



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 19, 2018

Report Number: SRPRS.18.112

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

Subject: SRPRS.18.112 – Assumption of Municipal Services, 1737383 Ontario Ltd., 9751-9781 Bayview Avenue, Related File: D06-11056

Purpose:

To assume the municipal storm and sanitary services and related appurtenances associated with Site Plan Agreement D06-11056.

Recommendation(s):

- a) That the assumption of municipal storm and sanitary sewers and related appurtenances located within the lands described as Part of Lots 3 & 4 Plan 3640, designated as Part 24, Plan 65R-35404 & Part of Lot 3, Plan 3640, designated as Parts 25, 29, 30 and 49, Plan 65R-35404, be approved;
- b) That the assumption of municipal storm and sanitary sewers and related appurtenances located within the lands comprising of York Region Common Elements Condominium Plan 1342 (PIN 29873-0001), be approved; and
- c) That the assumption of municipal storm and sanitary sewers and related appurtenances located within the lands comprising of York Region Common Elements Condominium Plan 1353 (PIN 29884-0001), be approved.

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

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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:

The subject lands are located on the east side of Bayview Avenue (9751-9781 Bayview Avenue), between Palmer Avenue and Weldrick Road East. The property is also backing on the existing Hillsborough Court Extension subdivision, as illustrated on Map 1 of this report.

As a part of the Bayview Hill Subdivision (Phase 2, 19T-85047), Hillsborough Shaarem Synagogue Subdivision (19T-88055), and Hillsborough Court Extension Subdivision (19T-90058), Weldrick Road East and Hillsborough Court were constructed and included the installation of municipal sewers and watermain to provide servicing for the surrounding area.

The subdivision agreement for Hillsborough Court Extension Subdivision (19T-90058) also protected for the future servicing of the adjacent lands fronting onto Bayview Avenue (including the subject lands) through provisions of sanitary and storm servicing outlets to Hillsborough Court, as well as servicing easements in favor of the Town to access these outlets (illustrated in Maps 2 and 3 of this report). These provisions were made as there are no municipal services along Bayview Avenue to otherwise service these properties.

A townhouse development was approved for the subject lands under file number D06-11056. This development included a connection to the existing sanitary and storm sewer outlets installed on Hillsborough Court. As a condition of Site Plan Agreement, the Developer, 1737383 Ontario Ltd., was further required to extend these municipal storm and sanitary sewers through the subject development and within a municipal servicing easement to protect for the future servicing of lands located to the north of their property, as identified in Map 4.

The developer has now completed the construction of these municipal storm and sanitary services has requested the assumption these works and any related appurtenances.

Based on the fulfillment of the conditions from the site plan agreement, as summarized in Appendix A, staff recommends that these services be assumed by the Town.

Financial/Staffing/Other Implications:

The Town will be responsible for the maintenance of the assumed municipal services. The estimated annual maintenance cost for the assumed services are \$1,880.00 for storm and \$1,488.00 for sanitary.

It is recommended that the Public Works Operations operating budget be increased annually by these amounts during the 2019 budget process to reflect these additional costs.

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Relationship to the Strategic Plan:

Assumption of municipal services demonstrates our responsibility to serve as a role model for municipal management of our resources.

Conclusion:

Based on the above, staff recommends the assumption of the aboveground and belowground municipal storm and sanitary sewer services as the conditions set out in the Site Plan Agreement have been fulfilled, Site Plan File: D06-11056.

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 Site Plan Agreement Conditions
- Map 1 - Location
- Map 2 – Hillsborough Extension Subdivision – Sanitary Drainage
- Map 3 – Hillsborough Extension Subdivision – Storm Drainage
- Map 4 - Site Plan Servicing

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Report Approval Details

Document Title:	SRPRS.18.112 Assumption of Municipal Services-9751-9781 Bayview Avenue.docx
Attachments:	- SRPRS.18.112 Appendix A.pdf - SRPRS.18.112 Map 1.pdf - SRPRS.18.112 Map 2.pdf - SRPRS.18.112 Map 3.pdf - SRPRS.18.112 Map 4.pdf
Final Approval Date:	Jun 8, 2018

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

Dan Terziewski - Jun 8, 2018 - 10:03 AM

Kelvin Kwan - Jun 8, 2018 - 11:02 AM

David Dexter - Jun 8, 2018 - 1:32 PM

Neil Garbe - Jun 8, 2018 - 3:12 PM