



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** September 4, 2019

**Report Number:** SRPRS.19.136

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

**Subject:** SRPRS.19.136 - Assumption of Municipal Services and Storm Water Management Pond - Subdivision File: 19T-03024 (Richmond Hill Jefferson Forest Inc.) - City File: D03-03024

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### **Purpose:**

To assume the internal and external aboveground and belowground municipal services, including the storm water management pond, associated with Plan of Subdivision File 19T-03024 (known as Richmond Hill Jefferson Forest Inc.), and to establish certain lands as public highway.

### **Recommendation(s):**

- a) That the assumption of the internal aboveground and belowground municipal services within Plan 65M-4162 (Subdivision File 19T-03024), be approved;
- b) That the assumption of external aboveground and belowground municipal services located within Parts 1 to 8 on Plan 65R-31616, and Parts 3 and 4 on Plan 65R-30112, associated with Subdivision File 19T-03024, be approved;
- c) That the assumption of external above and belowground municipal services, including the stormwater management facility, located within Parts 1 to 5 on Plan 65R-31307, associated with Subdivision File 19T-03024, be approved;
- d) That the assumption of external above and belowground municipal services located with the 19<sup>th</sup> Avenue road allowance, associated with Subdivision File 19T-03024, be approved;
- e) That Jefferson Forest Drive and Magdalan Crescent within Plan 65M-4162 be assumed as public highway;
- f) That reserve Blocks 16 and 17 on Plan 65M-4162, be established as public highway to form part of Magdalan Crescent;

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- g) That reserve Blocks 18 to 22 on Plan 65M-4162, be established as public highway to form part of Jefferson Forest Drive; and
- h) That the lands described as Parts 1 to 8 on Plan 65R-31616 and Parts 3 and 4 on Plan 65R-30112 be established as public highway to form part of Mancini Crescent.

### **Contact Person:**

Michael Berger, Project Coordinator - Subdivisions, 905-771-5732 and/or  
Erik Loorand, Programs Coordinator - Subdivisions, 905-747-6357 and/or  
Jeff Walters, Manager, Development Engineering – Subdivisions & Stormwater  
Management, 905-747-6380.

### **Report Approval:**

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

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### Background:

The subject lands are within Plan of Subdivision 19T-03024, known as Richmond Hill Jefferson Forest Inc. This subdivision is located north of 19<sup>th</sup> Avenue and west of Bayview Avenue, as indicated on Map A.

As part of this Subdivision File 19T-03024, the following works have been constructed:

- Internal aboveground and belowground municipal services within Plan 65M-4162;
- External aboveground and belowground municipal services within Parts 1 to 8 on Plan 65R-31616 and within Part 3 and 4 on Plan 65R-30112, relating to the construction of a portion of Mancini Crescent;
- External above and belowground municipal services, including a stormwater management facility, within Parts 1 to 5 inclusive on Plan 65R-31307 relating to servicing of portion of Mancini Crescent and Motley Court; and
- External above and belowground municipal services within the 19<sup>th</sup> Avenue road allowance.

The City has received a request from the developer to assume these internal and external aboveground and belowground municipal services, including the storm water management facility.

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 municipal services and the stormwater management pond associated with Subdivision File 19T-03024.

Staff further recommends that:

- Jefferson Forest Drive and Magdalan Crescent within Plan 65M-4162 be assumed as public highway;
- Blocks 16 and 17 on Plan 65M-4162 be established as public highway to form part of Magdalan Crescent;
- Blocks 18 to 22 on Plan 65M-4162 be established as public highway to form part of Jefferson Forest Drive; and
- Parts 1 to 8 on Plan 65R-31616 and Parts 3 and 4 on Plan 65R-30112 be established as public highway to form part of Mancini Crescent.

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### **Financial/Staffing/Other Implications:**

Upon assumption, the City will be responsible for the maintenance and operation of the internal and external aboveground and belowground infrastructure associated with Subdivision File 19T-03024. The annual maintenance cost for this infrastructure is estimated to be \$6,576.00. It is recommended that the Public Works Operations annual operating budget be increased during the next budget cycle process to reflect these additional costs.

Upon assumption, the City will also be responsible for the maintenance and operation of the external storm water management facility associated with Subdivision File 19T-03024. The estimated annual maintenance cost for this infrastructure is estimated to be \$6,000.00 and this cost will be funded from the approved 2019 budget.

### **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 the following:

- the internal and external municipal services including the storm water management facility associated with Subdivision File 19T-03024, be assumed by the City;
- Jefferson Forest Drive and Magdalan Crescent within Plan 65M-4162 be assumed as public highway;
- Blocks 16 and 17 on Plan 65M-4162 be established as public highway to form part of Magdalan Crescent;
- Blocks 18 to 22 on Plan 65M-4162 be established as public highway to form part of Jefferson Forest Drive; and
- Parts 1 to 8 on Plan 65R-31616 and Parts 3 and 4 on Plan 65R-30112 be established as public highway to form part of Mancini Crescent.

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### **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 65R-31307
- Map C - Registered Plan 65R-31616
- Map D - Registered Plan 65R-30112
- Map E - Registered Plan 65M-4162
- Map F - Registered Plan 65M-4192

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### Report Approval Details

Document Title:	SRPRS.19.136 Richmond Hill Jefferson Forest Inc.docx
Attachments:	<ul style="list-style-type: none"><li>- SPRPRS.19.136 Appendix A.docx</li><li>- SPRPRS.19.136 Map A.pdf</li><li>- SPRPRS.19.136 Map B.pdf</li><li>- SPRPRS.19.136 Map C.pdf</li><li>- SPRPRS.19.136 Map D.pdf</li><li>- SPRPRS.19.136 Map E.pdf</li><li>- SPRPRS.19.136 Map F.pdf</li></ul>
Final Approval Date:	Aug 27, 2019

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

**Dan Terzievski - Aug 23, 2019 - 9:11 AM**

**Kelvin Kwan - Aug 23, 2019 - 9:49 AM**

**Task assigned to David Dexter was completed by delegate Cedric Stone**

**Cedric Stone on behalf of David Dexter - Aug 23, 2019 - 4:34 PM**

**Task assigned to Neil Garbe was completed by delegate Italo Brutto**

**Italo Brutto on behalf of Neil Garbe - Aug 27, 2019 - 9:06 AM**