



Report to Council

Department: Development Services
Division: Planning
Date: February 5, 2024
Prepared by: Rita Jabbour, RPP, Manager, Planning Services
Report Number: Planning-2024-01
Subject: Reduction of Performance Securities for Pollard Harrow Residential Development (Former Harrow Junior School Site), Ward 4
Number of Pages: 4

Recommendation(s)

That Planning report Planning-2024-01 entitled Reduction of Performance Securities for Pollard Harrow Residential Development (Former Harrow Junior School Site), Ward 4, prepared by Rita Jabbour, RPP, Manger, Planning Services dated February 5, 2024 be received, and,

That the performance securities on file for the Pollard Harrow Residential Development (Former Harrow Junior School Site) be reduced to \$20,000.

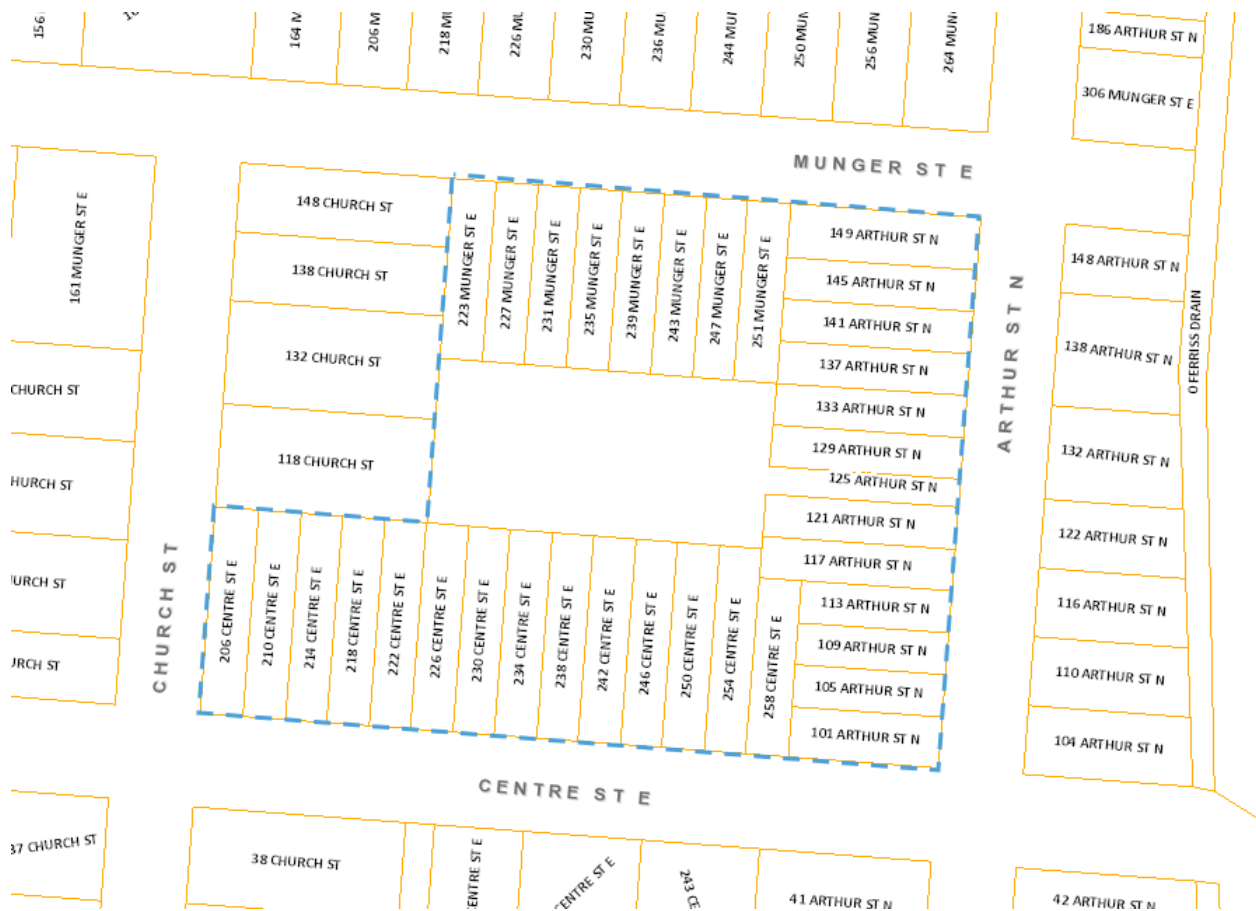
Purpose

Council authorization is required to reduce and release the Performance Securities for the Pollard Harrow Residential Development in Ward 4.

Background and Discussion

The Pollard Harrow Development is a residential development located in the Harrow Primary Settlement Area (Ward 4). The development is located on the former site of the Harrow Junior School.

The development consists of thirty-four (34) semi-detached dwelling units and a stormwater management (SWM) pond. It is considered infill development; therefore, it did not require the construction of new roads or the installation of new sanitary or water infrastructure. All dwellings have since been constructed:



Performance securities in the amount of fifty percent (50%) of the value of the development are held to ensure due and proper performance of the works set out in the executed

Development Agreement. The developer provided a cheque in the amount of \$100,000 prior to the construction of the required services.

The main construction work for servicing of the development has now been completed.

There are only minor deficiencies relating to the topsoil and seeding around the top and bottom of bank of the SWM pond. The deficiencies will be addressed in the Spring.

Accordingly, the Town will reduce securities on file by **\$80,000, plus any earned interest.** and will continue to hold back **\$20,000** until the issues are rectified. Until that time, the SWM pond will be maintained by the developer (Anderdon Development LTD).

The SWM pond will be assumed by the Town once all deficiencies have been rectified. The remaining security will be released when all outstanding works are completed and the Town completes its final inspection for assumption of the development.

Financial Impact

There is no financial impact resulting from the release of securities as the Town was not required to draw on securities because the developer has fulfilled the servicing requirements as per the executed development agreement.

Consultations

Kate Giurrissevich, Director, Corporate Services/Treasurer

Kevin Girard, Director, Infrastructure Services

Link to Strategic Priorities

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town's competitive advantages to promote jobs and economic investment.**
- Take care of our natural environment and strengthen the sense of belonging to everyone who makes Essex "home".
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.


Report Approval Details

Document Title:	Release of Securities for Pollard Residential Development (Ward 4) - Planning-2024-01.docx
Attachments:	
Final Approval Date:	Jan 30, 2024

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



Lori Chadwick, Director, Development Services - Jan 30, 2024 - 9:46 AM



Doug Sweet, Chief Administrative Officer - Jan 30, 2024 - 11:30 AM