



Staff Report for Committee of the Whole Meeting

Date of Meeting: January 21, 2019

Report Number: SRPRS.19.005

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

Subject: SRPRS.19.005 - Yorkwood Homes (RH) Limited -
Assumption of Municipal Services for
Subdivision File 19T-05007 - Town File: D03-
05007

Purpose:

To assume the internal and external aboveground and belowground municipal services associated with the Subdivision File 19T-05007, known as Yorkwood Homes (RH) Limited, 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-4343, Subdivision File 19T-05007, be approved;
- b) That Firwood Drive, within the limits of Plan 65M-4343, (Subdivision File 19T-05007), be assumed as public highway;
- c) That the assumption of the external aboveground and belowground municipal services within the existing Lacewood Drive and Firwood Drive road allowances, associated with Subdivision File 19T-05007, be approved and;
- d) That the following reserve blocks be established as public highway:
 - Block 23, Plan 65M-3147 (to form part of Lacewood Drive)
 - Block 37, Plan 65M-3146 (to form part of Firwood Drive)

Contact Person:

Manuela Kodra, Project Coordinator, 905-747-6415

Jeff Walters, Manager, Development Engineering Subdivisions and Stormwater Management, 905-747-6380.

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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 as the Yorkwood Homes (RH) Limited are located within Subdivision File 19T-05007. This subdivision is located south of Gamble Road and west of Yonge Street, as indicated on Map 1.

Internal aboveground and belowground services have been constructed within the Firwood Drive road allowance as part of this Subdivision. The developer has requested that the internal aboveground and belowground services within Plan 65M-4343 (Subdivision File 19T-05007), within the Firwood Drive road allowance be assumed by the Town.

External aboveground and belowground municipal services have also been constructed within the existing Firwood Drive and Lacewood Drive road allowances as part of this Subdivision. The developer has requested that these external municipal services associated with Subdivision File 19T-05007, 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 the Firwood Drive right-of-way within Plan 65M-4343 be assumed as public highway.

In addition to the above, the following reserve blocks will need to be established as public highway:

- Block 23, Plan 65M-3147 (to form part of Lacewood Drive)
- Block 37, Plan 65M-3146 (to form part of Firwood Drive)

Financial/Staffing/Other Implications:

Upon assumption, the Town will be responsible for the maintenance and operation of these above and belowground infrastructure within the subject lands. The annual maintenance cost is estimated to be \$ 3,052.

It is recommended that the Public Works Operations annual operating budget be increased during the next budget cycle 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.

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Conclusion:

Based on the above, staff recommends the assumption of the internal and external aboveground and belowground municipal services associated with Subdivision File 19T-05007 as outlined in this report. Staff further recommends that Firwood Drive, within Plan 65M-4343, be assumed as public highway, and all the related reserve blocks (as listed above) be established as a 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-4343

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Report Approval Details

Document Title:	SRPRS.19.005 Assumption of Municipal Services, 19T-05007.docx
Attachments:	- Map 1, SRPRS.19.005.pdf - MAP 2, SRPRS.19.005.pdf - Appendix A, SRPRS.19.005.pdf
Final Approval Date:	Jan 14, 2019

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

Dan Terzievski - Jan 14, 2019 - 10:17 AM

Kelvin Kwan - Jan 14, 2019 - 10:44 AM

David Dexter - Jan 14, 2019 - 10:57 AM

Neil Garbe - Jan 14, 2019 - 11:17 AM