



Staff Report for Committee of the Whole Meeting

Date of Meeting: January 22, 2018

Report Number: SRPRS.18.014

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

Subject: **SRPRS.18.014 Authorization To Acquire Easement, Corsica Development Inc., Town File: D03-10001**

Purpose:

To authorize the Town acquisition of an easement from Corsica Development Inc. at no cost to the Town, for the purposes of facilitating a municipal watermain to service townhomes along Bayview Avenue for the Corsica Subdivision and to establish reserve lands as public highway.

Recommendation(s):

1. That the Town acquire an easement over lands being:

Part of Block 463, Plan 65M-4547, designated as Part 1, Plan 65R-37361,
Part of Block 462, Plan 65M-4547, designated as Part 2, Plan 65R-37361,
Part of Block 461, Plan 65M-4547, designated as Part 3, Plan 65R-37361,
Part of Block 460, Plan 65M-4547, designated as Part 4, Plan 65R-37361,
Part of Block 459, Plan 65M-4547, designated as Part 5, Plan 65R-37361,
Part of Block 458, Plan 65M-4547, designated as Part 6, Plan 65R-37361,
Part of Block 457, Plan 65M-4547, designated as Part 7, Plan 65R-37361,
Part of Block 456, Plan 65M-4547, designated as Part 8, Plan 65R-37361,
free of all costs and encumbrances.

2. That part of the foot reserve on Plan 2260, described as Part 4, Plan 65R-10984 be established as a public highway to become part of Hillsvie Drive.

Contact Person:

Manuela Kodra, Project Coordinator, 905-747-6415 and/or
Jeff Walters, Manager of Development Engineering, Subdivisions and Stormwater Management, 905-747-6380

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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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 easement lands are located west of Bayview Avenue and north of 16th Avenue as indicated on Map 1.

This easement is to be conveyed to the Town by the current registered owner being Corsica Development Inc. This easement is required to ensure Town ownership and maintenance access for a proposed watermain located within townhome blocks adjacent to Bayview Avenue. (Refer to Map 2 for location of easement).

The normal timing for conveyance of such an easement to the Town would be through execution of the applicable subdivision agreement. However, the need for this easement was only identified after the subdivision agreement process, as part of design changes triggered by utility locations and York Region's corridor management.

The easement is unique in that Enbridge has a gas main located adjacent to our proposed easement and they will need to have access over the Town easement to maintain their gas main. This watermain will be constructed by Corsica Development as an obligation under the applicable subdivision agreement and will eventually be assumed by the Town as part of the municipal servicing for the Corsica subdivision.

Staff have reviewed and are satisfied with the proposed location of the watermain and easement. Staff has no objection to this request as, conveyance of this easement is a condition of subdivision approval.

Accordingly staff recommends that the Town acquire the easement lands being Parts 1 to 8 on Plan 65R – 37361, (as indicated on Map 2), free of all costs and encumbrances.

In addition, as part of the Corsica subdivision, Hillview Drive will be reconstructed to a municipal standard including widening of the existing road allowance from 10m to a 20m width. The Town currently owns reserve lands along the south boundary of the original 10m road allowance. In order to provide public access to and from the Corsica Development to new lots on the south side of Hillview Drive, the timing is now appropriate to establish the reserve lands (Part of 1 foot reserve on Plan 2260, more specifically described as Part 4, 65R-10984) as a public highway to form part of Hillview Drive.

Financial/Staffing/Other Implications:

The acquisition of the subject easement will be at no cost to the Town. Any related conveyance costs will be borne by the developer.

Relationship to the Strategic Plan:

The acquisition of this easement supports the Town's Strategic Plan goal of wise management of Town resources.

Conclusion:

Based on the above, staff recommends that the Town acquire easement lands being Parts 1 to 8 on Plan 65R-37361, for the purpose of maintaining municipal services, and that the reserve lands on Hillsview Drive be established as public highway, as outlined 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, Plan 65R-37361

Report Approval Details

Document Title:	SRPRS.18.014 Authorization for Easement.docx
Attachments:	- SRPRS.18.014 - Map 1.pdf - SRPRS.18.014 - Map 2.pdf
Final Approval Date:	Jan 10, 2018

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

Dan Terziewski - Jan 10, 2018 - 3:44 PM

Kelvin Kwan - Jan 10, 2018 - 3:49 PM

Neil Garbe - Jan 10, 2018 - 3:53 PM