



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2025

Report Number: SRIES.25.005

Department: Infrastructure and Engineering Services
Division: Infrastructure Planning and Development Engineering

Subject: **SRIES.25.005 - Authorization to Execute Servicing Agreement and Acquire Lands, 19T-02002 North Leslie Residential Landowners Group Inc.**

Purpose:

To authorize the execution of a servicing agreement with the North Leslie Residential Landowners Group Inc. for the construction of a public road and municipal servicing to support subdivision development within the North Leslie West Secondary Plan development area and to authorize the conveyance of lands to the City.

Recommendation(s):

- a) That staff report SRIES.25.005 be received;
- b) That upon the written recommendation of the Commissioner of Infrastructure and Engineering Services, the Mayor and the Clerk be authorized to execute a servicing agreement with the North Leslie Residential Landowners Group Inc. for the installation of a public road and municipal servicing related to Subdivision File 19T-02002;
- c) That the acquisition of lands or easements required pursuant to a condition of the servicing agreement with the North Leslie Residential Landowners Group Inc., be authorized.

Contact Person(s):

- Jeff Walters, Manager, Engineering Subdivisions and Infrastructure Planning, Ext. 6380
- Paul Guerreiro, Acting Director, Infrastructure Planning and Development Engineering Ext. 6448
- Paolo Masaro, Commissioner Infrastructure and Engineering Services Ext. 6540

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Report Approval:

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 North Leslie Residential Landowners Group Inc. have requested the execution of a servicing agreement with the City in order to allow the construction of John McCrae Drive and municipal servicing works within Subdivision File 19T-02002 known as Devon Lane Construction Ltd. located southeast of 19th Avenue and Bayview Avenue.

Construction of this section of John McCrae Drive will complete the road connection between Elgin Mills Road East and 19th Avenue to support the continued development of the community as shown on Attachment 1. Completing the missing link of John McCrae Drive will eliminate dead ends and provide a permanent secondary emergency access for Subdivision File 19T-03010, Earlglen Investment Inc., located north of 19T-02002.

Discussion:

The Owner of Subdivision File 19T-02002, Devon Lane Construction Ltd, has submitted a Draft Plan of Subdivision application. The City issued a Notice of Decision of Draft approval including a schedule of conditions. One of the conditions imposed in the Decision includes the construction and installation of John McCrae Drive and municipal services. Devon Lane is not intending to proceed with the construction or registration of 19T-02002 at this time.

The Owner of Subdivision File 19T-03010, Earlglen Investment Inc., located immediately north of 19T-02002, has an approved subdivision development. Earlglen Investment Inc. will be constructing a portion of John McCrae Drive within the limits of their subdivision including a temporary secondary fire access which is required until such time John McCrae Drive is connected to the south.

To support a full public road access between Elgin Mills Road East and 19th Avenue for the adjacent subdivisions and eliminate the temporary emergency access within 19T-03010, the North Leslie Residential Landowners Group Inc. have agreed on the need to advance the construction of John McCrae Drive within 19T-02002. Both Devon Lane Construction Ltd and Earlglen Investment Inc. form part of the landowners group. This will ensure the construction of the road and municipal services are coordinated and completed in a timely manner.

To allow construction to proceed, a Servicing Agreement is required with the North Leslie Residential Landowners Group Inc. This agreement will obligate construction of the municipal servicing in accordance with approved engineering plans and City standards. The agreement will also require conveyance of municipal road allowance

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lands to the City, which will become part of John McCrae Drive, and conveyance of easements to accommodate grading transitions.

To facilitate the implementation of the public road and municipal infrastructure works that will service and benefit multiple developments as well as the community, staff recommend that Council authorize the execution of a Servicing Agreement with the North Leslie Landowners Group Inc.

Financial Implications:

North Leslie Residential Landowners Group Inc. will be responsible for the payment of all fees associated with preparation of the servicing agreement, review of the engineering plans, municipal inspections, and construction costs. In addition, North Leslie Residential Landowners Group Inc. will provide the required securities specified in the servicing agreement.

The construction of the portion of John McCrae Drive within 19T-02002 and all related municipal servicing including sewers, watermain, roadworks and street lighting, is part of the Local Services. Therefore, there will be no municipal contribution towards the delivery of the municipal road and servicing works.

Relationship to Strategic Plan 2024-2027:

The recommendations of this report align with Pillar 1 of the City's Strategic Plan: Growing a Livable, Sustainable Community, specifically Priority 1 which focuses on managing growth in a way that enables choice and connection to the city, its residents, and businesses, now and in the future.

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.

- SRIES.25.005 - Attachment 1 – Location Map

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Report Approval Details

Document Title:	SRIES.25.005 Authorization to Execute Servicing Agreement and Acquire Lands 19T-02002 N Leslie Residential Landowners Group.docx
Attachments:	- SRIES.25.005 Attachment 1 Location Map.pdf
Final Approval Date:	Mar 4, 2025

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

Paul Guerreiro - Mar 4, 2025 - 11:31 AM

Gigi Li - Mar 4, 2025 - 11:53 AM

Paolo Masaro - Mar 4, 2025 - 2:23 PM

Darlene Joslin - Mar 4, 2025 - 4:22 PM