



City of
Peterborough

To: **Members of the General Committee**

From: **Michael Papadacos**
Interim Commissioner of Infrastructure and Planning Services

Meeting Date: **June 6, 2022**

Subject: **Precommitment of Cost sharing costs for 689 Towerhill Road Development, Construction and Cost Sharing Report IPSPL22-010**

Purpose

A report to Council to request precommitment of the construction and cost sharing of the External Works Project required to facilitate the development of the 689 Towerhill Road Site, which includes sanitary infrastructure installation and road resurfacing of Hillside Street from the development site to Simons Avenue, Simons Avenue between Hillside Street and Martin Road, and Martin Road; and to respond to a request for funding.

Recommendations

That Council approve the recommendation outlined in Report IPSPL22-010, dated June 6, 2022, of the Interim Commissioner of Infrastructure and Planning Services as follows:

That the City provide a pre-commitment in the 2023 Budget in the amount of \$290,500.00, towards the 689 Towerhill Road Development External Works Project.

Budget and Financial Implications

The City entered into a Development, Construction, and Cost Sharing Agreement with Muskoka D & M Corp. (the Developer) on October 27, 2021, which includes the City sharing in the cost for road restoration and downstream sanitary sewer enhancements on Chemong Road at the Parkway Trail. The improvements are required to facilitate the construction of the proposed long term care facility at 689 Towerhill Road. As the timing and the cost of the construction of the works were uncertain at the time of the 2022 Budget development, City staff requested \$30,000 be allocated to the project in 2022 (2022 Capital Budget project 5-13.05) and \$325,000 was estimated for 2023. The Developer is prepared to proceed with tendering and delivering the project in 2022 and the full project funding is required. The additional funding required is \$290,500.00 for a total project budget of \$320,500.00

Background

Muskoka D & M Corp. has submitted a Site Plan Application to develop 689 Towerhill Road with a four-storey, 256-bed long-term care facility. This Application is currently in the review phase. The Developer estimates that the proposed long-term care facility will provide a total of 215 jobs and would have up to 90 employees temporarily on site during the afternoon (3 pm) shift change.

Presently, the subject lands, and most of the adjacent lands, lack municipal sanitary sewers. To support the proposed development, the Applicant is required to extend a sanitary sewer to the site from Chemong Road via Martin Road, Simons Avenue and Hillside Street. This work will require the excavation, re-instatement, and resurfacing of the affected road segments as well as sanitary capacity improvements at Chemong Road. Property owners along Martin Road, Simons Avenue, and Hillside Street adjacent to construction will be provided an opportunity to tie into the new sanitary sewer being installed, at their expense.

To facilitate the development of the 689 Towerhill Site, the Developer has previously submitted an application for an Official Plan Amendment and Zoning By-law Amendment, as well as a consent from the Committee of Adjustment to sever the southern 2.2 ha from the rest of the site in order to advance the proposed long-term care facility and seek Site Plan approval. As a result, City Staff presented Report ISPL20-019 Official Plan Amendment O1906 and Zoning By-law Amendment Z1917 – Muskoka D & M Corp. 689 Towerhill Road at General Committee on September 8, 2020 (see Appendix A).

By-law 20-065 was passed on September 28th, 2020 to rezone the property (Appendix B). To ensure on-site development does not occur until sanitary services are available, a Holding Symbol was imposed on the Zoning of the proposed long-term care facility portion of the site. One of the requirements to be fulfilled by the Developer prior to the

'H' being removed was for the Developer to enter into an agreement with the City with respect to the sharing of costs related to downstream sanitary sewer upgrades. The Zoning By-law amendment and severance were appealed to the Ontario Land Tribunal, however settlement discussions resulted in Minutes of Settlement being executed November 5th, 2021.

Subsequent to the passing of By-law 20-065, the City entered into a Development, Construction, and Cost Sharing Agreement with Muskoka D & M Corp. on October 27th, 2021 for completion of the works.

Summary

A request has been received from Muskoka D & M Corp. asking that the City pre commit all funds assigned to the City for construction of the works outlined in the Development, Construction, and Cost Sharing Agreement.

If the funds are not pre committed as a result of this report, the Developer will be required to Phase the work such that those impacted by the Cost Share agreement will be constructed in 2023.

Submitted by,

Michael Papadacos, P.Eng.
Interim Commissioner of Infrastructure and Development Services

Contact Name

Ken Hetherington, MCIP, RPP
Chief Planner, Planning Division
Phone 705-742-7777; ext. 1781
Toll Free: 1-855-738-3755
Fax 705-876-4621
E-mail address: khetherington@peterborough.ca

Zach Staples, P.Eng.
Supervisor, Development Engineering, Planning Division
Phone 705-742-7777; ext. 1744
Toll Free: 1-855-738-3755
Fax 705-876-4621
E-mail address: zstaples@peterborough.ca