



Staff Report for Council Meeting

Date of Meeting: April 14, 2021

Report Number: SRPI.21.028

Department: Planning and Infrastructure
Division: Infrastructure and Engineering Services

Subject: SRPI.21.028, Assumption of Municipal Services, Garden Homes (Bond) Inc., Plan 65M-4570 (Subdivision File 19T-12009); City File D03-12009

Purpose:

To assume internal and external aboveground and belowground municipal services associated with Garden Homes (Bond) Inc., Subdivision File 19T-12009, and assume lands as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4570, Subdivision File 19T-12009, 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-12009, be approved;
- c) That the assumption of the external storm drainage services within Part 1 on Plan 65R-2419, associated with Subdivision File 19T-12009, be approved;
- d) That Elles Street and Wellspring Avenue, within the limits of Plan 65M-4570 (Subdivision File 19T-12009), be assumed as public highway;
- e) That the two year guarantee period of the above noted municipal services commence from September 22, 2020.

Contact Person:

Jeff Walters, Manager, Engineering and Infrastructure Planning, (905) 747-6380

Manuela Kodra, Project Coordinator, (905) 747-6415

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Report Approval:

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

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.

Background:

The subject lands known as Garden Homes (Bond) Inc. are located within Subdivision File 19T-12009. This subdivision is located south of King Road and west of Yonge Street, as indicated on **Map 1**.

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

External aboveground and belowground municipal services have also been constructed within the existing Bond Crescent road allowance and within Part 1, Plan 65R-2419 as part of this subdivision.

The developer has requested that the internal aboveground and belowground services constructed within Plan 65M-4570 for Subdivision File 19T-12009, as well as the external aboveground and belowground services constructed within Bond Crescent and within Part 1 of Plan 65R-2419, be assumed by the City.

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 the Elles Street and Wellspring Avenue road allowances within Plan 65M-4570 be assumed as public highway.

Further, staff recommends that 24-month guarantee period of the assumed municipal services commence from the date of the final municipal inspection clearances, which occurred on September 22, 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 \$ 2,386.56.

It is recommended that the Public Works Operations annual operating budget be increased during the next budget cycle process to reflect these additional costs.

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Relationship to Council's Strategic Priorities 2020-2022:

The delivery of municipal services by our development partners, and assumption of these services upon satisfactory fulfillment of municipal requirements, demonstrates **Fiscal Responsibility** in the delivery public infrastructure and resources.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Conclusion:

Based on the above, staff recommends assumption of the internal and external aboveground and belowground municipal services associated with Subdivision File 19T-12009, as outlined in this report, and that the Elles Street and Wellspring Avenue road allowances within Plan 65M-4570 be assumed as public highway.

Staff further recommends that the 24-month guarantee period for these works commence from September 22, 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 Sections
- Map 1, Location Map
- Map 2, 65M-4570

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Report Approval Details

Document Title:	SRPI.21.028, Garden Homes (Bond) Inc., Assumption of Municipal Services.doc.docx
Attachments:	- SRPI.21.028, Appendix A.docx - SRPI.21.028, Map 1, Location.docx - SRPI.21.028 Map 2.pdf
Final Approval Date:	Mar 30, 2021

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

Dan Terzievski - Mar 18, 2021 - 11:15 AM

Paolo Masaro - Mar 18, 2021 - 2:04 PM

Kelvin Kwan - Mar 18, 2021 - 3:03 PM

MaryAnne Dempster - Mar 30, 2021 - 4:48 PM