



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 23, 2018

Report Number: SRPRS.18.036

Department: Planning and Regulatory Services
Division: Development Engineering and Transportation

Subject: SRPRS.18.036 Authorization to Release Existing Storm Easement at 725 Carrville Road, Related File: D06-10084

Purpose:

To seek authorization to release an existing storm easement located at 725 Carrville Road.

Recommendation(s):

- a) That the Municipal storm easement Instrument No. V63323, described as Part of Lot 13, Plan 1960, designated as Parts 18, 19, 20, and 21 on Plan 65R-37652 be released

Contact Person:

Annie Kwok, Project Coordinator, 905-771-2456 and/or

Paul Guerreiro, Manager of Development Engineering - Site Plans/Infill/High Rise Construction, 905-747-6448

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Background:

The subject property known as 715, 719 & 725 Carrville Road is situated between Bathurst Street, Sala Drive and Carrville Road, as identified on Map 1. The site is immediately north of an existing subdivision constructed by Winterport Developments Limited.

Prior to the redevelopment of this area, Carrville Road was a rural road with ditches. These ditches conveyed a portion of roadway drainage south to an existing ditch inlet catchbasin located at Birch Avenue. Therefore drainage easements were required and established over a number of properties south of Carrville Road in order to protect for unimpeded storm drainage flows south to Birch Avenue, as identified in Map 2. However, since that time, Carrville Road has been urbanized and storm sewers have been constructed to capture the surface runoff from the road, thus replacing the previous ditch and drainage systems.

Also, in 1999, the Winterport subdivision was approved (Subdivision Files 19T-97002/19T-03016). The subdivision included the design and construction of a municipal road known as Winterport Court. The subdivision's storm drainage design incorporated external storm flows from the lands north of the plan of subdivision. As a result, rear yard swales and municipal rear lot catchbasins were constructed to intercept the external flows in order to outlet into the municipal storm sewers in Winterport Court, as identified on Map 2. As such, the existing municipal drainage easements within the limits of the plan of subdivision were no longer required, and were released per By-Law no. 144-99 in order to facilitate construction of the single family houses.

Subsequent to the subdivision development, Carrville South Development Corporation submitted a site plan application for a townhouse complex at 715, 719 and 725 Carrville Road (file number D06-10084). The site plan development respected the existing drainage patterns and Winterport subdivision's storm drainage design. In order to capture a portion of the drainage from 737 Carrville Road, the site plan development constructed a rear lot catchbasin which was then connected to a municipal rear lot catchbasin constructed as part of the Winterport Subdivision, as identified in Map 3.

As a result, the historic municipal drainage easement located on 725 Carrville Road is now also no longer required, and staff supports its release to facilitate development.

Financial/Staffing/Other Implications:

There are no related costs to the Town.

Relationship to the Strategic Plan:

The recommendations in this report demonstrate the strategic objective of building stronger connections with the Community and our responsibility to serve as a role model for wise municipal management of our resources.

Conclusion:

Based on the above, staff recommends the existing municipal drainage easement located at 725 Carrville Road, Instrument No. V63323, described as Part of Lot 13, Plan 1960, designated as Parts 18, 19, 20, and 21 on Plan 65R-37652, be released.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

Map 1 – Location Map

Map 2 – Storm Drainage Plan for Winterport Subdivision

Map 3 – Site Plan Servicing Plan

Report Approval Details

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| Document Title: | SRPRS.18.036 Release Existing Storm Easement 725 Carrville Road.docx |
| Attachments: | - SRPRS.18.036 Map 1.pdf - SRPRS.18.036 Map 2.pdf - SRPRS.18.036 Map 3.pdf |
| Final Approval Date: | Apr 16, 2018 |

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

Dan Terzievski - Apr 16, 2018 - 10:20 AM

Kelvin Kwan - Apr 16, 2018 - 10:37 AM

Neil Garbe - Apr 16, 2018 - 10:48 AM