



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 4, 2017

Report Number: SRPRS.17.166

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

Subject: SRPRS.17.166 - Release Existing Municipal
Servicing Easement at 10830 Bayview Avenue
(Garden Commercial Property Corp.), Town File:
D06-10051

Purpose:

To authorize the release of an existing easement located at 10830 Bayview Avenue.

Recommendation(s):

- a) That the existing Municipal storm servicing easement, Instrument No. YR1749928, described as Part 1 on Plan 65R-33169 be released.

Contact Person:

Annie Kwok, Project Coordinator at 905-771-2456 and / or
Paul Guerreiro, Manager, Development Engineering Site Plans/Infills and High Rise
Construction at 905-747-6448.

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 site is a commercial block located at 10800 Bayview Avenue in the north-west quadrant of Bayview Avenue and Elgin Mills Road East, as shown on Map 1 attached to this report.

Prior to development, this commercial property was comprised of three separate parcels under three different ownerships for 10800, 10830 and 10856 Bayview Avenue. The existing drainage pattern on these lands consists of surface runoff that originates from 10856 Bayview Avenue and naturally drains across the adjacent lands to the south (10800 and 10830 Bayview Avenue) and discharges into an existing inlet structure connected to a municipal storm sewer system on Elgin Mills Road East.

When each property developed independently, the Town secured municipal servicing easements across 10800 and 10830 Bayview Avenue to facilitate the construction of a municipal storm sewer and outlet to Elgin Mills Road East in order to manage the storm drainage over all three properties without impacting neighboring lands.

Garden Commercial Property Corp., who previously only owned 10800 Bayview Avenue, has since purchased 10830 and 10856 Bayview Avenue and merged all three properties into a single parcel. The owner has requested the storm sewer constructed on 10830 Bayview Avenue not be assumed by the Town, and that the respective easement described as Part 1 on 65R-33169, be released as the sewer now functions as a stand-alone private sewer system serving one combined parcel.

Town staff agrees that a municipal collector storm sewer over the property previously identified as 10830 Bayview Avenue is no longer required, since this portion of the sewer now services only one parcel, as a result of the merger of 10800, 10830, and 10856 Bayview Avenue into one parcel. However, the existing easement described as Part 1, 65R-28240, which was established on 10800 Bayview Avenue will still need to remain in place as the storm sewers were previously assumed by the Town and also currently serve as a collector storm system to accept external drainage from the neighboring property to the west, as illustrated on Map 2.

Financial/Staffing/Other Implications:

There are no related costs to the Town.

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 the release of the existing municipal storm servicing easement Part 1 on 65R-33169 located at 10830 Bayview Avenue as indicated in this report.

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.

- Map 1 – Location Map
- Map 2 – Map showing easement to be released.

Report Approval Details

Document Title:	SRPRS.17.166 Release Existing Municipal Easement 10830 Bayview Avenue.docx
Attachments:	- SRPRS.17.166-Map1.pdf - SRPRS.17.166-Map2.pdf
Final Approval Date:	Nov 27, 2017

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

Dan Terzievski - Nov 23, 2017 - 1:59 PM

Kelvin Kwan - Nov 27, 2017 - 2:16 PM

Neil Garbe - Nov 27, 2017 - 3:26 PM