



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2018

Report Number: SRPRS.18.080

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

Subject: SRPRS.18.080 Authorization to Execute Servicing Agreement with Dickson 48 Property Inc., Sedgewick Property Inc., Centerfield Property Inc. and Long Body Homes Inc. - Related Subdivision Files: 19T-03018, 19T-03019, 19T-03020 and 19T-03021 - OUR FILE: D0

Purpose:

To authorize the execution of a servicing agreement for the installation of municipal servicing to support subdivision developments within the West Gormley Secondary Plan Development area.

Recommendation(s):

- a) That upon the written recommendation of the Commissioner of Planning and Regulatory Services, the Mayor and Clerk be authorized to execute a servicing agreement with Dickson 48 Property Inc., Sedgewick Property Inc., Centerfield Property Inc. and Long Body Homes Inc. for the installation of external municipal servicing within the Bethesda Side Road, Stouffville Road and Leslie Street road allowances associated with Subdivision Files 19T-03018, 19T-03019, 19T-03020 and 19T-03021.

Contact Person:

Erik Loorand, Programs Coordinator - Subdivision, 905-747-6357, and / or
Jeff Walters, Manager of Development Engineering ,Storm Water and Subdivisions,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:

Subdivision landowners within the West Gormley Secondary Plan Development area, being Dickson 48 Property Inc. (Subdivision File 19T-03018), Sedgewick Property Inc. (Subdivision File 19T-03019), Centerfield Property Inc. (Subdivision File 19T-03021), and Long Body Homes Inc. (Subdivision File 19T-03020) have made a request to enter into a servicing agreement with the Town for the installation of municipal water supply and sanitary sewer services within the Bethesda Side Road, Stouffville Road and Leslie Street road allowances.

These municipal services include the installation of approximately 3.5 kilometres of trunk watermains, service connections, and related appurtenances within the Bethesda Road and Leslie Street road allowances as well as the installation of approximately 4.5 kilometres of trunk sanitary sewer in the related West Gormley subdivisions and within the Leslie Street and Stouffville Road road allowances. The location of the municipal services to be installed under this agreement are shown on Map 1. These services are required in order to provide adequate external water supply and a sanitary drainage system for the related West Gormley subdivisions (Subdivision Files 19T-03018, 19T-03019, 19T-03020 and 19T-03021).

A portion of the external sanitary sewer system, designated as Phase 1 on Map 1, has already been advanced to construction through the Town's pre-servicing process and Region of York Permits in order to meet timelines requested by York Region to allow these works to be completed in advance of the start of the Region's 19th Avenue jog elimination project on Leslie Street. York Region is proceeding with the reconstruction of the Leslie Street and 19th Avenue intersection in the Spring of 2018.

The detailed design and associated approvals of Phase 2 of the external sanitary system and external water supply system is now close to completion. Once this design is finalized, a servicing agreement will need to be executed between the Town and the subdivision landowners to capture their obligations with respect to the construction of the external municipal services for West Gormley, in accordance with the approved plans and Town standards. This agreement will need to be in place prior to the execution of the subdivision agreements for the related subdivisions within West Gormley.

Development Engineering supports this request for a servicing agreement, as this will ensure that the necessary external water and sanitary systems will be in place to support the build out of the related subdivision developments within West Gormley.

Financial/Staffing/Other Implications:

The subdivision owners will be responsible for payment of all fees associated with preparation of the agreement, review of the engineering plans, municipal inspection, and construction costs. The subdivision owners will also be responsible for the costs associated with the construction of these services and will post the required financial securities with the Town to cover these costs.

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 the Mayor and Clerk be authorized to execute a servicing agreement with Dickson 48 Property Inc., Sedgewick Property Inc., Centerfield Property Inc. and Long Body Homes Inc. to provide external municipal services related to Subdivision Files 19T-03018, 19T-03019, 19T-03020 and 19T-03021, 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

Report Approval Details

Document Title:	SRPRS.18.080 West Gormley Servicing agreement authorization.docx
Attachments:	- MAP 1 SPRPS.18.080.pdf.pdf
Final Approval Date:	Mar 8, 2018

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

Dan Terzievski - Mar 7, 2018 - 4:06 PM

Kelvin Kwan - Mar 8, 2018 - 7:04 AM

No Signature - Task assigned to Neil Garbe was completed by delegate Shane Baker

Shane Baker on behalf of Neil Garbe - Mar 8, 2018 - 9:41 AM