



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 23, 2018

Report Number: SRPRS.18.002

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

Subject: SRPRS.18.002 - Assumption of Municipal Services - Vomano Valley Developments Ltd. - Subdivision File 19T-03014 Phase 1- Town File: D03-03014

Purpose:

To assume the internal and external aboveground and belowground municipal services associated with the Plan of Subdivision File 19T-03014, known as Vomano Valley Developments Ltd.; to assume the related right-of-way as public highway; and to establish reserve blocks as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services (excluding the stormwater management facility within Block 32) within Plan 65M-4171, (Subdivision File 19T-03014 Phase 1), be approved;
- b) That the lands more particularly described as Chao Crescent, Betony Drive, Brockdale Street, Heron Hollow Avenue, Pavlova Crescent, Homerton Avenue and Linacre Drive within the limits of Plan 65M-4171, (Subdivision File 19T-03014 Phase 1), be assumed as public highway;
- c) That the assumption of the external sanitary drainage and storm drainage services within the existing King Road road allowance associated with Subdivision File 19T-03014 Phase 1, be approved; and
- d) That the following reserve blocks be established as public highway:
 - i. Block 25, Plan 65M-3900 (to form part of Glade Drive)
 - ii. Block 431, Plan 65M-3781 (to form part of Brockdale Street)
 - iii. Block 36, Plan 65M-4171 (to form part of Chao Crescent)
 - iv. Blocks 37, 38, 39 and 40, Plan 65M-4171 (to form part of Betony Drive)
 - v. Blocks 41, 42, 43, 44, 45, 46, 47 and 48 Plan 65M-4171 (to form part of Brockdale Street)

Contact Person:

Manuela Kodra, Project Coordinator, 905-747-6415

Jeff Walters, Manager, Development Engineering Subdivisions and Stormwater Management, 905-747-6380

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 Vomano Valley Development Phase 1 lands are located within Plan of Subdivision 19T-03014. The subdivision is located south of King Road and east of Bathurst Street, as indicated on Map 1.

Internal aboveground and belowground services have been constructed within the Chao Crescent, Betony Drive, Brockdale Street, Heron Hollow Avenue, Pavlova Crescent, Homerton Avenue and Linacre Drive road allowances as part of this Subdivision. The developer has requested that the internal aboveground and belowground services within Plan 65M-4171 (Subdivision File 19T-03014 Phase 1), within the Chao Crescent, Betony Drive, Brockdale Street, Heron Hollow Avenue, Pavlova Crescent, Homerton Avenue and Linacre Drive road allowances be assumed by the Town. The related stormwater management facility for this subdivision located within Block 32 is not ready for assumption, and this facility will be assumed under a separate assumption staff report.

External municipal services have also been constructed within the existing King Road road allowance and within an easement as part of this Subdivision. The developer has requested that these external municipal services associated with Subdivision File 19T-03014 Phase 1, be assumed by the Town.

Based on fulfillment of the conditions from the subdivision agreement as summarized in Appendix A, staff recommends the assumption of internal and external aboveground and belowground services. Staff further recommends that the Chao Crescent, Betony Drive, Brockdale Street, Heron Hollow Avenue, Pavlova Crescent, Homerton Avenue and Linacre Drive right-of-ways within Plan 65M-4171 be assumed as public highway.

In addition to the above, the following reserve blocks will need to be established as public highway:

- Block 25 on Plan 65M-3900, to form part of Glade Drive;
- Block 431 on Plan 65M-3781, to form part of Brockdale Street;
- Block 36 on Plan 65M-4171, to form part of Chao Crescent;
- Blocks 37, 38, 39 and 40 on Plan 65M-4171, to form part of Betony Drive; and
- Blocks 41, 42, 43, 44, 45, 46, 47 and 48 on Plan 65M-4171, to form part of Brockdale Street.

Financial/Staffing/Other Implications:

Upon assumption, the Town will be responsible for the maintenance and operation of above and belowground infrastructure within the subject lands. The annual maintenance cost is estimated to be \$16,320.

It is recommended that the Public Works Operations annual operating budget be increased during the next budget cycling process to reflect these additional costs.

Relationship to the Strategic Plan:

The assumption of these municipal services demonstrates our responsibility to wisely manage of our public infrastructure and resources.

Conclusion:

Based on the above, staff recommends the assumption of the internal and external aboveground and belowground municipal services (excluding the stormwater management facility) associated with Subdivision File 19T-03014 Phase 1, as outlined in this report. Staff further recommends that Staff further recommends that the Chao Crescent, Betony Drive, Brockdale Street, Heron Hollow Avenue, Pavlova Crescent, Homerton Avenue and Linacre Drive right-of-ways within Plan 65M-4171 be assumed as public highway, and all related reserve blocks adjacent to these road allowances (as listed above) be established as public highway to form part of these roads.

Attachments:

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

- Appendix A, List of Fulfilled Subdivision Agreement Sections
- Map 1, Location Map
- Map 2, 65M-4171

Report Approval Details

Document Title:	SRPRS.18.002 Vomano Valley Phase 1 Assumption.docx
Attachments:	- SRPRS.18.002 Appendix A, List of Fulfilled Subdivision Agreement Sections.docx - Map 1, Location Map.pdf - Map 2, 65M-4171.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 - 10:22 AM

Kelvin Kwan - Apr 16, 2018 - 10:38 AM

David Dexter - Apr 16, 2018 - 11:01 AM

Neil Garbe - Apr 16, 2018 - 2:22 PM