

REPORT

Planning and Development Council

Meeting Date: January 23, 2023

FROM: Transportation and Engineering Department

DATE: January 10, 2023

SUBJECT: 24T-12001 – Green Ginger Phase 1 Stage 2 – NHS Block 35
Assumption – By-law 2023-001

LOCATION: North of Dundas Street, West of Trafalgar Road

WARD: Ward 7 Page 1

RECOMMENDATION:

That By-law 2023-001, A by-law to assume the Natural Heritage System (NHS) Block – Block 35, under Registered Plan: 20M-1175, be passed.

KEY FACTS:

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

- The Natural Heritage System (NHS), Block 35, of registered plan 20M-1175, was signed off and approved by Town Parks and Open Space Department on (2-Oct-2020).
- The NHS Block 35, has been designed and constructed per the specified design, as illustrated during the detailed design and review stage. All works and installations meet Town Engineering Standards and Guidelines.
- The Trail Network pertaining to NHS Block 35, has been constructed per the specified design and is accepted by the Town.

BACKGROUND:

The assumption of Natural Heritage System (NHS) Block 35, is subject to assumption by Council, following the former partial assumptions of: Phase 1 Development under 20M-1163 (By-law 2020-035), Phase 1 Stormwater Management Pond under 20M-1163 (By-law 2022-127) and Phase 2 Development under 20M-1175 (By-law 2021-026).

The assumption of NHS Block 35 was contingent on the partial assumption and completion of the works noted in the above statement. With consideration of all

other aspects of the development (Stage 1 and 2) having been completed and assumed by the Town – assumption of the remaining NHS Block 35 may proceed.

COMMENT/OPTIONS:

As part of the assumption process for the mentioned works and areas, the following conditions and items have been fulfilled by the developer, such that all works and items that were constructed per design may be transferred to the Town:

- Items relating to the assumption of the development under Phase 1, plan 20M-1163 have been assumed under by-law 2020-035.
- Items relating to the assumption of the Stormwater Management Pond (SWMP) under Phase 1, plan 20M-1163 have been assumed under by-law 2022-127.
- Items relating to the assumption of the development under Phase 2, plan 20M-1175 have been assumed under by-law 2021-026.
- The trail network, a partial portion of the NHS lands, has been constructed as designed and approved by respective Town staff.
- As-constructed drawings have been submitted, reviewed and approved by Town staff, with respect to the NHS block.
- Regional Conservation Authority and Parks and Open Space Department have confirmed approval of works constructed.
- All plantings, landscaping and restoration works have been completed, installed, and accepted by Town staff.
- Construction of works complies with Town Engineering Standards.

CONSIDERATIONS:

(A) PUBLIC
N/A

(B) FINANCIAL
N/A

(C) IMPACT ON OTHER DEPARTMENTS & USERS
All affected departments (Parks and Open Space, Legal Services, Finance and Transportation and Engineering) have been circulated.

(D) CORPORATE STRATEGIC GOALS
This report addresses the corporate strategic goal(s) to:

- To be accountable in everything we do.

(E) CLIMATE CHANGE/ACTION

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

APPENDICES:

Appendix A: Registered Plan 20M-1175

Appendix B: By-law 2023-001

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