



Report to Council

Department: Development Services
Division: Planning
Date: September 21, 2020
Prepared by: Rita Jabbour, RPP, Manager, Planning Services
Report Number: PLANNING2020-21
Subject: Release of Securities for Pollard Harrow Development (Ward 4)
Number of Pages: 5 (including attachments)

Recommendation(s)

That PLANNING2020-21 entitled Release of Securities for Pollard Harrow Development (Ward 4) prepared by Rita Jabbour, RPP, Manager, Planning Services dated September 21, 2020 be received, and

That performance securities in the amount of \$183, 422.41, be returned to the developer, Anderdon Developments LTD.

Purpose

To authorize the release of performance securities for the Pollard residential development in Harrow Centre (ward 4).

Background and Discussion

A request from Mr. Gerard Rood, project engineer for the Pollard Development (Former Harrow Junior School site) in Harrow (Ward 4) was received on August 11, 2020 on behalf of

the proponent, Anderdon Developments LTD, requesting that the Town place the project on the standard one (1) year maintenance period applied to all developments that have been completed, and that the Town release performance securities in the amount of **\$183, 422.41**.

Performance securities were posted as assurances that all construction work would be satisfactorily completed. The main construction work for servicing of the development has been completed. Infrastructure Services have completed a final walk through where only minor outstanding items were identified and later addressed. The only outstanding item is the placement of topsoil and seeding of the dry pond that was agreed to be conducted in September when weather conditions are more favourable for grass germination.

Maintenance securities in the amount of **\$269,652.25** will be retained by the Town and released following the one (1) year completion of the maintenance period.

Financial Impact

There is no financial impact as the Town was not required to draw on the retained securities because the developer fulfilled the servicing requirement as per the executed Development Agreement.

Consultations

Jeffrey R. Morrison, Director, Corporate Services/Treasurer

Kevin Girard, P.Eng, MBA, Director, Infrastructure Services

Kate Giurissevich, Manager, Finance and Business Services/Deputy Treasurer

Richard Beausoleil, Manager, Capital Works & Infrastructure

Link to Strategic Priorities

- Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.
- Improve the Town's capacity to meet the ongoing and future service needs of its citizens while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.

Report Approval Details

Document Title:	Release of Securities for Pollard Development.docx
Attachments:	- 2020-08-11 signed ltr of recommendation for Pollard Dev onto maint.pdf
Final Approval Date:	Sep 14, 2020

This report and all of its attachments were approved and signed as outlined below:



Lori Chadwick, Director, Development Services - Sep 14, 2020 - 4:18 PM



Chris Nepszy, Chief Administrative Officer - Sep 14, 2020 - 5:47 PM