



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 4, 2019

Report Number: SRPRS.19.139

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

Subject: SRPRS.19.139 – Assumption of Municipal Services – Subdivision File: 19T-10004 (2099685 Ontario Inc. & 2173558 Ontario Inc.)

Purpose:

To assume the internal and external aboveground and belowground municipal services associated with the Plan of Subdivision File 19T-10004, also known as Silverbrook Homes, and to establish lands as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4403 (Subdivision File 19T-10004), be approved;
- b) That the assumption of the external aboveground and belowground municipal services within the existing Elgin Mills Road West road allowance and Marbrook Street road allowance, associated with Subdivision File 19T-10004, be approved;
- c) That the external Sanitary Drainage works within Part 1, Plan 65R-34313 associated with Subdivision File 19T-10004, be approved;
- d) That the 24 month guarantee period for the above noted municipal services commence from August 17, 2018;
- e) That Marbrook Street and Peterhouse Street within Plan 65M-4403, be assumed as public highway; and
- f) That Block 14, Plan 65M-3152 and Block 67, Plan 65M-4403 be established as public highway to become part of Marbrook Street.

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Contact Person:

Michael Berger, Project Coordinator - Subdivisions, 905-771-5732

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 located within Subdivision File 19T-10004, known as Silverbrook Homes. The subdivision is located south of Elgin Mills Road West and east of Bathurst Street, as indicated on Map A.

Internal aboveground and belowground services have been constructed within Plan 65M-4403, as part of Subdivision File 19T-10004.

In addition, external above ground and belowground municipal services have been constructed within the existing Elgin Mills Road West and Marbrook Street road allowances as part of this subdivision, along with an external sanitary sewer that has been constructed in an external easement, described as Part 1, Plan 65R-34313.

The developer has requested that the internal aboveground and belowground services within Plan 65M-4403 (Subdivision File 19T-10004) be assumed by the City.

The developer has also requested that the external aboveground and belowground services located within the existing Elgin Mills Road West and Marbrook Street road allowances as well as the external sanitary sewer within Part 1, 65R-34313 associated with Subdivision File 19T-10004, be assumed by the City.

The developer has also requested that the 24-month guarantee period for the assumed municipal services to commence from the date of the final municipal inspection clearances, which occurred on August 17th, 2018.

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-10004, and supports August 17th, 2018 as the commencement date of the 24-month guarantee period for these works.

Furthermore, staff recommends that Marbrook Street and Peterhouse Street within Plan 65M-4403, be assumed as public highway, and that Block 14, Plan 65M-3152 and Block 67, Plan 65M-4403 be established as public highway to become part of Marbrook Street.

Financial/Staffing/Other Implications:

Upon assumption, the Town will be responsible for the maintenance and operation of the internal and external aboveground and belowground infrastructure noted above. The annual maintenance cost for this infrastructure is estimated to be \$8,640.00.

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

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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-10004, as outlined in this report, and that the 24- month guarantee period for these works commence from August 17, 2018.

Staff further recommends that Marbrook Street and Peterhouse Street within, Plan 65M-4403, and that Block 14, Plan 65M-3152 and Block 67, Plan 65M-4403 be established as public highway to become part of Marbrook Street.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Appendix A - List of Fulfilled Subdivision Agreement Sections
- Map A - Location Map
- Map B - Registered Plan 65R-34313
- Map C - Registered Plan 65M-4403
- Map D - Registered Plan 65M-3152

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Report Approval Details

Document Title:	SRPRS.19.139 2099685 ONTARIO INC.docx
Attachments:	- SPRPRS.19.139 Appendix A.docx - SPRPRS.19.139 MAP A.pdf - SPRPRS.19.139 MAP B.pdf - SPRPRS.19.139 MAP C.pdf - SPRPRS.19.139 MAP D.pdf
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 - 9:08 AM

Kelvin Kwan - Aug 23, 2019 - 9:46 AM

Task assigned to David Dexter was completed by delegate Cedric Stone

Cedric Stone on behalf of David Dexter - Aug 23, 2019 - 4:33 PM

Task assigned to Neil Garbe was completed by delegate Italo Brutto

Italo Brutto on behalf of Neil Garbe - Aug 27, 2019 - 9:10 AM