

Staff Report 2019-70

Meeting Date: Tuesday, May 21, 2019

Subject: Landscape Security Review, Industrial and Commercial Site Plan Applications

Submitted By: Rob Hughes, Manager, Development – West, Community Services

RECOMMENDATION

That the revised security amounts for Industrial and Commercial Site Plan Applications within the Town be approved in accordance with the proposed practice prescribed in Table Two of Staff Report 2019-70.

REPORT HIGHLIGHTS

- In response to a Memorandum before the April 23, 2019 Planning & Development Committee, Council directed staff to review options to reduce the requirement for Landscape and Engineering Securities for Commercial and Industrial development, by May 2019.
- Staff reviewed current practices and undertook benchmarking with a number of municipalities. Staff has concluded that no changes are required for both Landscape Securities, and for all works undertaken external to the site (i.e. on municipal right-of-ways). Staff is recommending that Engineering Securities be reduced to 50%, in addition to prescribing minimum and maximum security caps.

DISCUSSION

Background:

At the Planning and Development Committee of April 23, 2019, the Committee considered a memo regarding Site Plan Control Engineering and Landscape Securities. In response to the memo, Council on April 30, 2019 adopted a Notice of Motion for staff to report back with options to reduce the requirement for Landscape and Engineering Securities for Commercial and Industrial developments, by May 2019.

Current Practice:

Through the review of each industrial and commercial site plan application, the Town takes 100% securities for both landscape and engineering works proposed internal on-site. In addition, the Town takes 100% of securities taken external to the site (i.e. municipal right-of-way). Cost estimates are provided which serve as the basis for determining the amount of each engineering and landscape security required. Security

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releases are processed subject to the receipt of satisfactory certifications and inspections. The purpose for taking securities is as follows:

- To ensure development on the lands will be constructed and completed in accordance with the full expectations of Council and staff, as per approved plans that take into consideration all applicable policies, procedures and requirements;
- To assist in timelines of construction by obligating a developer to complete works in a timely manner, in order to be relieved of the financial obligations connected with providing security;
- To provide the Town with a financial resource in cases where a developer abandons a site or fails to live up to its commitments, and where site completion, remediation or property security for safety purposes is required.

Engineering and Landscape Security Changes:

As requested by Council, staff has undertaken a review of security amounts that are taken for both engineering and landscape requirements, for industrial and commercial development. This review has included consultation and benchmarking with other municipalities to confirm recent best practices (see Table One below for some examples).

Table One

Table One	Engineering Securities Internal Works	Landscape Securities Internal Works	Engineering & Landscape External Works
Aurora	100% all works	100% all works	100% all works
Brampton	Amount based on property frontage , along with various prescribed deposits	100% all works	100% all works
Halton Hills	50% all works plus 20% contingency	50% all works	100% all works
King Township	50% all works	100% all works	100% all works
Milton	50% all works, 100% storm works	100% all works plus 15% contingency	100% all works
Oakville	100% of first \$50,000 plus 50% of the remainder	100% all works	100% all works

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In view of the above, staff are recommending the following:

Table Two

Table Two	Current Practice	Proposed Practice
Engineering Securities (internal site works)	100% all works	50%, not less than \$20,000 and up to a maximum of \$1,000,000
Landscape Securities (internal site works)	100% all works	100% all works (no change)
All External Site Works	100% all works	100% all works (no change)

Landscape Securities: No change is recommended to the current practice of taking 100% securities. This practice remains satisfactory for ensuring that plant material is sufficient through to the return of securities after the one year warranty period has expired and certification received. Generally, the securities for landscape works are much less than what are required for engineering, given the value of work involved. Holding to current practices will look to ensure developments within commercial and industrial areas are esthetically pleasing and in keeping with landscape and urban design guidelines.

Engineering Securities: Staff is recommending changes in the amount of security taken, as per the above chart. In regards to industrial and commercial development, reducing the security level to 50% of the internal site works with relevant caps is satisfactory to ensure development on the site is properly secured were the municipality required to take action, and is enough of an incentive for work to be completed in a timely manner. No change would apply to residential and mixed use development from a security perspective.

Engineering and Landscape External Works: Staff is recommending that no change take place on the level of security provided for works external to the site (i.e. on municipal right-of-ways, parks, or other Town owned lands and infrastructure). The full level of security allows for all works to be fully secured and covered if municipal action were required. In this way, full protection would be in place for municipal lands and infrastructure.

FINANCIAL IMPLICATIONS

There are no immediate financial implications associated with this report.

COUNCIL WORK PLAN

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This matter is not relative to the Council Work Plan.

ATTACHMENTS

None.