



Staff Report for Council Meeting

Date of Meeting: April 8, 2020
Report Number: SRPRS.20.016

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

Subject: SRPRS.20.016 – Assumption of Municipal Services – Casa Developments Inc. – Subdivision File 19T-07005 – City File: D03-07005

Purpose:

To assume of certain internal and external aboveground and belowground municipal services and related right-of-ways associated with Subdivision File 19T-07005.

Recommendation(s):

- a) That the assumption of the internal aboveground and belowground municipal services within Plan 65M-4365 (excluding the storm water management facilities located within Blocks 71 and 72) related to Subdivision File 19T-07005 , be approved;
- b) That the assumption of the external aboveground and belowground municipal services within the Bethesda Side Road, Bayview Avenue and Bayview Park Lane and Sandbanks Drive road allowances (excluding the sanitary force main within Bayview Avenue, Sunset Beach Road, Bayview Park Lane, and Dovetail Drive as well as the external sanitary pumping station adjacent to Sunset Beach Road located within Lots 12 to 18 on Plan 105 Whitchurch and Lots 21 to 28 on Plan 104 Whitchurch) related to Subdivision File 19T-07005, be approved;
- c) That Dariole Drive, Denarius Crescent, Anchusa Drive, Helliwell Crescent, Kohl Street, and Hass Avenue within the limits of Plan 65M-4365 (Subdivision File 19T-07005), be assumed as public highway; and
- d) That the 24 month guarantee period for the assumed municipal services noted in a) and b) commence from April 15, 2019.

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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:

Casa Developments Inc. lands are located within Plan of Subdivision 19T-07005. This subdivision is located south of Bethesda Sideroad and east of Bayview Avenue, as indicated on Map 1.

Internal and external aboveground and belowground services have been constructed as part of this subdivision.

The developer has completed the internal aboveground and belowground services within Plan 65M-4365 of Subdivision 19T-07005, save and except the stormwater management facilities within Blocks 71 and 72 of Plan 65M-4365. As such, the developer has requested assumption of these services. As the stormwater management facilities are not ready for assumption due to outstanding deficiencies, they will be assumed at a later date under a separate staff report.

The developer has also constructed and requested assumption of the external aboveground and belowground services associated with Subdivision File 19T-07005 located within the Bethesda Side Road, Bayview Avenue, Bayview Park Lane and Sandbanks Drive road allowances. While the majority of these works have been completed, the external sanitary forcemain (located within Bayview Avenue, Sunset Beach Road, Bayview Park Lane, and Dovetail Drive) as well as the external sanitary pumping station adjacent to Sunset Beach Road (located within Lots 12 to 18 on Plan 105 Whitchurch and Lots 21 to 28 on Plan 104 Whitchurch), still require submission of an Operations and Maintenance Manual to the City.

As such, the external sanitary pumping station and the forcemain will be assumed later under a separate staff report once this Manual is finalized and approved by the City.

Based on fulfillment of the conditions from the subdivision agreement as summarized in Appendix A, staff recommends that the internal and external aboveground and belowground services noted above be assumed by the City.

The developer has also requested that the 24-month guarantee period associated with the assumed municipal services related to 19T-07005, commence from the date that final inspection clearances were issued by City staff, which was April 15, 2019. Staff have reviewed and support this request and recommend that the guarantee period end on April 15, 2021, to correspond with this inspection date.

In addition, staff recommends that the Dariole Drive, Denarius Crescent, Anchusa Drive, Helliwell Crescent, Kohl Street and Hass Avenue, within Plan 65M-4365 be assumed as public highway.

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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 \$38,480.

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 assumption of the internal and external aboveground and belowground municipal services (excluding the stormwater management facilities, external sanitary forcemain and external sanitary pumping station) associated with Subdivision File 19T-07005, as outlined in this report. Staff further recommends that the Dariole Drive, Denarius Crescent, Anchusa Drive, Helliwell Crescent, Kohl Street and Hass Avenue, within Plan 65M-4365 be assumed as public highway. Staff also recommend that the 24-month guarantee period for the assumed municipal services commence from April 15, 2019, to conform with the final inspection date.

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-4365

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Report Approval Details

Document Title:	SRPRS.20.016 - Assumption of Municipal Services - Casa Developments Inc. - Subdivision File 19T-07005 65M-4365 rev.docx
Attachments:	- SRPRS.20.016 Appendix A.docx - SRPRS.20.016_MAP1.pdf - SRPRS.20.016-Map 2 65M-4365.pdf
Final Approval Date:	Mar 9, 2020

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

Dan Terzievski - Mar 6, 2020 - 2:42 PM

Kelvin Kwan - Mar 6, 2020 - 2:51 PM

Task assigned to David Dexter was completed by delegate Gigi Li

Gigi Li on behalf of David Dexter - Mar 9, 2020 - 9:23 AM

MaryAnne Dempster - Mar 9, 2020 - 10:49 AM