



Staff Report for Committee of the Whole Meeting

Date of Meeting: May 22, 2018

Report Number: SRPRS.18.060

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

Subject: SRPRS.18.060 - Great Lands (Richmond Hill)
Homes Corp. Assumption of Municipal Services
- Subdivision File 19T-94049 - Town File:D03-
94049

Purpose:

To assume the internal and external aboveground and belowground municipal services associated with the Plan of Subdivision File 19T-94049, known as Great Lands (Richmond Hill) Homes Corp., and establish certain lands as public highways.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-3512 including the storm drainage works within Block 23, Subdivision File 19T-94049, be approved;
- b) That the assumption of the external above and belowground municipal services within the Douglas Road road allowance associated with Subdivision File 19T-94049, be approved;
- c) That Headwater Crescent within the limits of Plan 65M-3512, Subdivision File 19T-94049, be assumed as public highway.

Contact Person:

Manuela Kodra, Project Coordinator, 905-747-6415 and/or
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

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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:

Plan 65M-3512, Subdivision File 19T – 94049, is located east of Yonge Street and north of Douglas Road, as illustrated on Map 1.

The developer of this subdivision, Great Land (Richmond Hill) Homes Corp., defaulted from their servicing obligations under Schedule F of the subdivision agreement, in failing to complete the municipal servicing within a reasonable time frame. In accordance with the remedy provisions of Section A.14 of the subdivision agreement, the Town utilized the securities posted by the developer and made arrangements for the completion of the remaining municipal servicing.

Subsequently, the Town completed the aboveground and belowground services within this plan under Town Contract RFB-08-12. Accordingly, these municipal services are ready to be assumed by the Town and the Headwater Crescent right-of-way may be assumed as public highway.

Financial/Staffing/Other Implications:

The Town now assumes the maintenance responsibility for the assumed aboveground and below ground services. The estimated annual maintenance cost for the assumed services is \$2,928 and this cost will be funded from the approved 2018 operating budget.

Relationship to the Strategic Plan:

The assumption of these municipal services demonstrates our responsibility to serve as a role model for municipal management of our infrastructure.

Conclusion:

Based on the above, staff recommends assumption of the internal and external aboveground and belowground municipal services associated with Subdivision File 19T-94049, as outlined in this report, and further recommends that Headwater Crescent within Plan 65M-3512 be assumed as public highway.

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.

- Appendix A, List of Fulfilled Subdivision Agreement Sections
- Map 1, Location Map
- Map 2, 65M-3512

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Report Approval Details

Document Title:	SRPRS.18.060 Great Lands (Richmond Hills) Homes Corp. Assumption of Municipal Services.docx
Attachments:	- SRPRS.18.060 Appendix A.docx - SRPRS.18.060 Map 1.pdf - SRPRS.18.060 Map 2.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 - 3:46 PM

Kelvin Kwan - May 8, 2018 - 3:53 PM

David Dexter - May 8, 2018 - 4:18 PM

Neil Garbe - May 8, 2018 - 4:20 PM