



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 4, 2019

Report Number: SRPRS.19.074

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

Subject: SRPRS.19.074 - Assumption of Municipal Services – Subdivision File: 19T-11003 (Vomano Valley Developments Ltd.) - City File: D03-11003

Purpose:

To assume the internal and external aboveground and belowground municipal services associated with Subdivision File 19T-11003, known as Vomano Valley Developments Ltd., and to establish lands as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4416, (Subdivision File 19T-11003), be approved;
- b) That the assumption of the external aboveground and belowground municipal services within the existing Betony Drive road allowance associated with Subdivision File 19T-11003, be approved;
- c) That Betony Drive within Plan 65M-4416, be assumed as public highway;
- d) That reserve Block 40 on Plan 65M-4171 and reserve Block 160 on Plan 65M-4273, be established as public highway to form part of Betony Drive; and
- e) That the two year guarantee period for the above noted municipal services commence from July 05, 2018.

Contact Person:

Michael Berger, Project Coordinator - Subdivisions, 905-771-5732 and/or

Jeff Walters, Manager, Development Engineering – Subdivisions & Stormwater Management, 905-747-6350.

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), City Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Background:

The subject lands are located within Subdivision File 19T-11003 known as, Vomano Valley Developments Ltd. The subdivision is located south of King Road and east of Bathurst Street, as indicated on Map A.

Internal aboveground and belowground services have been constructed within Plan 65M-4416 as part of Subdivision File 19T-11003. External municipal services have also been constructed as part of this Subdivision, within the existing Betony Drive road allowance.

The developer has requested that the internal aboveground and belowground services within Plan 65M-4416 (Subdivision File 19T-11003) be assumed by the City. The developer has also requested that the external aboveground and belowground services located within the existing Betony Drive road allowances, associated with Subdivision File 19T-11003, be assumed by the City.

Based on fulfillment of the conditions from the subdivision agreement as summarized in Appendix A, staff supports the assumption of the internal and external aboveground and belowground services associated with Subdivision File 19T-11003.

Staff further recommends that Betony Drive within Plan 65M-4416 be assumed as public highway; and that reserve Block 160 on Plan 65M-4273 & Block 40 on Plan 65M-4171 be established as public highway to form part of Betony Drive.

Staff also recommends that the 24-month guarantee period for the assumed municipal services commence from the date of the final municipal inspection clearances, which occurred on July 05, 2018.

Financial/Staffing/Other Implications:

Upon assumption, the City 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 \$2,816.00.

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-11003, as outlined in this report, and that the 24-month guarantee period for these works commences from July 05, 2018.

Staff further recommends that Betony Drive within Plan 65M-4416 be assumed as public highway, and that reserve Block 160 of Plan 65M-4273 be established as public highway to form part of Betony Drive, and that reserve Block 40 of Plan 65M-4171 be established as public highway to form part of Betony Drive.

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 - Registered Plan [65M- 4416]
- Map C - Registered Plan [65M- 4273]
- Map D - Registered Plan [65M- 4171]

Page 4

Report Approval Details

Document Title:	SRPRS.19.074 VOMANO VALLEY DEVELOPMENTS LTD. Assumption Report.docx
Attachments:	- SPRPRS.19.074 MAP A.pdf - SPRPRS.19.074 MAP B.pdf - SPRPRS.19.074 MAP C.pdf - SPRPRS.19.074 MAP D.pdf - SPRPRS.19.074 Appendix A.docx
Final Approval Date:	Aug 28, 2019

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

Dan Terzievski - Aug 28, 2019 - 10:20 AM

Kelvin Kwan - Aug 28, 2019 - 10:25 AM

Task assigned to David Dexter was completed by delegate Cedric Stone

Cedric Stone on behalf of David Dexter - Aug 28, 2019 - 10:56 AM

Neil Garbe - Aug 28, 2019 - 11:19 AM