



Staff Report for Committee of the Whole Meeting

Date of Meeting: November 6, 2019

Report Number: SRPRS.19.163

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

Subject: SRPRS.19.163 - Assumption of Municipal Services, Richmond Hill Jefferson Forest Inc.,
City File: D03-99021 Phase 2

Purpose:

To assume the internal and external aboveground and belowground municipal services associated with Plan of Subdivision File 19T-99021 Phase 2, known as Richmond Hill Jefferson Forest Inc., and to establish lands as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4335, (Subdivision File 19T-99021 Phase 2) be approved;
- b) That the assumption of the external aboveground and belowground municipal services related to Subdivision File 19T-99021 Phase 2, located within the Wings View Gate, Arden Valley Street and Shadow Falls Drive road allowances within Plan 65M-3602, be approved;
- c) That Paper Mills Crescent, Riding Mountain Drive, Wings View Gate, Arden Valley Street, Pulpwood Crescent, Shadow Falls Drive, Port Arthur Crescent, and Georgia Court within Plan 65M-4335 be assumed as public highway;
- d) That reserve Block 519 on Plan 65M-3602, be established as public highway to form part of Wings View Gate;
- e) That reserve Block 518 on Plan 65M-3602, be established as public highway to form part of Arden Valley Street;
- f) That reserve Block 517 on Plan 65M-3602, be established as public highway to form part of Shadow Falls Drive;
- g) That reserve Block 108 on Plan 65M-4168, be established as public highway to form part of Georgia Court;

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- h) That reserve Block 185 on Plan 65M-4335, be established as public highway to form part of Riding Mountain Drive;
- i) That reserve Blocks 186, 187, 188 and 180 on Plan 65M-4335, be established as public highway to form part of Paper Mills Crescent; and
- j) That reserve Block 101 on Plan 65M-4335 be established as public highway to form part of Port Arthur 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.

Background:

The subject lands are part of Plan of Subdivision 19T-99021 Phase 2, also known as Richmond Hill Jefferson Forest Phase 2, which is located north of 19th Avenue and west of Bayview Avenue, as illustrated on Map A.

As part of Subdivision File 19T-99021 Phase 2, the following works have been constructed:

- Internal aboveground and belowground services have been constructed within Plan 65M-4335; and
- External storm drainage, sanitary drainage, water distribution system, service connections and public highway works have been constructed within the existing Arden Valley Street, Shadow Falls Drive and Wings View Gate road allowances as part of this Subdivision.

The developer has requested that the internal aboveground and belowground services within Plan 65M-4335 (Subdivision File 19T-99021 Phase 2) be assumed by the City.

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The developer has further requested that the external aboveground and belowground municipal services within the existing Arden Valley Street, Shadow Falls Drive and Wings View Gate road allowances associated with Subdivision File 19T-99021 Phase 2, also be assumed by the City.

Based on fulfillment of the conditions from the subdivision agreement, as summarized in Appendix A, staff recommends the assumption of the internal and external aboveground and belowground services associated with Subdivision File 19T-99021 Phase 2.

Staff also recommends that several reserve blocks can now be established as public highway to form part of the respective adjacent road allowances, as follows:

- Reserve Block 519 on Plan 65M-3602 be established as public highway to form part of Wings View Gate;
- Reserve Block 518 on Plan 65M-3602, be established as public highway to form part of Arden Valley Street;
- Reserve Block 517 on Plan 65M-3602, be established as public highway to form part of Shadow Falls Drive;
- Reserve Block 108 on Plan 65M-4168, be established as public highway to form part of Georgia Court;
- Reserve Block 185 on Plan 65M-4335, be established as public highway to form part of Riding Mountain Drive;
- Reserve Blocks 186, 187, 188 and 180 on Plan 65M-4335, be established as public highway to form part of Paper Mills Crescent; and
- Reserve Block 101 on Plan 65M-4335 be established as public highway to form part of Port Arthur Crescent.

Staff further recommend that Paper Mills Crescent, Riding Mountain Drive, Wings View Gate, Arden Valley Street, Pulpwood Crescent, Shadow Falls Drive, Port Arthur Crescent, and Georgia Court within Plan 65M-4335 be assumed as public highway.

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-99021 Phase 2. The annual maintenance cost for this infrastructure is estimated to be \$29,328.00. 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 that the internal and external aboveground and belowground municipal services associated with Subdivision File 19T-99021 Phase 2 be assumed by the City; that the reserve blocks outlined in this report be established as public highway to form part of the respective road allowances; and that Paper Mills Crescent, Riding Mountain Drive, Wings View Gate, Arden Valley Street, Pulpwood Crescent, Shadow Falls Drive, Port Arthur Crescent, and Georgia Court within Plan 65M-4335 be assumed 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 the contact person listed in this document.

- Appendix A - List of Fulfilled Subdivision Agreement Sections
- Map A - Location Map
- Map B - Registered Plan 65M-4335

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Report Approval Details

Document Title:	SRPRS.19.163 Richmond Hill Jefferson Forest Inc.docx
Attachments:	- SPRPRS.19.163 Appendix A.docx - SPRPRS.19.163 Map A.pdf - SPRPRS.19.163 Map B.pdf
Final Approval Date:	Oct 24, 2019

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

Dan Terzievski - Oct 24, 2019 - 2:29 PM

Kelvin Kwan - Oct 24, 2019 - 2:56 PM

David Dexter - Oct 24, 2019 - 3:25 PM

Neil Garbe - Oct 24, 2019 - 3:43 PM