



## **Staff Report for Council Meeting**

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

**Report Number:** SRPI.20.019

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

**Subject:** SRPI.20.019 Establish Lands as Public Highway – Rosewater Street (Parts 2 and 9 on Plan 65R-37944 and Parts 2, 3 and 8 on Plan 65R-38148) and Westwood Lane (Parts 1 and 6 on Plan 65R-37944 and Part 7 on Plan 65R-38148), City File: L03-19001 (related files D06-12082 and D06-12066)

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### **Purpose:**

To establish certain lands as public highway for municipal addressing of new development fronting onto Rosewater Street and to establish certain lands as public highway for access to form part of Westwood Lane.

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

- a) That the Lands described as Part of Lot 38, Concession 1, designated as Parts 2 and 9 on Plan 65R-37944 and Parts 2, 3, and 8 on Plan 65R-38148 be established as public highway to form part of Rosewater Street; and
- b) That the Lands described as Part of Lot 38, Concession 1, designated as Parts 1 and 6 on Plan 65R-37944 and Part 7 on Plan 65R-38148 be established as public highway to form part of Westwood Lane.

### **Contact Person:**

Annie Kwok, Development Engineering Programs Coordinator, 905-771-2456 and/or  
Deborah Giannetta, Manager Development Site Plans, (905) 771-5542 and/or  
Jeff Walters, Manager Development Engineering Subdivisions and Stormwater  
Management

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### **Report Approval:**

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**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:**

The development lands are municipally known as 8868 and 8888 Yonge Street, and are located on the southwest corner of Westwood Lane and Yonge Street, as shown on Map 1.

The owners of the development lands, 8868 Yonge St. being Collecdev (8868 Yonge) LP and 8888 Yonge St. being Metroview Developments (Westwood) Inc., conveyed Parts 2 and 9 on Plan 65R-37944 and Parts 2, 3, and 8 on Plan 65R-38148 to the City for a future north south local road as a condition of a Servicing Agreement (File L03-19001) between the City and Collecdev (8868 Yonge) LP to construction of a portion of Rosewater Street and to install municipal infrastructure to provide servicing for 8868 and 8888 Yonge Street as well as other area developments in the future. The owners also conveyed to the City Parts 1 and 6 on Plan 65R-37944 and Part 7 on Plan 65R-38148 as road widening to form part of Westwood Lane, as referenced in Appendix A and B. The remainder of Rosewater Street, from the limit of the development south to Roosevelt Drive, will be constructed through future development applications by others.

With the lands conveyed to the City, the servicing agreement registered, and the municipal works underway, Collecdev (8868 Yonge) LP is now in a position to proceed with municipal addressing of the new development.

In order to facilitate municipal addressing for the new development along the new street, Parts 2 and 9 on Plan 65R-37944 and Parts 2, 3, and 8 on Plan 65R-38148 need to be established as a new public highway called Rosewater Street, prior to the assumption of the new municipal infrastructure. The Developer will still be required to maintain the roadway free from debris and obstruction (including snow removal) for vehicular traffic at the Developer's own expense, until the municipal infrastructure and services can be assumed by the City.

At the same time, the road widening conveyed to the City along Westwood Drive must be established as public highway to form part of Westwood Lane, in order to provide legal access to a public highway from Rosewater Street for Collecdev (8868 Yonge) LP.

City staff supports this approach and recommend that Council establish the above noted lands as a Public Highway for the purposes of access to Westwood Lane and to enable municipal addressing prior to assumption of any municipal infrastructure and services within Rosewater Street.

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

There are no financial or staffing implications arising from this report.

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### **Relationship to the Strategic Plan:**

The recommendations in this report demonstrate the strategic objective of building stronger connections with the Community and our responsibility to serve as a role model for municipal management of our resources.

### **Conclusion:**

Based on the above, staff recommends that the lands indicated in this report and further described as Part of Lot 38, Concession 1 and designated as Parts 2 and 9 on Plan 65R-37944 and Parts 2, 3, and 8 on Plan 65R-38148 be established as public highway to form part of Rosewater Street; and Parts 1 and 6 on Plan 65R-37944 and Part 7 on Plan 65R-38148 be established as public highway to form part of Westwood Lane.

### **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.

- Map 1, Location Map
- Appendix A, Parts 1, 2, 6 and 9 on 65R-37944
- Appendix B, Parts 2, 3, 7 and 8 on 65R-38148

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### Report Approval Details

Document Title:	SRPI.20.019 Establish Lands As Public Highway - Rosewater Street and Westwood Lane.docx
Attachments:	- SRPRI.20.019 - Map 1, Location Map.pdf - SRPI.20.019 - Appendix A Parts 1, 2, 6 and 9 on 65R-37944.pdf - SRPI.20.019 - Appendix B Parts 2, 3, 7 and 8 on 65R-38148.pdf
Final Approval Date:	Oct 26, 2020

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

**Dan Terzievski - Oct 23, 2020 - 8:38 AM**

**Paolo Masaro - Oct 23, 2020 - 2:48 PM**

**Kelvin Kwan - Oct 23, 2020 - 2:50 PM**

**MaryAnne Dempster - Oct 26, 2020 - 2:53 PM**