed on Birchwood Drive, from 1607 Birchwood Drive to 1617 Birchwood Drive, in the City of Mississauga, Ward 2, at a total estimated amount of \$169,455 (excluding applicable taxes), as a Local Improvement under *Local Improvement Charges – Property Lien Status Regulation (O.Reg.) 586/06*, filed under the *Municipal Act, 2001*;

And further, that Capital Project 10-2701 be established for the proposed sanitary sewer construction;

And further, that total funding to cover the Region of Peel's portion of the work in the estimated amount of \$36,825 (excluding applicable taxes), be allocated from Wastewater Capital Financing Stabilization Reserve (R0242) under Capital Project 10-2701;

And further, that the portion of costs allocated to the property owners in the amount of \$132,630 (excluding applicable taxes), be set up as an external recovery, under Capital Project 10-2701, and collected as special charge;

And further, that these actions will not affect the debt capacity of the Region, as this type of financing is considered "self liquidating" by the Province of Ontario;

And further, that the necessary by-law be presented to the Regional Council authorizing the undertaking of the work under the *Local Improvement Charges – Priority Lien Status Regulation O.Reg.586/06*, filed under the *Municipal Act, 2001*, and the imposition of sanitary sewer assessed frontage rate of \$600 per metre (\$182.93 per foot) and a mandatory connection fee of \$ 2,850 per lot, will be due and payable at the completion of construction;

And further, that notice of the intention to pass a Local Improvement construction by-law be given in accordance with *O.Reg.586/06*;

And further, that the benefiting property owners be charged annually for 15 years, including an interest rate which shall be determined at the time the by-law is enacted;

August 13, 2010

**LOCAL IMPROVEMENT PROJECT PROPOSED CONSTRUCTION OF SANITARY SEWER
ON BIRCHWOOD DRIVE,
CAPITAL PROJECT 10-2701
CITY OF MISSISSAUGA, WARD 2**

And further, that those property owners be given the opportunity to commute the special charge by advance payment at any time during the 15 year period;

And further, that the Regional Clerk forward a copy of the report of the Commissioner of Public Works, dated August 13, 2010, titled "Local Improvement Project, Proposed Construction of Sanitary Sewer on Birchwood Drive, Capital Project 10-2701 – City of Mississauga , Ward 2" to the City of Mississauga;

And further, that following the Committee of Revision, a "Notice to Amend" the tax rolls of the affected owners be sent to the City of Mississauga for appropriate action.

REPORT HIGHLIGHTS

- The property owners on Birchwood Drive, from 1607 Birchwood Drive to 1617 Birchwood Drive, in the City of Mississauga, Ward 2, have submitted a sufficient petition to construct, as a Local Improvement, a sanitary sewer approximately 110 metres long (361 feet) in length under *O.Reg.586/06*.
- The proposed 250mm (10 inch) sanitary sewer abuts five properties and extends from the Maintenance Hole (MH) adjacent to 1618 Birchwood Drive northerly to 1607 Birchwood Drive.
- The total estimated cost for the construction of the sanitary sewer is \$169,455 (excluding applicable taxes).

DISCUSSION

1. Background

The properties on Birchwood Drive, from 1607 to 1617 Birchwood Drive, as indicated in Appendix I are currently serviced with individual private septic tank systems. The nearest sanitary sewer is located at a MH adjacent to 1618 Birchwood Drive. The property owners have submitted a sufficient petition under *O.Reg.586/06*, for the construction of Local Improvement sanitary sewer abutting their properties for a total approximate length of 110 metres (361 feet).

2. Local Improvement

The proposed 250mm (10 inch) diameter Local Improvement sanitary sewer abuts five benefiting properties. Owners of four of the five benefiting properties have signed the petition in favour of the work, representing more than the required 67 per cent (two-thirds) benefiting properties. The Regional Clerk has certified the petition to be sufficient under the *O.Reg.586/06*, which requires signature of owners of at least two-thirds affected, non-exempt properties, representing at least one-half of the value of the five lots liable to be specially charged for the work, to sign in favour of the work. The construction of this project will be tendered in accordance with the Region of Peel Purchasing By-law 63-2008.

August 13, 2010

**LOCAL IMPROVEMENT PROJECT PROPOSED CONSTRUCTION OF SANITARY SEWER
ON BIRCHWOOD DRIVE,
CAPITAL PROJECT 10-2701
CITY OF MISSISSAUGA, WARD 2**

FINANCIAL IMPLICATIONS

The total estimated cost to construct approximately 110 metres of 250mm (10 inch) diameter sanitary sewer on Birchwood Drive from 1607 Birchwood Drive to 1617 Birchwood Drive is \$169,455 (excluding applicable taxes).

It is proposed that the Region's portion of the funding, \$36,825 (excluding applicable taxes), under Local Improvement Capital Project 10-2701, be financed from Wastewater Capital Financial Stabilization Reserve (R0242).

It is proposed that the owners' portion of the project cost, \$132,630 (excluding applicable taxes) under Capital Project 10-2701 be established as an external recovery and collected as a special charge on owners' tax bills as per *O.Reg. 586/06*. This amount represents the total assessable frontage of 220 metres (722 feet) as indicated in Appendix II, at \$600 per metre (182.93 per foot) and the mandatory connection fee of \$2,850 per property.

Region of Peel targets 85 per cent of Local Improvement costs through assessment of sanitary sewer frontage rate to the benefiting properties. The Region's recovery will be approximately 78 per cent for the proposed sanitary sewer on Birchwood Drive. A higher cost share is assumed by the Region for this project because two residential properties which are abutting the proposed sanitary sewer have capability to connect to existing sanitary infrastructure; therefore, approximately 45 metres cannot be assessed.

CONCLUSION

Property owners on Birchwood Drive have submitted a sufficient petition to install approximately 110 metres (361 feet) of sanitary sewer. It is recommended that the proposed sanitary sewer be constructed in accordance with *the Local Improvement Charges – Priority Lien Status Regulation O.Reg. 586/06*, filed under the *Municipal Act, 2001*, and the necessary by-law for recovery of the owners' share of the cost and approval for financing of the Region of Peel share of the cost for sanitary sewer be enacted.

August 13, 2010

PW-E5 -4-

**LOCAL IMPROVEMENT PROJECT PROPOSED CONSTRUCTION OF SANITARY SEWER
ON BIRCHWOOD DRIVE,
CAPITAL PROJECT 10-2701
CITY OF MISSISSAUGA, WARD 2**



Dan Labrecque
Commissioner of Public Works

Approved for Submission:



for D. Szwarc, Chief Administrative Officer

*For further information regarding this report, please contact Patrick Donnelly at extension 4186
or via email at patrick.donnelly@peelregion.ca*

c. Legislative Services
HJ Manager, Financial Support Unit (FSU)



APPENDIX I

August 13th, 2010

**LOCAL IMPROVEMENT PROJECT
PROPOSED CONSTRUCTION OF SANITARY SEWER ON BIRCHWOOD DRIVE
CAPITAL PROJECT 10-2701**

CITY OF MISSISSAUGA, WARD 2



**LOCAL IMPROVEMENT PROJECT PROPOSED CONSTRUCTION OF SANITARY SEWER
 ON BIRCHWOOD DRIVE,
 CAPITAL PROJECT 10-2701
 CITY OF MISSISSAUGA, WARD 2**

APPENDIX II

Assessment Roll #	Property Description	Assessed Frontage
210502003409300	1607 BIRCHWOOD DR PLAN 389 LOT 23	39.46
210502003409400	1609 BIRCHWOOD DR PLAN 389 LOT 24	39.46
210502003409500	1613 BIRCHWOOD DR PLAN 389 LOT 25	39.46
210502003409600	1617 BIRCHWOOD DR PLAN 389 LOT 26	39.46
210502003410400	1612 BIRCHWOOD DR PLAN 389 PT LOTS 31,32	39.46
		Total 197.3 meters