



## **Staff Report for Council Meeting**

**Date of Meeting:** March 11, 2020

**Report Number:** SRPRS.20.025

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

**Subject:** **SRPRS.20.025 - Assumption of Municipal Services - Carrville Investments Ltd. Subdivision File 19T-15002 and Site Plan File D06-14077 - City File: D03-15002 and D06-14077**

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### **Purpose:**

To assume the internal and external aboveground and belowground municipal services associated with the Plan of Subdivision File 19T-15002 and Site Plan File D06-14077, known as Carrville Investments Ltd., and to assume road allowances as public highway.

### **Recommendation(s):**

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4563 (Subdivision File 19T-15002) be approved;
- b) That the assumption of the external Sanitary Drainage and Storm Drainage municipal services within Block 3, 65M-4521 associated with Subdivision File 19T-15002, be approved;
- c) That the assumption of the aboveground municipal services within the existing Petrolia Court road allowance associated with Subdivision File 19T-15002, be approved;
- d) That the assumption of the aboveground and belowground municipal services associated with Site Plan File D06-14077, installed within an easement described as Part of Block 1, 65M-4521, designated as Part 2 of 65R-36617, be approved;
- e) That Shining Willow Court, within the limits of Plan 65M- 4563 (Subdivision File 19T-15002), be assumed as public highway;
- f) That Reserve Block 7, Plan 65M-4049 be establish as public highway to become part of Petrolia Court; and
- g) That Reserve Block 19, Plan 65M-2856 be establish as public highway to become part of Myers Boulevard.

## **Page 2**

### **Contact Person:**

Manuela Kodra, Project Coordinator, 905-747-6415 and/or

Jeff Walters, Manager, Development Engineering Subdivisions and Stormwater Management, 905-747-6380, and/or

Paul Guerreiro Manager, Development Engineering, Site Plan Infills and High Rise Constructions, 905-747-6448

### **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 3

### **Background:**

The subject lands are located within Plan of Subdivision 19T-15002 and Site Plan File D06-14077 known as Carrville Investments Ltd. The subdivision and site plan developments are located south of Carrville Road and east of Bathurst Street as indicated on Map1.

The Carrville Investments development area was constructed in two phases.

Phase 1 consists of a townhouse development associated with Site Plan File D06-14077. In order to facilitate the subdivision development, municipal services were installed within a municipal easement under the Phase 1 Site Plan development (refer to Map 1 for location of easement within site plan).

Phase 2 development is comprised of single-family dwellings within Subdivision File 19T-15002, located south of the townhouse development (refer to Map 1 for location of subdivision). This subdivision involved construction of internal municipal servicing within 65M-4563 which included the construction of Shining Willow Court and also external storm and sanitary sewers within City lands (Block 3 on 65M-4521) to connect to the sewer outlets constructed under the site plan development.

The developer has requested that the internal and external municipal services associated with Site Plan File D06-14077 and Subdivision File 19T-15002, be assumed by the City.

Based on fulfillment of the conditions from the related subdivision and site plan agreements as summarized in Appendix A and Appendix B, staff recommends assumption of the internal and external aboveground and belowground services by the City.

Staff further recommends that Shining Willow Court within Plan 65M-4563 be assumed as public highway.

In addition Staff also recommends that Reserve Block 7 on Plan 65M-4049 be establish as public highway to become part of Petrolia Court and that Reserve Block 19 on Plan 65M-2856 be establish as public highway to become part of Myers Boulevard.

### **Financial/Staffing/Other Implications:**

Upon assumption, the City will be responsible for the maintenance and operation of above and belowground infrastructure within the subject lands. The annual maintenance cost is estimated to be \$ 4,416.00.

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

## **Page 4**

### **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 and external aboveground and belowground municipal services associated with Subdivision File 19T-15002 and Site Plan File D06-14077, as outlined in this report.

Staff further recommends that Shining Willow Court within Plan 65M-4365 be assumed as public highway and that Reserve Block 7 on Plan 65M-4049 be establish as public highway to become part of Petrolia Court and Reserve Block 19 on Plan 65M-2856 be establish as public highway to become part of Myers Boulevard.

### **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
- Appendix B, List of Fulfilled Site Plan Agreement Conditions
- Map 1, Location Map
- Map 2, 65M-4563

## Page 5

### Report Approval Details

Document Title:	SRPRS.20.025 Carrville Investments Ltd. Assumption of Municipal Services.docx
Attachments:	- SRPRS.20.025 Appendix A.docx - SRPRS.20.025 Appendix B.docx - SRPRS.20.025 Map 1, Location Map.pdf - SRPRS.20.025Map 2, 65M-4563.pdf
Final Approval Date:	Feb 25, 2020

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

**Dan Terziewski - Feb 25, 2020 - 1:53 PM**

**Kelvin Kwan - Feb 25, 2020 - 1:58 PM**

**David Dexter - Feb 25, 2020 - 3:04 PM**

**MaryAnne Dempster - Feb 25, 2020 - 3:43 PM**