



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 23, 2018

Report Number: SRPRS.18.003

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

Subject: SRPRS.18.003 – Assumption of Municipal Services - Vomano Valley Development Ltd., Phase 2, - Subdivision File 19T-03014 – 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, Phase 2, 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 within Plan 65M-4273, (Subdivision File 19T-03014 Phase 2), be approved;
- b) That the lands described as Pavlova Crescent, Linacre Drive, Homerton Avenue, Heron Hollow Avenue, and Betony Drive within the limits of Plan 65M-4273, (Subdivision File 19T-03014 Phase 2), be assumed as public highway;
- c) That the assumption of the external sidewalk and streetlighting services within the existing Bathurst Street and King Road road allowances associated with Subdivision File 19T-03014 Phase 2, be approved; and,
- d) That the following reserve blocks be establish as public highway:
 - i.Block 50 Plan 65M-4171 (to form part of Linacre Drive)
 - ii.Block 49 Plan 65M-4171 (to form part of Pavlova Crescent)
 - iii.Block 19 Plan 65M-4278 (to form part of Pavlova Crescent)
 - iv.Block 158 Plan 65M-4273 (to form part of Pavlova Crescent)
 - v.Block 51 Plan 65M-4171 (to form part of Homerton Avenue)
 - vi.Block 52 Plan 65M-4171 (to form part of Pavlova Crescent)
 - vii.Block 53 Plan 65M-4171 (to form part of Betony Drive)
 - viii.Block 54 Plan 65M-4171 (to form part of Heron Hollow Avenue)

ix.Block 24 Plan 65M-3900 (to form part of Heron Hollow Avenue)

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 subject lands known as the Vomano Valley Development Inc., Phase 2, are located within Plan of Subdivision 19T-03014, Phase 2. This 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 Pavlova Crescent, Linacre Drive, Homerton Avenue, Heron Hollow Avenue, and Betony Drive road allowances as part of this Subdivision. The developer has requested that the internal aboveground and belowground services within Plan 65M-4273 (Subdivision File 19T-03014 Phase 2), within the Pavlova Crescent, Linacre Drive, Homerton Avenue, Heron Hollow Avenue, and Betony Drive road allowances be assumed by the Town.

External sidewalks and streetlighting services have also been constructed within the existing Bathurst Street and King Road road allowances as part of this Subdivision. The developer has requested that these external municipal services associated with Subdivision File 19T-03014 Phase 2, 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 these internal and external aboveground and belowground services.

Staff further recommends that Pavlova Crescent, Linacre Drive, Homerton Avenue, Heron Hollow Avenue, and Betony Drive right-of-ways within Plan 65M-4273 be assumed as public highway, and that the following reserve Blocks be established as a public highway:

- Block 50 on Plan 65M-4171, to form part of Linacre Drive;
- Block 49 on Plan 65M-4171, to form part of Pavlova Crescent;
- Block 19 on Plan 65M-4278, to form part of Pavlova Crescent;
- Block 158 on Plan 65M-4273, to form part of Pavlova Crescent;
- Block 51 on Plan 65M-4171, to form part of Homerton Avenue;
- Block 52 on Plan 65M-4171, to form part of Pavlova Crescent;
- Block 53 on Plan 65M-4171, to form part of Betony Drive;
- Block 54 on Plan 65M-4171, to form part of Heron Hollow Avenue; and
- Block 24 on Plan 65M-3900, to form part of Heron Hollow Avenue.

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 \$19,608.

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 associated with Subdivision File 19T-03014, Phase 2, as outlined in this report. Staff further recommends that Pavlova Crescent, Linacre Drive, Homerton Avenue, Heron Hollow Avenue, and Betony Drive, within Plan 65M-4278, be assumed as public highway, and that the associated Reserve Blocks listed above be established as a 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-4273

Report Approval Details

Document Title:	SRPRS.18.003 Vomano Valley Phase 2 Assumption.docx
Attachments:	- SRPRS.18.003 Appendix A.docx - Map 1, Location Map.pdf - Map 2, 65M-4273.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 - 10:39 AM

David Dexter - Apr 16, 2018 - 11:02 AM

Neil Garbe - Apr 16, 2018 - 2:20 PM