



Staff Report for Council Meeting

Date of Meeting: March 11, 2020

Report Number: SRPR.20.012

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

Subject: SRPRS.20.012 – Assumption of Municipal Services – Subdivision File 19T-99007, Phase 2 - Zavala Developments Inc., City File: D03-99007

Purpose:

To assume the internal aboveground and belowground municipal services associated with Subdivision File 19T-99007 Phase 2, (known as Zavala Developments Inc.), as well as to assume the related road allowance as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-3824 (Subdivision File 19T-99007 Phase 2), be approved;
- b) That MacLeod Estate Court, within the limits of Plan 65M-3824 (Subdivision File 19T-99007 Phase 2), be assumed as public highway.

Contact Person:

Angelo J Vincent, Project Coordinator, 905-747-6308 and/or Jeff Walters, Manager, Development Engineering Subdivisions and Stormwater Management, 905-747-6380.

Report Approval:

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

Approved by: Mary-Anne Dempster, Interim 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 Plan of Subdivision 19T-99007, Phase 2 (Zavala Developments Inc.). The subdivision is located north of Jefferson Side Road and west of Yonge Street, as indicated on Map 1.

As part of Phase 2 of Subdivision 19T-99007, internal aboveground and belowground services have been constructed within Plan 65M-3824, including the MacLeod Estate Court road allowance.

The developer has requested that the internal and belowground services within Plan 65M-3824 (Subdivision File 19T-99007 Phase 2) be assumed by the City.

Based on the fulfillment of the conditions from the subdivision agreement, as summarized in Appendix A, staff recommends the assumption of these internal aboveground and belowground services.

In addition, Staff recommends that the MacLeod Estate Court road allowance within Plan 65M-3824 be assumed as public highway.

Financial/Staffing/Other Implications:

Upon assumption, the City will be responsible for the maintenance and operation of the internal aboveground and belowground municipal infrastructure identified above. The annual maintenance cost is estimated to be \$2550.

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

Relationship to the Strategic Plan:

The assumption of these municipal services demonstrates our responsibility to wisely manage our public infrastructure and resources

Conclusion:

Based on the above, staff recommends the assumption of the internal aboveground and belowground municipal services associated with Subdivision File 19T-99007 Phase 2, as outlined in this report. Staff further recommends that the MacLeod Estate Court road allowance within Plan 65M-3824, be assumed as public highway.

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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 the contact person listed in this document.

- Appendix A, List of Fulfilled Subdivision Agreement Sections
- Map 1, Location Map
- Map 2, 65M-3824

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Report Approval Details

Document Title:	SRPRS.20.012 - Assumption of Municipal Services - Zavala Developments Inc. Ph 2 - Subdivision File 19T-99007 65M-3824.docx
Attachments:	- SRPRS.20.012 Appendix A.docx - SRPRS.20.012_ MAP 1.pdf - SRPRS.20.012-Map 2 65M-3824.pdf
Final Approval Date:	Feb 24, 2020

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

Dan Terzievski - Feb 24, 2020 - 2:21 PM

Kelvin Kwan - Feb 24, 2020 - 2:38 PM

David Dexter - Feb 24, 2020 - 2:43 PM

MaryAnne Dempster - Feb 24, 2020 - 5:21 PM