

TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON DECEMBER 16, 2014
FROM:	EDWARD SOLDO, P. ENG. DIRECTOR, ROADS AND TRANSPORTATION
SUBJECT:	WICKERSON STORMWATER MANAGEMENT FACILITY: OWNER REIMBURSEMENT

RECOMMENDATION

That, on the recommendation of the Director, Roads and Transportation, the following actions **BE TAKEN** in respect to the Wickerson Stormwater Management Facility:

- (a) the engineering consulting fee claim for the Wickerson Road Development Area Environmental Assessment submitted by Wickerson Heights Incorporated, in the amount of \$194,606.08 (including applicable taxes) **BE REIMBURSED** ;
- (b) the claim for the design, and construction of the Wickerson Stormwater Management Facility, submitted by Wickerson Heights Incorporated, in the amount of \$719,377.69 (including applicable taxes) **BE REIMBURSED**; and
- (c) the financing for these fees **BE APPROVED** as set out in the Sources of Financing Report attached hereto as Appendix 'A'.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

Planning and Environment Committee, June 18, 2012 - Land Negotiation for the Wickerson Storm Water Management Facility Located Outside the Urban Growth Boundary

Planning and Environment Committee, June 20, 2013 – Confidential Report

Planning and Environment Committee, June 17, 2014 – Confidential Report

BACKGROUND

Purpose

This report seeks Council approval to reimburse Wickerson Heights Incorporated for the costs associated with the environmental assessment, design, and construction of the Wickerson Stormwater Management Facility. A map displaying the location of the facility has been included as Appendix 'B' – Wickerson Stormwater Management Facility Location Figure.

Context

In 2002, approval was provided to allow Wickerson Heights Incorporated to develop a portion of the Wickerson Road Development Area. In order for development to proceed a temporary stormwater management pond was constructed. In 2005, an environmental assessment for the Wickerson Road Development Area commenced and was adopted by Council on April 14th, 2008.

In August of 2009 the costs associated with the Wickerson Road Stormwater Management Facility were included in the Development Charges Background Study. The budget for the facility was subsequently approved by Council as part of the 2011 Wastewater and Treatment Capital Budget. The environmental assessment recommended that the temporary pond be made permanent. Payment for the environmental assessment, design, and construction costs were withheld until the land associated with the facility was transferred to the City. In the summer of 2014, the land associated with the facility was purchased by the City.

DISCUSSION

Since the Wickerson Stormwater Management Facility was constructed in 2005, there have been substantial changes to the funding of growth related stormwater management infrastructure. As of the 2009 Development Charges By-law, the financing source for Wickerson Stormwater Management Facility infrastructure has been shifted from the Urban Works Reserve Fund to the City Services Reserve Fund. As such, this project is considered a “transitional project”.

Pre August 2009 Urban Works Reserve Fund “Transitional Projects”

Following the enactment of the 2009 Development Charges By-law, the responsibility for the design and construction of regional stormwater management servicing was transferred to the City. Prior to the by-law enactment, regional stormwater management facilities were designed and constructed by the developer and claimed back through the Urban Works Reserve Fund.

Several stormwater management facility projects that began prior to the enactment of the 2009 Development Charges by-law were subsequently transferred from the developer’s responsibility to the City’s responsibility. As the funding for these projects shifted from the Urban Works Reserve Fund to the City Services Reserve Fund, staff are recommending that the payments for these developer led works be financed from the City Services Reserve Fund.

Wickerson Stormwater Management Facility Cost Details

The claim information provided by Wickerson Heights Incorporated was sufficient to establish the appropriate reimbursement amount. The claim follows the rules of the Development Charges By-law and Urban Works Reserve fund policy current at the time the work was completed. The following table summarizes the various components of the reimbursement amount:

Component	Cost (including applicable taxes)
Environmental Assessment Cost	\$194,606.08
Subtotal:	\$194,606.08
Engineering Design Fees	\$227,457.39
Construction Cost	\$488,820.30
Ministry of Environment Application Fee	\$3,100.00
Subtotal:	\$719,377.69
Total:	\$913,983.77

Complete documentation including invoices and payment certificates were submitted by Wickerson Heights Incorporated and reviewed by the City. It should be noted that the approved budget for the Wickerson Stormwater Management Facility project was \$2.2M and accounting for the previous land purchase and future landscaping work the project is anticipated to be \$700k under budget.

CONCLUSIONS

Based on changes undertaken as part of the 2009 Development Charges Bylaw, it is recommended that Wickerson Heights Incorporated be reimbursed from the City Services Reserve Fund and that the claim for the costs related to the environmental assessment, design, and construction of the Wickerson Stormwater Management Facility in the total amount of \$913,983.77 be approved.

Agenda Item #

Page #

--

--

PREPARED BY:	RECOMMENDED BY:
SCOTT MATHERS, P.ENG, MPA DIVISION MANAGER, STORMWATER MANAGEMENT	EDWARD SOLDI, P.ENG. DIRECTOR, ROADS AND TRANSPORTATION
REVIEWED AND CONCURRED BY:	
JOHN BRAAM, P.ENG. MANAGING DIRECTOR, ENVIRONMENTAL & ENGINEERING SERVICES & CITY ENGINEER	

December 10, 2014

Attach: Appendix 'A' - Source of Financing
Appendix 'B' - Wickerson Stormwater Management Facility Location Figure

C.c. Peter Christiaans – Development Finance
Pat Shack – Budget Analyst

Y:\Shared\Wastew\WPDOCS\RPRT_Civic Works Committee\RPT-CWC-Wickerson SWMF Developer Refund-Final-Nov28'14.docx