

Economic and Development Services Committee – May 6, 2024

Update regarding Conlin Road East Front Ending Agreement Pilot Project (File: 03-05)  
(Ward 1)

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That the Economic and Development Services Committee recommend to City Council:

Whereas, Council approved the recommendations in Report CNCL 23-03 dated January 13, 2023, regarding the request for Oshawa (Conlin) Developments (BT) Inc., a subsidiary of Treasure Hill Homes (“Treasure Hill”) to enter into a Front Ending Agreement for the design and construction of Conlin Rd E from Grandview to Kurelo; and,

Whereas, Council approved funding for Project 73-0455 Conlin Road East in the amount of \$4,285,000 (exclusive of H.S.T.), with \$3,424,000 being funded from the Transportation Roads Development Charge Reserve and \$861,000 from the Growth Related Non-Development Charges Reserve; and,

Whereas, in lieu of a separate Front Ending Agreement as per Section 44 of the Development Charges Act, 1997, S.O. 1997, c. 27 and for sake of efficiency, staff incorporated the conditions of the Front Ending Agreement into the Subdivision Agreement, which was prepared and signed on June 6, 2023; and,

Whereas, Treasure Hill tendered the work to be constructed in 2024 which did not result in the expected cost savings as the excess soils generated on Conlin Road were determined not to be suitable for re-use on Treasure Hill’s lands, as originally contemplated; and,

Whereas, the lowest bidder was \$1.98 Million over the approved budget, for the City’s share of the project; and,

Whereas, the opportunity to coordinate the reconstruction of Conlin Road with Treasure Hill’s construction work for service connections along Conlin Road East has passed; and,

Whereas, the 60 day irrevocable period with the tender document to commit to the need for an extra \$1.98 million, has passed; and,

Whereas, at the time of the request to enter into a Front Ending agreement was received, access to Treasure Hill’s lands was only possible via Conlin Road. However, residents will soon have the option to utilize Britannia Road East as an alternative route for access during the reconstruction of the Grandview Street roundabout; and,

Whereas, staff are recommending to return the funds to source and re-submit the works as a capital project for consideration as part of the 2025 Mayor’s Budget;

Therefore be it resolved that the City reimburse Oshawa (Conlin) Developments (BT) Inc., a subsidiary of Treasure Hill Homes, for the completion of the detailed design (and associated engineering studies) for Conlin Road East from Grandview Street North to Kurelo Drive and return the remaining funds estimated to be \$4,088,963.76 from approved Project 73-0455 to source and, authorize staff to enter into an amending Subdivision Agreement with Oshawa (Conlin) Developments (BT) Inc. to remove Section 2.1 a), the requirement to construct all the works as related to the reconstruction of Conlin Road East on behalf of the City.