



Staff Report for Council Meeting

Date of Meeting: March 11, 2020

Report Number: SRPRS.20.013

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

Subject: SRPRS.20.013 - Assumption of Municipal Services - Zavala Developments Inc., Phase 4 - Subdivision File 19T-99007, Phase 4 - City File: D03-99007 Phase 4

Purpose:

To assume the internal and external aboveground and belowground municipal services (excluding watermains) constructed as part of Subdivision File 19T-99007, Phase 4, (known as Zavala Developments Inc.), as well as to assume associated road allowances and establish the related reserve blocks as public highway.

Recommendation(s):

- a) That the assumption of aboveground and belowground municipal services (excluding municipal watermains) constructed as part of Subdivision File 19T-99007 Phase 4 within Plan 65M-4083, be approved;
- b) That the assumption of the external aboveground and belowground municipal services constructed as part of Subdivision File 19T-99007 Phase 4 within south half of Lot 61, Concession 1, designated as Part 1 on Plan 65R-27942 and Part 1 on Plan 65R-27986, be approved;
- c) That the assumption of external aboveground and belowground municipal services constructed as part of Subdivision File 19T-99007 Phase 4 within Lot 61, Concession 1, designated as Parts 1 and 2 on Plan 65R-31040, be approved;
- d) That Milos Road, Stoyell Drive, Yang Street, Sequin Drive, Winisk Street, Lourakis Street, Overhold Crescent and Mansard Drive, within the limits of Plan 65M-4083 (Subdivision File 19T-99007 Phase 4), be assumed as public highway; and
- e) That reserve Blocks 276 and 277 on Plan 65M-4083 (Subdivision File 19T-99007 Phase 4), be established as public highway to form part of Milos Road.

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Contact Person:

Angelo J Vincent, Project Coordinator, 905-747-6308
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 4 (Zavala Developments Inc.). This subdivision is located north of Jefferson Sideroad and east of Bathurst Street, as indicated on Map 1.

Internal aboveground and belowground services have been constructed within the Milos Road, Stoyell Drive, Yang Street, Sequin Drive, Winisk Street, Lourakis Street, Overhold Crescent and Mansard Drive road allowances, as part of Phase 4 of this subdivision. There are also external aboveground and belowground municipal services, including storm drainage works and access roads, constructed on Part 1 of Plan 65R-27942 and Part 1 of Plan 65R-27986 as well as future municipal roads constructed on Parts 1 and 2 of Plan 65R-31040, all within Lot 61, Concession 1.

At this time, the internal watermain for this subdivision have not met the required City standards with respect to residual water pressures and therefore cannot be assumed as this time. Once these deficiencies have been corrected, the internal watermain will be assumed under a separate staff report.

At this time, the developer has requested that the internal aboveground and belowground services (excluding the watermain) constructed within Plan 65M-4083 of Subdivision File 19T-99007 Phase 4, be assumed by the City. In addition, the developer has requested that the external aboveground and belowground municipal services constructed on Part 1 of Plan 65R-27942 and Part 1 of Plan 65R-27986 and the future municipal roads constructed on Parts 1 and 2 of Plan 65R-31040, all within Lot 61, Concession 1, 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 these internal and external aboveground and belowground services.

Staff also recommends that the Milos Road, Stoyell Drive, Yang Street, Sequin Drive, Winisk Street, Lourakis Street, Overhold Crescent and Mansard Drive road allowances within Plan 65M-4083 be assumed as public highway, and that reserve Blocks 276 and 277 be established as public highway to form part of Milos Road.

Financial/Staffing/Other Implications:

Upon assumption, the City will be responsible for the maintenance and operation the above and belowground infrastructure noted above. The annual maintenance cost is estimated to be \$50,656.

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:

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

Conclusion:

Based on the above, staff recommends assumption of the internal and external aboveground and belowground municipal services associated with Subdivision File 19T-99007 Phase 4, as outlined in this report. Staff further recommends that the Milos Road, Stoyell Drive, Yang Street, Sequin Drive, Winisk Street, Lourakis Street, Overhold Crescent and Mansard Drive, within Plan 65M-4083 be assumed as public highway and that the related reserve Blocks be established as public highway, as outlined in this report.

Attachments:

The following attached documents may include scanned images of appendices, 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 1, Location Map
- Map 2, 65M-4083

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Report Approval Details

Document Title:	SRPRS.20.013 - Zavala Develoments Inc., Phase 4. 19T-99007, 65M-4083. Assumption of Municipal Services.docx
Attachments:	- SRPRS.20.013 Appendix A.docx - SRPRS.20.013_ MAP1.pdf - SRPRS.20.013-Map 2 65M-4083.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 - 2:22 PM

Kelvin Kwan - Feb 24, 2020 - 2:39 PM

David Dexter - Feb 24, 2020 - 2:44 PM

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