



Staff Report for Council Meeting

Date of Meeting: February 9, 2022

Report Number: SRPI.22.002

Department: Planning and Infrastructure
Division: Infrastructure and Engineering Services

Subject: SRPI.22.002 - Authorization to Execute
Amending Servicing Agreement, Tralee
Development Inc. (City File L03-05001)

Purpose:

To obtain authorization to execute an Amending Servicing Agreement with Tralee Development Inc. (Servicing Agreement File L03-05001).

Recommendation(s):

- a) That, upon the written recommendation from the Commissioner of Planning and Infrastructure, the Mayor and Clerk be authorized to execute an Amending Servicing Agreement with Tralee Development Inc. to revise municipal servicing and land conveyance obligations to reflect current development plans and OMB minutes of settlement.

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

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:

In April of 2006, a Servicing Agreement was executed between the City and Tralee Development Inc. This agreement obligated Tralee to construct new municipal roads, including all related aboveground and belowground servicing, and to convey lands to the City to form these new municipal roads. The original land conveyance included Parts 1 to 18 on Plan 65R-29008 (as shown in Map B), which reflects the location of the new municipal roads.

Tralee has proceeded to construct a portion of the municipal roads under this servicing agreement, primarily Oneida Crescent (as shown on Map A), in order to support adjacent site plan developments abutting Oneida Crescent.

In November of 2013, Minutes of Settlement were executed between the City and Tralee Development Inc. in relation to an OMB appeal of a zoning amendment for the Tralee lands adjacent to Oneida Crescent.

The Minutes of Settlement required a land exchange between the City and Tralee. The City agreed to exchange Parts 2, 3, 6, 7, 14, 15 and 16 on Plan 65R-29008 (as shown by the red boundary on Map B) for identified Linear Park lands. This land exchange was completed and Parts 2, 3, 6, 7, 14, 15 and 16 on Plan 65R-29008 were conveyed back to Tralee. With this conveyance back to Tralee, the municipal roads required in this location under the original servicing agreement have not been constructed. Essentially, only the construction of Oneida Crescent is now required to support development in this area.

Tralee has continued with residential apartment site plan developments abutting Oneida Crescent and continue to adjust their zoning approvals for the remaining lands to reflect the new vision for this area identified in the Richmond Hill Centre Secondary Plan and Official Plan Update.

Tralee has advised of their desire to complete their servicing obligations under the original servicing agreement. Staff have reviewed this request and have determined that an amendment to the original servicing agreement is required to adjust land conveyance and municipal servicing requirements as they relate to the land exchange under the Minutes of Settlement and the new vision for development of the remaining Tralee lands in this area. This amendment will adjust land conveyance and municipal servicing obligations to reflect construction of only Oneida Crescent.

In order to proceed with an amendment to the Servicing Agreement, Council approval is required for the Mayor and Clerk to execute this agreement.

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Financial/Staffing/Other Implications:

There are no financial implications associated with this report. Tralee Development 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 Servicing 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, upon receiving a written recommendation from the Commissioner of Planning and Infrastructure, the Mayor and Clerk be authorized to execute an Amending Servicing Agreement with Tralee Development Inc. to reflect revised municipal servicing and land conveyance obligations, as outlined in this report.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Map A – Location Plan
- Map B – Copy of Plan 65R-29008

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Report Approval Details

Document Title:	SRPI.22.002 Authorization to Execute Amending Servicing Agreement.docx
Attachments:	- Map A Location Plan.docx - Map B Plan 65R-29008.docx
Final Approval Date:	Jan 12, 2022

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

Dan Terzievski – Jan 12, 2022 – 9:25 AM

Paolo Masaro – Jan 12, 2022 – 10:00 AM

Kelvin Kwan – Jan 12, 2022 – 1:37 PM

MaryAnne Dempster – Jan 12, 2022 – 3:01 PM