



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 3, 2018
Report Number: SRPRS.18.157

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

Subject: SRPRS.18.157, Establish Lands as Public Highway, Part 1, Plan 65R-37345 on Jefferson Side Road. - Related File: D06-14029

Purpose:

To establish certain lands as public highway.

Recommendation(s):

- a) That the Lands registered as Instrument No. YR2817493, described as Part 1 on Plan 65R-37345, be established as public highway to form part of Jefferson Side Road.

Contact Person:

David Moyle, Programs Coordinator – Site Plans, 905-771-5541
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 lands known municipally as 39, 53, and 67 Jefferson Side Road, are located on the South side of Jefferson Side Road, West of Yonge Street, and North on Harris Avenue as shown on Map 1.

Jefferson Side Road is classified as an Arterial Street in the Town's Official Plan, and presently the existing ROW measures 22.0m wide therefore prompting a road widening conveyance requirements through development approvals along Jefferson Side Road.

In 2016, a Draft Plan of Subdivision application was approved and registered for the property immediately west of the subject lands previously known as 0, 104, 134, 182 Harris Avenue, file 19T(R)-12008. Through the Draft Plan of Subdivision application, a 3.0m road widening was conveyed to the Town along the South side of Jefferson Side Road. In 2010, a Draft Plan of Subdivision application was approved and registered for the property further to the West of the subject lands previously known as 11761, and 11853 Bathurst Street, file 19T(R)-99014. Through the Draft Plan of Subdivision application, a 3.0m road widening was conveyed to the Town along the South side of Jefferson Side Road.

Subsequent to the above, the owner of 39, 53, and 67 Jefferson Side Road, Ideal (JS) Developments Inc. applied for a Site Plan, Zoning By-Law Amendment, Draft Plan of Condominium and Draft Plan of Subdivision applications to facilitate a 96 unit townhouse condominium development, files D06-14029, D02-14011, D03-15008, D05-15010, and D05-15011, as shown on Map 2. As a condition of site plan approval, the Town secured a 3.0m wide road widening across the frontage of 39, 53, and 67 Jefferson Side Road to maintain consistency with previous road widening conveyances and to conform with the Town's Official Plan policy road allowance requirements, as shown on Map 3. The lands conveyed to the Town are described as Part of Lots A, B, C, Plan 1916, designated as Part 1, Plan 65R-37345. Staff recommends that the widening be established as public highway to form part of Jefferson Side Road which will allow for legal access to the new development fronting onto Jefferson Side 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. YR2817493, known as Part 1 on Plan 65R-37345, be established as public highway to form part of Jefferson Side 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-37345

Report Approval Details

Document Title:	SRPRS.18.157 - Establish Lands as Public Highway - Jefferson Side Road.docx
Attachments:	- SRPRS.18.157 - Map 1.pdf - SRPRS.18.157 - Map 2.pdf - SRPRS.18.157 - Map 3.pdf
Final Approval Date:	Jun 26, 2018

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

Dan Terziewski - Jun 25, 2018 - 4:05 PM

Kelvin Kwan - Jun 26, 2018 - 6:58 AM

Neil Garbe - Jun 26, 2018 - 2:19 PM