



Staff Report for Council Meeting

Date of Meeting: March 11, 2020

Report Number: SRPRS.20.014

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

Subject: SRPRS.20.014 – Assumption of Municipal Services, Zavala Developments Inc. Phase 5 - Subdivision File 19T-99007, Phase 5 - City File:D03-99007

Purpose:

To assume the internal aboveground and belowground municipal services (excluding municipal watermains) associated with the Subdivision File 19T-99007, Phase 5, (known as Zavala Developments Inc.) as well as to assume the related road allowances as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services (excluding municipal watermains) within Plan 65M-4187 (Subdivision File 19T-99007, Phase 5), be approved; and
- b) That Philips View Crescent, Farmhouse Crescent, Philips Lake Court, Amaranth Court, Military Court and Bassview Court within the limits of Plan 65M-4187 (Subdivision File 19T-99007 Phase 5), 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.

Page 2

Background:

The subject lands are located within Phase 5 of Plan of Subdivision 19T-99007 (Zavala Developments Inc.). The subdivision is located north of Jefferson Side Road and east of Bathurst Street, as indicated on Map 1.

As part of this Subdivision, internal aboveground and belowground services have been constructed within Plan 65M-4187 (Subdivision File 19T-99007, Phase 5), including the Philips View Crescent, Farmhouse Crescent, Philips Lake Court, Amaranth Court, Military Court and Bassview Court municipal roads.

The municipal watermains for Phase 5 of this subdivision currently do not meet City standards with respect to water pressure. As such, they cannot be assumed at this time. These watermains will be assumed date through a separate staff report at a later date, once the deficiencies have been corrected.

The developer has requested that the internal and belowground services, excluding the watermains, within Plan 65M-4187 (Subdivision File 19T-99007 Phase 5) 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 the remainder of these internal aboveground and belowground services.

In addition, Staff recommends that the Philips View Crescent, Farmhouse Crescent, Philips Lake Court, Amaranth Court, Military Court and Bassview Court road allowances within Plan 65M-4187 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 \$21,136.

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 (excluding municipal watermains) associated with Phase 5 of Subdivision File 19T-99007, as outlined in this report.

Page 3

Staff further recommends that the Philips View Crescent, Farmhouse Crescent, Philips Lake Court, Amaranth Court, Military Court and Bassview Court road allowances within Plan 65M-4187 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 1, Location Map
- Map 2, 65M-4187

Page 4

Report Approval Details

Document Title:	SRPRS.20.014 Assumption of Municipal Services-Zavala Developments Inc., 19T-99007, Phase 5 65M-4187 .docx
Attachments:	- SRPRS.20.014 Appendix A.docx - SRPRS.20.014_Map1.pdf - SRPRS.20.014-Map 2 65M-4187.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 - 2:23 PM

Kelvin Kwan - Feb 24, 2020 - 2:40 PM

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

MaryAnne Dempster - Feb 24, 2020 - 5:47 PM