



Staff Report for Council Meeting

Date of Meeting: June 23, 2021

Report Number: SRPI.21.071

Department: Planning and Infrastructure
Division: Infrastructure and Engineering Services

Subject: SRPI.21.071 Authorization to Execute Amending Subdivision Agreement, Establish Lands as Public Highway, 19T-03019 Sedgewick Property Inc.

Purpose:

To obtain authorization to execute an Amending Subdivision Agreement with Sedgewick Property Inc. (Subdivision File 19T-03019) and to establish lands as public highway.

Recommendation(s):

- a) That, upon the written recommendation of the Commissioner of Planning and Infrastructure, the Mayor and Clerk be authorized to execute an Amending Subdivision Agreement with Sedgewick Property Inc. to include external municipal servicing to facilitate additional lot development within Subdivision File 19T-03019.
- b) That Parts 2, 5, 6 and 7 on Plan 65R-37780 be established as public highway to become part of Longworth Avenue.
- c) That Parts 1 and 4 on Plan 65R-37780 be established as public highway to become part of Tempel Street.

Contact Person:

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

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Mary-Anne Dempster, City Manager

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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:

In May of 2018, Sedgewick Property Inc. entered into a Subdivision Agreement with the City to advance municipal servicing within Subdivision File 19T-03019, (located within the West Gormley planning area) in order to facilitate building permits for a number of the lots within registered plan 65M-4685. Construction of this municipal servicing is well underway.

However, there were also a number of lots within registered plan 65M-4685 (including Lots 100 to 107, 121 to 162, 170 to 218, and 245 to 249) that were dependent on external municipal servicing from adjacent Subdivisions (Subdivision Files 19T-03020 and 19T-03021). As such, the May 2018 Subdivision Agreement for Subdivision File 19T-03019 contained a clause whereby the Owner agreed that Lots 100 to 107, 121 to 162, 170 to 218, and 245 to 249 would not be developed until such time as adequate external municipal services were available to service these Lots.

Unfortunately, these adjacent Subdivision Owners have not yet entered into Subdivision Agreements with the City.

In order to facilitate the development of the remainder of their lots, Sedgewick Properties Inc. has agreed to construct the necessary external services in the adjacent subdivisions as part of their project, and have requested that the Subdivision Agreement for File 19T-03019 be amended to include these external works. The external services to be constructed include sewers, access roads and a storm water management facility.

Staff support this request for an amending Subdivision Agreement, as the external municipal servicing will help to facilitate development of these lots in advance of the timing for the adjacent subdivisions.

The amending agreement will include obligations to construct the required servicing including appropriate securities, the conveyance of easements over these external municipal services so that these services can be accessed and maintained, and removal of the development restrictions on these specific Lots.

In order to proceed with this Amending Subdivision Agreement, Council approval is required for the Mayor and Clerk to execute this agreement as outlined in this report.

The current Subdivision Agreement with Sedgewick Properties Inc. also required the conveyance of lands to the City (within the adjacent Subdivision File 19T-03021) to provide a secondary municipal road access to Leslie Street.

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With the registration of the Sedgewick subdivision plan completed and Phase 1 of the adjacent Subdivision File 19T-03021 proceeding to final approvals, the timing is now appropriate to also establish these lands as public highway.

These City lands are described as Parts 2, 5, 6 and 7 on Plan 65R-37780 (which will become part of Longworth Avenue), and Parts 1 and 4 on Plan 65R-37780 (which will become part of Tempel Street). Establishing these lands as public highway will ensure that lot owners within these subdivisions have public access to Leslie Street.

Financial/Staffing/Other Implications:

There are no financial implications associated with this report. Sedgewick Properties Inc. will be required to pay all fees and securities associated with this amending agreement.

Relationship to Council's Strategic Priorities 2020-2022:

Execution of this Amending Subdivision Agreement supports the Council's strategic priority of balancing growth and financial responsibility.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Conclusion:

Staff recommend that the Mayor and Clerk be authorized to execute an Amending Subdivision Agreement with Sedgewick Property Inc. to include external municipal servicing, and that necessary lands be established as public highway, as outlined in this report.

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Report Approval Details

Document Title:	SRPI.21.071 Authorization to Execute Amending Agreement 19T-03019.docx
Attachments:	
Final Approval Date:	May 31, 2021

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

Dan Terzievski - May 26, 2021 - 9:39 AM

Paolo Masaro - May 26, 2021 - 10:23 AM

Kelvin Kwan - May 26, 2021 - 2:30 PM

MaryAnne Dempster - May 31, 2021 - 9:48 AM