



Staff Report for Committee of the Whole Meeting

Date of Meeting: May 22, 2018

Report Number: SRPRS.18.033

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

Subject: SRPRS.18.033 - Establish Lands as Public Highway, Parts 1 to 3, Plan 65R-35903 on East Beaver Creek Road. - Related File: D06-14041

Purpose:

To establish certain lands as public highway.

Recommendation(s):

- a) That the Lands registered as Instrument No. YR2704280, more specifically described as Parts 1 to 3 on Plan 65R-35903, be established as public highway to form part of East Beaver Creek Road.

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.

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Background:

The subject land known as 120 East Beaver Creek Road, is located on the east side of East Beaver Creek Road, between East Wilmot Street, Norman Bethune Avenue and Highway 404 as shown on Map 1.

East Beaver Creek Road is classified as a Major Collector Road in the Town's Official Plan requiring a Right-Of-Way (ROW) width of 26.0m. Presently, the existing ROW measures 23.0m wide, therefore, prompting road widening conveyance requirements through development approvals along East Beaver Creek Road.

Previously in 2013, a consent application was approved for the property immediately north of the subject lands known as 110/112 East Beaver Creek Road, under Town files B011-13 and D09-13011. Through the Consent application process, a 3.0m road widening was conveyed to the Town along the east side of East Beaver Creek Road.

Prior to that in 201, the Town also approved a site plan for the construction of a high rise development at 75 Norman Bethune Avenue located at the south east corner of East Beaver Creek Road and Norman Bethune Avenue, under Town file D06-03062. Through the site plan approval, a 3.0m wide road widening was also conveyed to the Town along the east side of East Beaver Creek Road.

The owner of 120 East Beaver Creek Road, Sun Life Assurance Company of Canada, recently applied for site plan approval under file Town file D06-13043 to amend their existing driveway in order to facilitate a joint access and improve the on-site circulation with the neighboring site at 122 East Beaver Creek Road, as identified in Map 2. As part of this application, a 3.0m wide road widening was also secured across the frontage of 120 East Beaver Creek Road, in order to be consistent with previous conveyances at 112 East Beaver Creek Road and 75 Norman Bethune Avenue, as identified in Map 3, and to conform with the Town's Official Plan policy road allowance requirements.

This widening has now been conveyed to the Town as Instrument No. YR2704280, more specifically described as Parts 1 to 3 on Plan 65R-35903 and staff recommends that it be established as Public Highway to form part of East Beaver Creek Road.

Financial/Staffing/Other Implications:

There are no financial or staffing implications arising from this report.

Relationship to the Strategic Plan:

The recommendation in this report aligns with the Town's Official Plan and demonstrates the strategic objective of building stronger connections with the community and our responsibility to serve as a role model for municipal management of our resources.

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Conclusion:

Based on the above, staff recommends that the lands indicated in this report and further described as Instrument No. YR2704280, known as Parts 1 to 3 on Plan 65R-35903, be established as public highway and become part of East Beaver Creek Road.

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 2 – Site Plan
- Map 3 - Registered Plan 65R-35903

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Report Approval Details

Document Title:	SRPRS.18.033 Establish Lands as Public Highway 120 East Beaver Creek Road.docx
Attachments:	- SRPRS.18.033 Map 1.pdf - SRPRS.18.033 Map 2.pdf - SRPRS.18.033 Map 3.pdf
Final Approval Date:	May 8, 2018

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

Dan Terzievski - May 8, 2018 - 3:47 PM

Kelvin Kwan - May 8, 2018 - 3:54 PM

Neil Garbe - May 8, 2018 - 4:22 PM