



REPORT

Planning and Development Council

Meeting Date: August 12, 2024

FROM: Planning and Development Department

DATE: July 30, 2024

SUBJECT: 24T-16008 – Coronation – Partial Subdivision Assumption – By-law 2024-119

LOCATION: East of Eighth Line, South of Dundas Street East

WARD: Ward 6

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RECOMMENDATION:

1. That the partial assumption of Registered Plan 20M-1218 be approved.
2. That By-law 2024-119, a By-law to partially assume the completed public works within Registered Plan 20M-1218, save and except Street Trees, 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 partial assumption have been inspected and deemed acceptable for assumption.
- All required works, undertakings and obligations set out in the respective Subdivision Agreement have been completed, save and except:
 - Completion of the boulevard Street Trees monitoring program.
- All Subdivision Agreement conditions, and sufficient financial securities pertaining to the save and except item referenced above, will remain in the Town's possession until these works have been successfully completed and assumed by the Town.
- Upon successful completion of the save and except item referenced above and following its assumption by the Town, all remaining financial securities will be released.

BACKGROUND:

As a requirement of the Subdivision Agreement, when all obligations of the Owner have been fulfilled, a request may be made to the Town for assumption of the works and streets within Registered Plan of Subdivision (20M-1218).

The Registered Plan (Appendix B: 20M-1218) identified the location of the plan area to be assumed by the Town, which consists of (48)-residential units and (1)-walkway block.

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 a partial assumption, save and except the boulevard Street Trees, which has prompted this report to Council.

COMMENT/OPTIONS:

This 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 Subdivision Agreement, the balance of securities, except those as they relate to the boulevard Street Trees, 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) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

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

APPENDICES:

Appendix A: By-law 2024-119

Appendix B: Registered Plan 20M-1218

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