

REPORT

Planning and Development Council

Meeting Date: May 10, 2021

FROM: Transportation and Engineering Department

DATE: April 27, 2021

SUBJECT: Partial Assumption of Green Ginger Phase 1 Stage 2 20M-1175, By-Law 2021-026

LOCATION: North of Dundas Street, West of Trafalgar Road

WARD: Ward 7

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RECOMMENDATION:

1. That the partial assumption of Registered Plan 20M-1175 be approved.
2. That By-law 2021-026 a by-law to assume completed public works within Plan 20M-1175 be passed.
3. That staff bring forward the required assumption by-law, without the need for a staff report for the Natural Heritage block (Block 35) within this subdivision once those obligations have been fulfilled.

KEY FACTS:

The following are key points for consideration with respect to this report:

- All public works being recommended for acceptance through this assumption have been inspected and deemed acceptable, save and except the Natural Heritage System

BACKGROUND:

As a requirement of the subdivision agreement, when all of the obligations of the Owner have been fulfilled, a request may be made to the Town for assumption of the works and streets within the plan of subdivision.

Plan 20M-1175 consists of, 38 residential blocks, one Open Space block (Natural Heritage System)

The plan was registered on August 11 2016. Appendix A identifies the location of the plan to be assumed. Appendix B shows the legal plan.

As set out in the subdivision agreement, when the obligations of the Owner have been fulfilled, the developer may request the Town to assume the public elements within the plan of subdivision. The developer has requested assumption which has prompted this report to Council.

COMMENT/OPTIONS:

The request for assumption was circulated to the standard commenting Departments and external agencies and there were no concerns expressed and all clearances have been received. The NHS block will also be assumed in the future once the trail system has been completed and accepted by the Town.

CONSIDERATIONS:

(A)PUBLIC

Not applicable

(B)FINANCIAL

In accordance with the terms and conditions of the subdivision agreement the balance of subdivision securities can be released upon assumption of the public infrastructure, save and except the NHS securities.

(C)IMPACT ON OTHER DEPARTMENTS & USERS

All affected Departments (Engineering and Construction, Parks and Open Space, Legal Services, Finance and Development Engineering) have been circulated

(D)CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:
Be accountable

(E) COMMUNITY SUSTAINABILITY

The final assumption ensures that the development has been constructed in accordance with the sustainability objectives of the draft approval.

APPENDICES:

Appendix A – Location Plan
Appendix B- Legal Plan
Appendix C- By-law 2021-026

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