



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 18, 2019

Report Number: SRPRS.19.011

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

Subject: SRPRS.19.011 - Assumption of Municipal Services - Subdivision File: 19T-09005 (Centrex Homes Inc. – Birch West Phase 2) - Town File: D03-09005

Purpose:

To assume the internal and external aboveground and belowground municipal services associated with the Subdivision File 19T-09005, known as Birch West Subdivision Phase 2, and to establish lands as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4409, (Subdivision File 19T-09005), be approved;
- b) That the assumption of the external aboveground and belowground municipal services within the existing Day Lily Crescent road allowance, Birch Avenue road allowance and within Part 1 on Plan 65R-34417 associated with Subdivision File 19T-09005, be approved;
- c) That Day Lily Crescent within Plan 65M-4409 be assumed as public highway; and
- d) That reserve Block 15 of Plan 65M-4172 (Subdivision File 19T-04005), be established as public highway to form part of Day Lily Crescent.

Contact Person:

Michael Berger, Project Coordinator - Subdivisions, 905-771-5732 and/or
Erik Looand, Programs Coordinator - Subdivisions, 905-747-6357 and/or
Jeff Walters, Manager, Development Engineering – Subdivisions & Stormwater Management, 905-747-6350 Report Approval:

Page 2

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.

Background:

The subject lands are within Subdivision File 19T-09005 (Birch West Phase 2 Subdivision), which is located south of Carrville Road and east of Bathurst Street, as indicated on Map A.

Internal aboveground and belowground services have been constructed within Plan 65M-4409, as part of Subdivision File 19T-09005. External municipal services have also been constructed as part of this subdivision, within the existing Day Lily Crescent and Birch Avenue road allowances as well as within an easement described as Part 1 on Plan 65R-34417.

The developer has requested that the internal aboveground and belowground services within Plan 65M-4409 (Subdivision File 19T-09005) be assumed by the Town. The developer has also requested that the external aboveground and belowground services located within the existing Day Lily Crescent and Birch Avenue road allowances and within Part 1 on Plan 65R-34417 associated with Subdivision File 19T-09005, be assumed by the Town.

Based on fulfillment of the conditions from the subdivision agreement as summarized in Appendix A, staff recommends assumption of the internal and external aboveground and belowground services associated with Subdivision File 19T-09005. Staff also recommends that reserve Block 15 within Plan 65M-4172 be established a public highway to become part of Day Lily Crescent and that Day Lilly Crescent within Plan 65M-4409 be assumed as public highway.

Financial/Staffing/Other Implications:

Upon assumption, the Town will be responsible for the maintenance and operation of the above and belowground infrastructure noted above. The annual maintenance cost for this infrastructure is estimated to be \$720.00.

It is recommended that the Public Works Operations annual operating budget be increased during the next budget cycle process to reflect these additional costs.

Page 3

Relationship to the Strategic Plan:

Assumption of municipal services demonstrates our responsibility to provide wise management of our resources.

Conclusion:

Based on the above, staff recommends assumption of the internal and external aboveground and belowground municipal services associated with Subdivision File 19T-09005, as outlined in this report. Staff further recommends that Day Lilly Crescent within Plan 65M-4409 be assumed as public highway and that reserve Block 15 on Plan 65M-4172 be established 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 A - Location Map
- Map B - Plan 65R-34417
- Map C - Plan 65M-4172

Page 4

Report Approval Details

Document Title:	SRPRS.19.011 Assumption of Municipal Services - Centrex Homes Inc Phase 2.docx
Attachments:	- SRPRS.19.011 Appendix A.docx - SRPRS.19.011 MAP A.pdf - SRPRS.19.011 MAP B.pdf - SRPRS.19.011 MAP C.pdf
Final Approval Date:	Mar 11, 2019

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

Dan Terzievski - Mar 7, 2019 - 4:24 PM

Kelvin Kwan - Mar 8, 2019 - 9:15 AM

David Dexter - Mar 8, 2019 - 9:48 AM

Task assigned to Neil Garbe was completed by delegate Italo Brutto

Italo Brutto on behalf of Neil Garbe - Mar 11, 2019 - 11:42 AM