



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2018

Report Number: SRPRS.18.065

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

Subject: SRPRS.18.065 - Authorization to Execute
Servicing Agreement for Phase 2 of Apple
Bottom Homes Inc. - Subdivision File 19T-13011
(Town File: D03-13011)

Purpose:

To authorize the execution of a servicing agreement for the installation of municipal servicing for Phase 2 of Subdivision File 19T-13011

Recommendation(s):

- a) That the Mayor and Clerk be authorized to execute a servicing agreement with Apple Bottom Homes Inc. for Phase 2 of Subdivision File 19T – 13011, upon the recommendation of the Commissioner of Planning and Regulatory Services.

Contact Person:

Manuela Kodra, Project Coordinator, 905-747-6415
Jeff Walters, Manager, Development Engineering (Subdivisions and Stormwater Management), 905-747-6380.

Report Approval:

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

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 Apple Bottom Homes Inc. Phase 2 Subdivision (File 19T-13011) is located south of Bloomington Road East and west of Bayview Avenue, as indicated on Map 1.

Phase 1 of this subdivision was registered in May of 2017 as Plan 65M-4559 and the constructed municipal servicing has not yet been assumed by the Town.

The timing for development of the Apple Bottom Homes Inc. Phase 2 lands was restricted by conditions of approval set out by the Ontario Municipal Board (OMB) for this subdivision, which required that this Phase be coordinated to the timing of development of the adjacent lands located directly to the east at 155 Snively Street, in order to ensure that the two developments proceed in a coordinated manner.

The subdivision application for these adjacent lands located at 155 Snively Street is now draft approved and the municipal servicing design is currently under review by Development Engineering. As such, Apple Bottom Homes Inc. is now in a position to proceed with development of their Phase 2 lands. The development of the Phase 2 lands will be facilitated through a part lot control application instead of a subdivision. As such, there will be no subdivision agreement for Phase 2, and instead a separate servicing agreement is required with Apple Bottom Homes Inc. to obligate them to construct the municipal servicing required to support the development of these new lots.

Financial/Staffing/Other Implications:

The developer will be responsible for payment of Town legal fees associated with preparation of the agreement.

Relationship to the Strategic Plan:

This servicing agreement fulfills the objective of serving as a role model for municipal management as it anticipates the needs and impacts to the community and wisely manages staff time and resources.

Conclusion:

Based on the above, staff recommends that upon recommendation from the Commissioner of Planning and Regulatory Services, the Mayor and Clerk be authorized to execute a servicing agreement with Apple Bottom Homes Inc. for Phase 2 of Subdivision File 19T-13011 for the purposes 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

Report Approval Details

Document Title:	SRPRS.18.065 Authorization to Execute Servicing Agreement, Apple Bottom Homes, Phase 2.docx
Attachments:	- SRPRS.18.065 Map 1.pdf
Final Approval Date:	Mar 5, 2018

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

Dan Terzievski - Mar 5, 2018 - 11:35 AM

Kelvin Kwan - Mar 5, 2018 - 11:54 AM

Neil Garbe - Mar 5, 2018 - 4:08 PM