



THE REGIONAL MUNICIPALITY OF PEEL

COMMITTEE OF REVISION

**PURSUANT TO THE *MUNICIPAL ACT, 2001*
LOCAL IMPROVEMENT CHARGES – PRIORITY LIEN STATUS,
ONTARIO REGULATION 586/06**

AGENDA

CoR - 1/2014

DATE: June 19, 2014

TIME: 1:00 PM – 3:30 PM

LOCATION: Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

MEMBERS: F. Dale; E. Kolb; E. Moore; R. Paterak

Chaired by Regional Chair E. Kolb or Vice-Chair Councillor E. Moore

- 1. DECLARATIONS OF CONFLICTS OF INTEREST**

- 2. APPROVAL OF MINUTES**
 - 2.1 September 19, 2013 Committee of Revision Hearing

- 3. APPROVAL OF AGENDA**

- 4. OVERVIEW OF THE LOCAL IMPROVEMENT PROCESS AND COMMITTEE OF REVISION HEARING (ORAL)**

Presentation by Gail Hennings, Supervisor, Revenue Collections, Public Works

- 5. PROJECT 11-1701, WATERMAIN ON WILLOW LANE – CITY OF MISSISSAUGA, WARD 11**
 - 5.1 ORAL SUBMISSIONS**

5.2 WRITTEN SUBMISSIONS

5.3 REPORTS

5.3.i Background and Information for the Committee of Revision Hearing on June 19, 2014
Regarding Local Improvement Project 11-1701

**6. PROJECT 12-2701, SANITARY SEWER ON PORTWAY AVENUE, INCLUDING
ATRIUM COURT – CITY OF MISSISSAUGA, WARD 8**

6.1 ORAL SUBMISSIONS

6.2 WRITTEN SUBMISSIONS

6.3 REPORTS

6.3.i Background and Information for the Committee of Revision Hearing on June 19, 2014
Regarding Local Improvement Project 12-2701

7. OTHER BUSINESS

8. ADJOURNMENT



**THE REGIONAL MUNICIPALITY OF PEEL
COMMITTEE OF REVISION**

MINUTES

COR-2013-1

The Committee of Revision was held on September 19, 2013, at 1:06 p.m. in the Regional Council Chamber, Regional Administrative Headquarters, 10 Peel Centre Drive, Suite A, 5th Floor, Brampton.

Members Present: E. Kolb; K. Mahoney, designate for F. Dale; R. Paterak

Members Absent: F. Dale, due to other municipal business; E. Moore, due to other municipal business

Also Present: D. Labrecque, Commissioner of Public Works; D. Bingham, Treasurer and Director of Corporate Finance; S. Hewitt, Director, Operations Support; K. Lockyer, Regional Clerk and Director of Clerk's; R. Maciver, Legal Counsel, Corporate Services; G. Hennings, Supervisor, Revenue Collections; S. Jurrius, Committee Clerk; J. Schwartz, Acting Legislative Assistant

Chaired by Regional Chair E. Kolb

1. DECLARATIONS OF CONFLICTS OF INTEREST – Nil

2. APPROVAL OF MINUTES

a) September 20, 2012 Committee of Revision Hearing

Moved by Councillor Paterak,
Seconded by Councillor Mahoney;

That the minutes of the Committee of Revision hearing held on September 20, 2012, be approved.

Carried

COR-1-2013

* See text for arrivals

♦ See text for departures

3. APPROVAL OF AGENDA

Moved by Councillor Paterak,
Seconded by Councillor Mahoney;

That the agenda for the September 19, 2013 Committee of Revision hearing, be approved.

Carried COR-2-2013

4. PROJECT NUMBER 07-2701, REDUCTION OF SPECIAL CHARGES UPON 8596 CREDITVIEW ROAD – CITY OF BRAMPTON, WARD 6

a) ORAL SUBMISSIONS

1. **Shaun Hewitt, Director, Operations Support, Public Works** Providing an Overview of the Proposal to Reduce Special Charges on 8596 Creditview Road – City of Brampton

Received COR-3-2013

Shaun Hewitt, Director, Operations Support, Public Works stated that subsequent to the Committee of Revision hearing held on September 20, 2012, it was determined that there was a contradiction with the designation of the property located at 8596 Creditview Road in the City of Brampton between the zoning and the City of Brampton official plan. He informed the members of the Committee that a portion of the subject property would not benefit from the local improvement sanitary sewer therefore staff proposed the reduction of assessable frontage and charges.

b) WRITTEN SUBMISSIONS – Nil

c) REPORTS

1. **Local Improvement Charges – 8596 Creditview Road - City of Brampton, Ward 6**

Moved by Councillor Mahoney,
Seconded by Councillor Paterak;

That a reduction of a previous imposition of a special charge upon the owners or occupants of land known as 8596 Creditview Road, Brampton, be approved;

And further, that a by-law be presented for enactment to amend By-law 106-2012, to impose the special charge reduction to the subject property;

And further, that the owners' share of Long Term Receivables for Project 07-2701 be decreased by \$5,225; and the Region of Peel's share of the works financed from the Wastewater Capital Financing Stabilization Reserve (CFSR) R0242 be increased accordingly.

Carried

COR-4-2013

5. PROJECT NUMBER 11-4520, NOISE ATTENUATION WALL ON ERIN MILLS PARKWAY (FROM THE COLLEGEWAY TO THE SOUTH OF THE COLLEGEWAY) – CITY OF MISSISSAUGA, WARD 8

a) **ORAL SUBMISSIONS – Nil**

b) **WRITTEN SUBMISSIONS – Nil**

c) **REPORTS**

1. **Background and Information for the Committee of Revision Hearing on September 19, 2013 Regarding Local Improvement Project 11-4520**

Received

COR-5-2013

6. OTHER BUSINESS – Nil

7. ADJOURNMENT

The hearing adjourned at 1:08 p.m.

DATE: June 11, 2014

REPORT TITLE: **BACKGROUND AND INFORMATION FOR THE COMMITTEE OF REVISION HEARING ON JUNE 19, 2014 REGARDING LOCAL IMPROVEMENT PROJECT 11-1701**

FROM: Dan Labrecque, Commissioner of Public Works

RECOMMENDATION

That the local improvement roll for Project 11-1701 be revised to reduce the cost of the work from \$146,510 to \$109,524;

And further, that the subject local improvement roll be revised to reduce the assessed frontage of each of the three benefitting properties from 59.30 metres to 44.33 metres.

REPORT HIGHLIGHTS

- Appropriate process has been followed in order to initiate and execute Local Improvement projects under Watermain Project 11-1701 (Willow Lane)
- As outlined under the *Municipal Act, 2001*, Ontario Regulation 586/06, upon completion of this project, in order to impose special charges and certify the local improvement rolls, a hearing is held to consider objections to the special charges and staff proposed revisions.

DISCUSSION

1. Project 11-1701 Water Main, Willow Lane, City of Mississauga, Ward 11

Project Information

At its September 22, 2011 meeting, Regional Council adopted Resolution 2011-939 to approve Capital Project 11-1701 for the construction of a water main along a portion of Willow Lane in the City of Mississauga. Further, at its meeting of October 13, 2011, Regional Council enacted By-law 129-2011 to direct that Capital Project 11-1701 be undertaken as a local improvement pursuant to Ontario Regulation 586/06 – Local Improvement Charges – Priority Lien status, a regulation made under the Ontario *Municipal Act, 2001*, S.O. 2001, c.25. At that time, the owners' portion of the cost of the project was estimated to be \$146,510.00.

During construction it was determined that by extending the line along Willow Lane utilizing directional drilling rather than an open cut technique as well as minimizing the number of crossings of the Mill Race on the South Side of Willow Lane, the cost of the project could be reduced. Ultimately the project was completed at a cost of \$109,524 which is \$36,986 less than the original estimate.

June 11, 2014

LOCAL IMPROVEMENT 11-1701

If the rates identified in By-law 129-2011 were to be imposed, it would result in an over-recovery from the owners. It is therefore recommended that the committee reduce the assessed frontage of each of the benefitting owners' properties in accordance with the table below so that the Region may recover the correct amount.

Name, Property Information	Reason for Revision	Staff Recommendation
Nezihi Gamsiz Ann McMenemy 1125 Willow Lane	This property was assessed an estimated frontage of 59.30 metres (194.55 feet) of frontage on the original Construction By-law 129-2011.	Recommendation that the assessment roll be amended to reduce assessed frontage to 44.33 metres (145.44 feet).
Basil Welch 1147 Willow Lane	This property was assessed an estimated frontage of 59.30 metres of frontage on the original Construction By-law 129-2011.	Recommendation that the assessment roll be amended to reduce assessed frontage to 44.33 metres.
John Cerar Roselyn Allen 1155 Willow Lane	This property was assessed an estimated frontage of 59.30 metres of frontage on the original Construction By-law 129-2011.	Recommendation that the assessment roll be amended to reduce assessed frontage to 44.33 metres.

FINANCIAL IMPLICATIONS

Although the owners' share of the cost of the project is being reduced, the Region will still recover the entire cost of the local improvement project as was intended when the cost of the work was originally estimated. There are no net changes to the Region as a result of the recommendations in this report.



Dan Labrecque, Commissioner of Public Works

Approved for Submission:


D. Szwarc, Chief Administrative Officer

APPENDICES

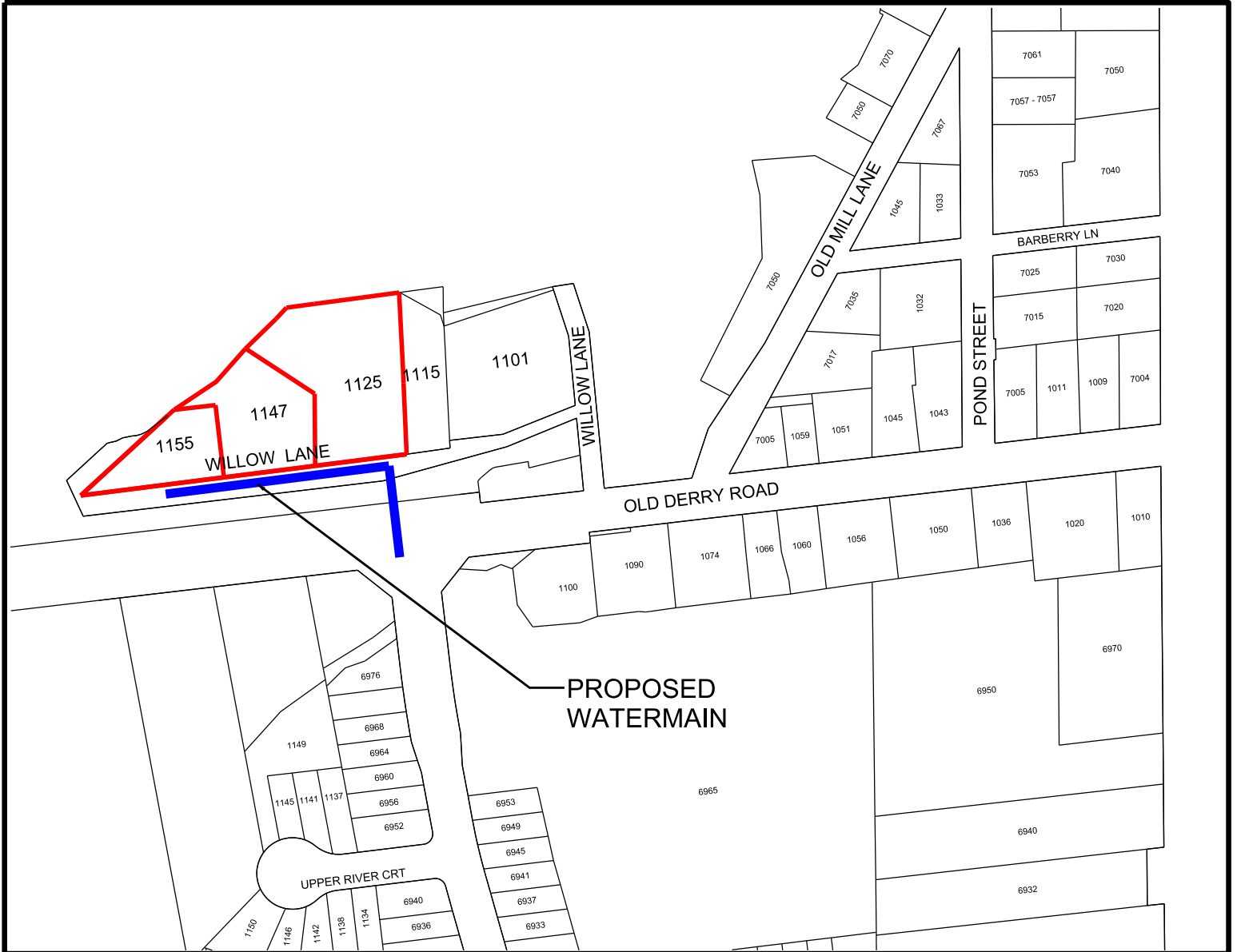
Appendix I – Area Map

For further information regarding this report, please contact Shaun Hewitt, Director, Operations Support, Public Works at extension 3243 or via e-mail at shaun.hewitt@peelregion.ca.

Authored By: Gail Hennings



**LOCAL IMPROVEMENT PROJECT
CONSTRUCTION OF A WATER MAIN ON WILLOW LANE
CAPITAL PROJECT 11-1701
CITY OF MISSISSAUGA, WARD 11**



DATE: June 11, 2014

REPORT TITLE: **BACKGROUND AND INFORMATION FOR THE COMMITTEE OF REVISION HEARING ON JUNE 19, 2014 REGARDING LOCAL IMPROVEMENT PROJECT 12-2701**

FROM: Dan Labrecque, Commissioner of Public Works

RECOMMENDATION

That the local improvement roll for Project 12-2701 be revised to reduce the cost of the work from \$420,000 to \$366,980;

And further, that the subject local improvement roll be revised to assess frontage on each of the seven new benefitting properties and reduce assessed frontage on the 12 original properties to reflect the reduction in the overall project costs.

REPORT HIGHLIGHTS

- Appropriate process has been followed in order to initiate and execute Local Improvement projects under Sewer main Project 12-2701 (Portway Ave, Atrium Court, Mississauga Road).
- As outlined under the *Municipal Act, 2001* Ontario Regulation 586/06, upon completion of this project, in order to impose special charges and certify the local improvement rolls, a hearing is held to consider objections to the special charges and staff proposed revisions.

DISCUSSION

1. Project 12-2701 Sanitary Sewer, Portway Ave., including Atrium Court and 2444 Mississauga Road, City of Mississauga, Ward 8

Project Information

At the March 29, 2012 Regional Council meeting, By-law 22-2012 authorizing the construction of a sanitary sewer was enacted. The owners' portion was assessed based on a cost of \$800 per meter as well as a mandatory connection fee of \$3,700 per lot.

The owners' portion of the cost is to be collected as a special charge. There were 12 properties included in this by-law.

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June 11, 2014

COR LOCAL IMPROVEMENT PROJECT 12-2701 (PORTWAY AVE., ATRIUM COURT, MISSISSAUGA ROAD)

During the construction phase, the Region was approached by residents whose properties were either adjacent to, or in close proximity to the project requesting to be included in the project. By including seven new properties to the original project, those added properties would benefit as they would be charged the 2011 frontage rate of \$800 per meter rather than if it would have gone through the petition process as a new project as they would have been subject to the 2012 frontage rate of \$1,365 per meter. Also, the 2011 mandatory connection fee per property increased from \$3,700 to \$4,800 in 2012.

From a customer service and a financial cost saving perspective it was decided that it would be in the best interest of both the residents and the Regional Municipality of Peel to expand the project to include the further seven properties.

Further, due to the increase in number of properties included in the project as well as some scope changes within the project, the cost of the project was reduced from an estimated cost of \$420,000 to \$366,980.

As a result of the cost reduction, the assessed frontage will be reduced proportionately for each property.

Proposed Revisions by the Region of Peel

Name, Property Information	Reason for Revision	Staff Recommendation
Allan Chow Brenda Chow 2220 Portway Ave	This property was not included on the original by-law but does benefit from the project. The special charge should be increased from zero metres to 19.88 metres (65.22 feet).	That the assessment roll be amended to include frontage charge.
Alice Giddings 2230 Portway Ave	This property was not included on the original by-law but does benefit from the project. The special charge should be increased from zero metres to 19.88 metres.	That the assessment roll be amended to include frontage charge.
Elizabeth Anne Smith 2240 Portway Ave	This property was not included on the original by-law but does benefit from the project. The special charge should be increased from zero metres to 19.88 metres.	That the assessment roll be amended to include frontage charge.
Danny Younam Charlotte Younam 2250 Portway Ave	This property was not included on the original by-law but does benefit from the project. The special charge should be increased from zero metres to 19.88 metres.	That the assessment roll be amended to include frontage charge.

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June 11, 2014

COR LOCAL IMPROVEMENT PROJECT 12-2701 (PORTWAY AVE., ATRIUM COURT, MISSISSAUGA ROAD)

Name, Property Information	Reason for Revision	Staff Recommendation
Muriel Bain 2241 Portway Ave	This property was not included on the original by-law but does benefit from the project. The special charge should be increased from zero metres to 19.88 metres.	That the assessment roll be amended to include frontage charge.
Paul Brennan Julie Brennan 2231 Portway Ave	This property was not included on the original by-law but does benefit from the project. The special charge should be increased from zero metres to 21.87 metres (71.75 feet).	That the assessment roll be amended to include frontage charge.
Carlo Meola 2444 Mississauga Rd	This property was not included on the original by-law but does benefit from the project. The special charge should be increased from zero metres to 23.87 metres (78.31 feet).	That the assessment roll be amended to include frontage charge.
Timothy Sansom Catherine Stapels 2219 Portway Ave	This property was assessed on the By-law 22-2012 a frontage of 30.48 metres (100 feet).	That the assessment roll be amended to reduce the frontage to 19.88 metres.
Michael Markiewicz Magdalena Markiewicz 2200 Portway Ave	This property was assessed on the By-law 22-2012 a frontage of 30.48 metres.	That the assessment roll be amended to reduce the frontage to 19.88 metres.
Joseph Moucho Nada Moucho 2190 Portway Ave	This property was assessed on the By-law 22-2012 a frontage of 30.48 metres.	That the assessment roll be amended to reduce the frontage to 19.88 metres.
Lynne Terry John Andrews 2180 Portway Ave	This property was assessed on the By-law 22-2012 a frontage of 30.48 metres.	That the assessment roll be amended to reduce the frontage to 19.88 metres.
Ian Bryans Lynn Bryans 2170 Portway Ave	This property was assessed on the by-law 22-2012 a frontage of 30.48 metres.	That the assessment roll be amended to reduce the frontage to 19.88 metres.
Slawomir Terlecki Ewa Rochna 2160 Portway Ave	This property was assessed on the By-law 22-2012 a frontage of 30.48 metres.	That the assessment roll be amended to reduce the frontage to 19.88 metres.
Paul Mann Karina Mann 2150 Portway Ave	This property was assessed on the By-law 22-2012 a frontage of 31.09 metres (102 feet).	That the assessment roll be amended to reduce the frontage to 20.28 metres (66.53 feet).
Frank Bruno Maria Bruno 1572 Atrium Crt	This property was assessed on the By-law 22-2012 a frontage of 30.48 metres.	That the assessment roll be amended to reduce the frontage to 19.88 metres.

June 11, 2014

COR LOCAL IMPROVEMENT PROJECT 12-2701 (PORTWAY AVE., ATRIUM COURT, MISSISSAUGA ROAD)

Name, Property Information	Reason for Revision	Staff Recommendation
Grant Fleming 1564 Atrium Crt	This property was assessed on the By-law 22-2012 a frontage of 24.05 metres (78.90 feet).	That the assessment roll be amended to reduce the frontage to 15.69 metres (51.48 feet).
Lorraine Seguin Dennis Seguin 1560 Atrium Crt	This property was assessed on the By-law 22-2012 a frontage of 25.84 metres (84.78 feet).	That the assessment roll be amended to reduce the frontage to 16.86 metres (55.31 feet).
George Dunkley Colleen Dunkley 1159 Atrium Crt	This property was assessed on the By-law 22-2012 a frontage of 25.84 metres.	That the assessment roll be amended to reduce the frontage to 16.86 metres.
Michael Read Joan Read 1563 Atrium Crt	This property was assessed on the By-law 22-2012 a frontage of 25.84 metres.	That the assessment roll be amended to reduce the frontage to 16.86 metres.

FINANCIAL IMPLICATIONS

Based on the decision from the Committee of Revision Hearing on June 19, 2014, it is recommended that the Owners' share be increased by \$45,764 and the Contribution to the Wastewater Reserve R0242 be decreased by \$98,784.



Dan Labrecque, Commissioner of Public Works

Approved for Submission:


D. Szwarc, Chief Administrative Officer

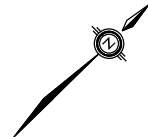
APPENDICES

1. Appendix I - Construction Map Project 12-2701

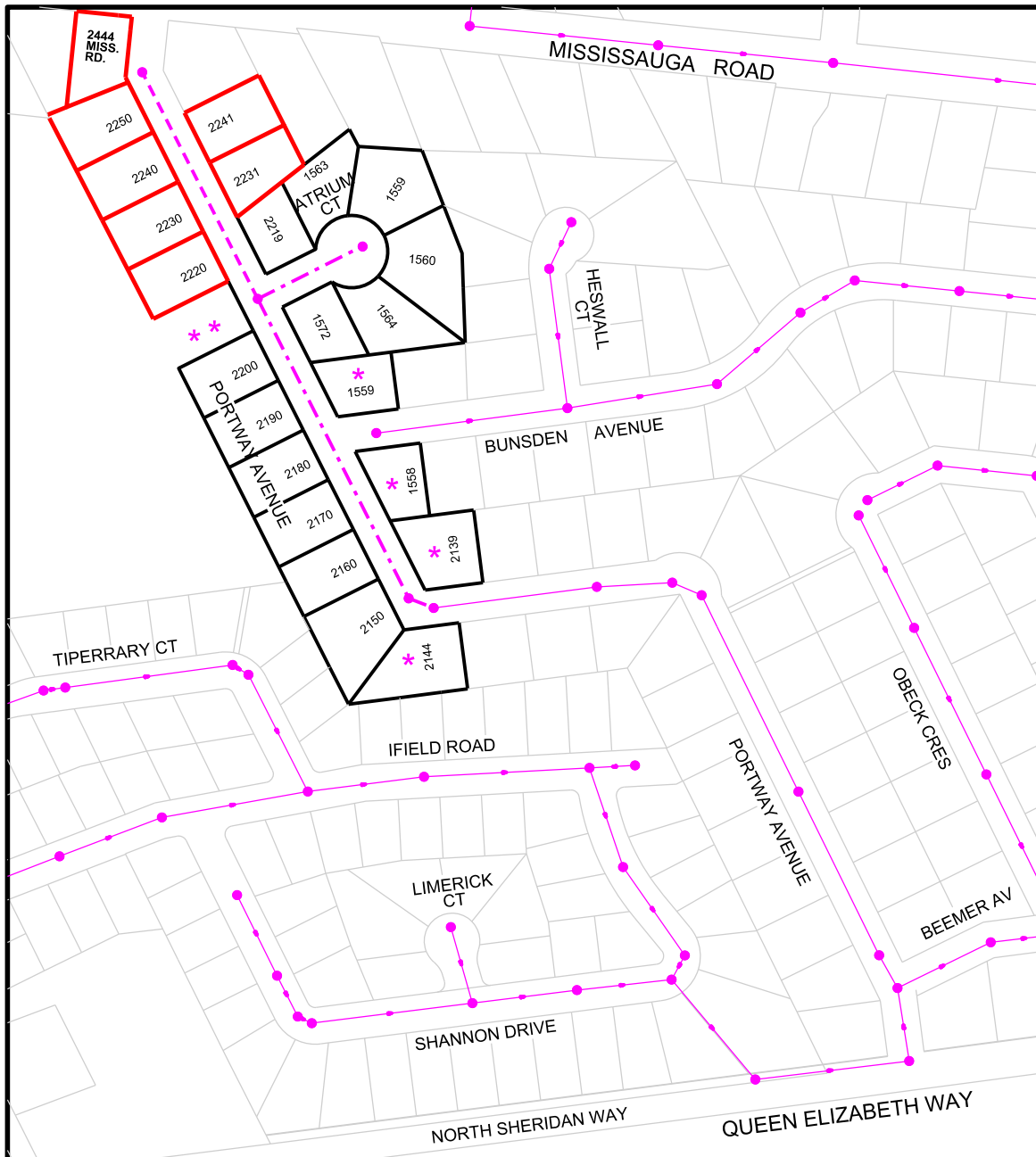
For further information regarding this report, please contact Shaun Hewitt, Director, Operations Support, Public Works at extension 3243 or via email at shaun.hewitt@peelregion.ca.

Authored By: Gail Hennings

APPENDIX I



**LOCAL IMPROVEMENT PROJECT
CONSTRUCTION OF A SANITARY SEWER
ON PORTWAY AVENUE FROM 2150 PORTWAY AVENUE
TO 2250 PORTWAY AVENUE, INCLUDING 2444 MISSISSAUGA ROAD
AND ATRIUM COURT
CAPITAL PROJECT 12-2701
CITY OF MISSISSAUGA, WARD 8**



EXISTING SANITARY SEWER —————
 RECENTLY CONSTRUCTED SANITARY SEWER - - - - -
 ORIGINAL PROPERTIES SERVICED —————
 ADDITIONAL PROPERTIES SERVICED —————