



Staff Report for Council Meeting

Date of Meeting: July 8, 2020
Report Number: SRPRS.20.017

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

Subject: **SRPRS.20.017 - Assumption of Municipal Services – Heathwood Homes (Jefferson) Limited, - Subdivision File 19T-12008, - City File: D03-12008**

Purpose:

To assume the internal and external aboveground and belowground municipal services and related right-of-ways associated with Subdivision File 19T-12008 (Heathwood Homes Limited).

Recommendation(s):

- a) That the assumption of the internal aboveground and belowground municipal services within Plan 65M-4482 (Subdivision File 19T-12008), be approved;
- b) That the assumption of the external aboveground and belowground municipal services within the Jefferson Sideroad, Grange Drive and Harris Avenue road allowances, as well as the external aboveground municipal services within Blocks 165, 166, 167 and 241 on Plan 65M-3754 related to Subdivision File 19T-12008, be approved;
- c) That Teetzel Gate, Grange Drive, Settlement Crescent, Yuan Drive, Rhine River Street, and Germani Court within the limits of Plan 65M-4482 (Subdivision File 19T-12008), be assumed as public highway;
- d) That the reserve Block 121 on Plan 65M-4482 and Block 252 on Plan 65M-3752, be established as public highway to form part of Grange Drive; and
- e) That the two year guarantee period for the above noted municipal services commence from May 17, 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, 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:

Heathwood Homes (Jefferson) Limited lands are located within Plan of Subdivision 19T-12008. This subdivision is located south of Jefferson Sideroad and west of Yonge Street, 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-4482 for Subdivision File 19T-12008. As such, the developer has requested assumption of these services.

The developer has also constructed and requested assumption of the external aboveground and belowground services associated with Subdivision File 19T-12008 located within the Jefferson Sideroad, Grange Drive and Harris Avenue road allowances as well as the external aboveground municipal services within Blocks 165, 166, 167 and 241 on Plan 65M-3754.

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 noted above by the City.

In addition, Staff recommends that the Teetzel Gate, Grange Drive, Settlement Crescent, Yuan Drive, Rhine River Street and Germani Court within Plan 65M-4482 be assumed as public highway and that reserve Block 121 on Plan 65M-4482 and Block 252 on Plan 65M-3752 be established as public highway to form part of Grange Drive.

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 for this is estimated to be \$26,720.

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 associated with Subdivision File 19T-12008, as outlined in this report. Staff further recommends that the Teetzel Gate, Grange Drive, Settlement Crescent, Yuan Drive, Rhine River Street and Germani Court

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within Plan 65M-4482 be assumed as public highway, and that the related reserve Blocks listed above, be established 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-4482

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Report Approval Details

Document Title:	SRPRS.20.017 - Assumption of Municipal Services - Heathwood Homes Limited - Sub File 19T-12008, 65M-4482.docx
Attachments:	- SRPRS.20.017 Appendix A.docx - SRPRS.20.017 Map 1- Location Map.pdf - SRPRS.20.017 Map 2 - M Plan 65M-4482.pdf
Final Approval Date:	Jun 17, 2020

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

Dan Terziewski - Jun 16, 2020 - 8:56 AM

Kelvin Kwan - Jun 16, 2020 - 8:58 AM

David Dexter - Jun 17, 2020 - 12:05 PM

MaryAnne Dempster - Jun 17, 2020 - 1:47 PM