

REPORT

Planning and Development Council

Meeting Date: April 17, 2023

FROM: Transportation and Engineering Department

DATE: April 4, 2023

SUBJECT: 24CDM-09005 – 394 Lakeshore Road West (Lambert Common) – Assumption – By-law 2023-044

LOCATION: 394 Lakeshore Road West

WARD: Ward 2

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RECOMMENDATION:

1. That the assumption of Public Works of Halton Vacant Land Condominium Plan #620 be approved; and
2. That By-law 2023-044, a By-law to assume the completed Public Works within the Lambert Common development be passed.

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 for assumption.

BACKGROUND:

As a requirement of the Condominium Agreement, when all the obligations of the Owner have been fulfilled, a request may be made to the Town for assumption of the Public Works, as illustrated within the Halton Vacant Land Condominium Plan #620.

The Reference Plan 20R-19302, attached as Appendix B, identified the location of the areas to be assumed by the Town, noted as such:

- Lakeshore Road Right of Way (ROW)
- Birchhill Lane Right of Way (ROW)
- Parks and Open Space Beachfront (Parts 9-12, 22 and 23), inclusive of the storm outfall into Lake Ontario.

As set out in the Condominium Agreement, when the obligations of the Owner have been fulfilled, the Developer may request the Town to assume the public elements within the Condominium Plan. 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, concluding with no concerns in moving forward with clearance for assumption.

CONSIDERATIONS:

(A) PUBLIC

N/A

(B) FINANCIAL

In accordance with the Terms and Conditions of the Condominium Agreement, the balance of condominium securities can be released upon assumption of the public infrastructure.

(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:
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: By-law 2023-044

Appendix B: Reference Plan 20R-19302

Appendix C: Halton Vacant Land Condominium Plan #620

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