



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 4, 2017

Report Number: SRPRS.17.185

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

Subject: SRPRS.17.185 - 709511 Ontario Inc., P.
Paglialunga & Associates Ltd. and Ariscourt
Developments Inc. - Assumption of Municipal
Services for Subdivision File 19T-03015 - Town
File: D03-03015

Purpose:

To assume the internal and external aboveground and belowground municipal services associated with the Plan of Subdivision File 19T-03015, known as 709511 Ontario Inc., P. Paglialunga & Associates Ltd. and Ariscourt Developments Inc., to assume the related right-of-way as public highway and to establish a reserve block as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4288, (Subdivision File 19T-03015), be approved;
- b) That Brookgreene Crescent, within the limits of Plan 65M-4288, (Subdivision File 19T-03015), be assumed as public highway;
- c) That the assumption of the external municipal services within the existing Brookside Road road allowance associated with Subdivision File 19T-03015, be approved; and
- d) That reserve Block 29, Plan 65M-3264 be established as public highway to become part of Brookgreene Crescent.

Contact Person:

Manuela Kodra, Project Coordinator, 905-747-6415
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: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Background:

The subject lands are located within Plan of Subdivision 19T-03015. The subdivision is located north of Elgin Mills Road and west of Yonge Street, as indicated on Map 1.

Internal aboveground and belowground services have been constructed within the Brookgreene Crescent road allowance as part of this Subdivision. The developer has requested that the internal aboveground and belowground services within Plan 65M-4288 (Subdivision File 19T-03015), within the Brookgreene Crescent road allowance be assumed by the Town.

External municipal services have also been constructed within the existing Brookside Road road allowance as part of this Subdivision. The developer has requested that these external municipal services associated with Subdivision File 19T-03015 be assumed by the Town.

Based on fulfillment of the conditions from the subdivision agreement as summarized in Appendix A, staff recommends the assumption of internal and external aboveground and belowground services. Staff further recommends that the Brookgreene Crescent right-of-way within Plan 65M-4288 be assumed as public highway, and that reserve Block 29 be established as a public highway to form part of Brookgreene Crescent.

Financial/Staffing/Other Implications:

Upon assumption, the Town 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 \$2,080.

Relationship to the Strategic Plan:

The assumption of these municipal services demonstrates our responsibility to wisely manage of 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-03015, as outlined in this report. Staff further recommends that Brookgreene Crescent,

within Plan 65M-4288, be assumed as public highway, and that reserve Block 29 be established as a public highway to become part of Brookgreene Crescent.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, List of Fulfilled Subdivision Agreement Sections
- Map 1, Location Map
- Map 2, 65M-4288

Appendix A

Section A.23 – As-Built Drawings

Politis Engineering Ltd., consulting engineers to the owner, has submitted a complete set of as-built engineering drawings for the services to be assumed. These drawings have been certified by the engineer who supervised the construction and have been reviewed by EIS - Design section on September 21, 2017.

Section A.24 – Consulting Engineer's Certificate

Politis Engineering Ltd. has provided a certificate stating that the services have been completed in general conformance with the approved drawings. Final inspection of the municipal services was carried out and completed as of January 16, 2016, with the Town's inspection staff. Accordingly, services have been constructed to Town's standards.

Section A.25 – Street Tree Planting and Parks

Street Tree Planting has been completed. Our Parks Section has concurred with the assumption of this plan proceeding.

Section A.26 – Letter from Ontario Land Surveyor

Delph & Jenkins Limited, Ontario Land Surveyors, has provided a letter certifying that all standard iron bars (SIB's) as shown on the registered plan have been reinstated.

Section A.27 – Letter of Credit

Current Servicing Letter of Credits: \$ 402,103.74

Letter of Credit retained upon Assumption (15% cost of works = \$ 60,315.56 + \$50,000.00 for completion of streetlight pole installation) = \$ 110,315.56

This letter of credit will remain in place for the duration of the maintenance period which is 24 months from the date of the assumption bylaw.

Section A.28 – Statutory Declaration

Statutory Declarations have been received from 709511 Ontario Inc., P. Paglialunga Associates Ltd. and Ariscourt Developments Inc., their consultant Politis Engineering Ltd. and their contractor Pilen Construction of Canada Limited. These declarations state that all accounts relating to the installation of services within Plan 65M-4288, for Subdivision File 19T-03015 have been paid in full.

Section A.29 – House Construction

Houses have been constructed on 87 % of the lots, satisfying the 80% minimum requirement allowing assumption to proceed.

Report Approval Details

Document Title:	SRPRS.17.185 Assumption of Municipal Services.docx
Attachments:	- SRPRS.17.185 - Map 1.pdf - SRPRS.17.185 - Map 2.pdf
Final Approval Date:	Nov 23, 2017

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

Dan Terzievski - Nov 22, 2017 - 2:17 PM

Kelvin Kwan - Nov 23, 2017 - 12:02 PM

Neil Garbe - Nov 23, 2017 - 12:17 PM