



Staff Report for Council Meeting

Date of Meeting: November 25, 2020

Report Number: SRPI.20.011

Department: Planning and Infrastructure
Division: Infrastructure and Engineering Services

Subject: SRPI.20.011 Assumption of Municipal Services,
Garden Homes (Bond) Inc., Plan 65M-4510
(Subdivision File 19T-12011); City File D03-
12011

Purpose:

To assume internal and external aboveground and belowground municipal services associated with Garden Homes (Bond) Inc., Subdivision File 19T-12011, and assume lands as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4510, Subdivision File 19T-12011 be approved;
- b) That the assumption of the external aboveground and belowground municipal services within the existing Bond Crescent road allowance, associated with Subdivision File 19T-12011, be approved;
- c) That the assumption of the external storm drainage within Part 2 on Plan 65R-2419, associated with Subdivision File 19T-12011, be approved;
- d) That Wellspring Avenue and Glen Street within the limit of Plan 65M-4510 (Subdivision File 19T-12011), be assumed as public highway; and
- e) That the two year guarantee period for the above noted municipal services commence from September 1, 2020.

Contact Person:

Manuela Kodra, Project Coordinator, (905) 747-6415 and/or
Jeff Walters, Manager, Development Engineering Subdivisions and Stormwater
Management, (905) 747-6380

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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 subject lands known as Garden Homes (Bond) Inc. are located within Subdivision File 19T-12011. This subdivision is located south of King Road and West of Yonge Street, as indicated on Map 1.

The developer has requested that the internal aboveground and belowground services constructed within Plan 65M-4510 for Subdivision File 19T-12011, as well as the external aboveground and belowground services constructed within Bond Crescent and storm drainage within Part 2, Plan 65R-2419, be assumed by the City.

Internal aboveground and belowground municipal services have been satisfactorily constructed within the Wellspring Avenue and Glenn Street road allowance as part of this Subdivision.

External aboveground and belowground municipal services have also been constructed within the existing Bond Crescent road allowance and storm drainage within Part 2, on Plan 65R-2419 as part of this subdivision.

Based on the fulfilment 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.

In addition, Staff recommends that Wellspring Avenue and Glenn Street road allowances within Plan 65M-4510 be assumed as public highway.

Further, staff recommends that 24-month guarantee period for the assumed municipal services commence from the date of the final municipal inspection clearances, which occurred on September 1, 2020.

Financial/Staffing/Other Implications:

Upon assumption, the City will be responsible for the maintenance and operation of the aboveground and belowground infrastructure noted above. The annual maintenance cost for is estimated to be \$ 5,928.

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-

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12011, as outlined in this report and that Wellspring Avenue and Glen Street road allowances within Plan 65M-4510 be assumed as public highway.

Staff further recommends that the 24-months guarantee period for these works commence from September 1, 2020.

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 Section
- Map 1, Location Map
- Map 2, 65M-4510

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Report Approval Details

Document Title:	SRPI.20.011, Garden Homes Bond (Inc), 19T-12011.docx
Attachments:	- SRPI.20.011, MAP 1, Location Map.pdf - SRPI.20.011, MAP 2, 65M-4510.pdf - SRPI.20.011, Appendix A.docx
Final Approval Date:	Nov 19, 2020

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

Dan Terzievski - Nov 18, 2020 - 12:25 PM

Paolo Masaro - Nov 19, 2020 - 7:41 AM

Kelvin Kwan - Nov 19, 2020 - 8:24 AM

David Dexter - Nov 19, 2020 - 8:40 AM

MaryAnne Dempster - Nov 19, 2020 - 8:53 AM