

REPORT

Council

Meeting Date: August 11, 2025

FROM: Planning and Development Department

DATE: July 29, 2025

SUBJECT: 24T-12009 – Sixth Line Corp – Partial Assumption – By-law
2025-133

LOCATION: North of Dundas Street East, East of Sixth Line

WARD: Ward 7

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RECOMMENDATION:

1. That a partial assumption of Registered Plan 20M-1186 be approved.
2. That By-law 2025-133, a By-law to partially assume the completed public works within Registered Plan 20M-1186, save and except Millicent Avenue (North of Charing Cross Gate and South of 20M-1214 'Emgo Phase 1'), Carnegie Drive (between Millicent Avenue and Sixth Line), Channel/Stormwater Management Pond Blocks 409, 410, 411, and future development Block 415, 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:
 - The top-course asphalt installation on Millicent Avenue (North of Charing Cross Gate and South of 20M-1214 'Emgo Phase 1').
 - The top-course asphalt installation on Carnegie Drive (between Millicent Avenue and Sixth Line).
 - The Channel and Stormwater Management Pond Blocks 409, 410, and 411.
 - Future Development Block 415.

- The areas noted to have top-course asphalt performed, will be required to go through (1) full winter season before they can be assumed.
- The Channel and Stormwater Management Pond blocks will be eligible for assumption once a comprehensive review of the monitoring results have been completed. Results pending.
- All Subdivision Agreement conditions, and sufficient financial securities pertaining to the save and except items referenced above, will be retained by the Town until these works have been successfully completed and assumed by the Town.
- Upon successful completion of the save and except items 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 the Registered Plan of Subdivision (20M-1186).

The Registered Plan (Appendix – B: 20M-1186) identifies the location of the plan area to be assumed by the Town, which consists of residential units, natural heritage system (NHS) blocks, Stormwater Management Facility (SMF) blocks, park block, and institutional block.

As set out in the Subdivision Agreement, once the Owner has fulfilled their obligations, they may request that the Town assume the public elements within the Plan of Subdivision. The Owner has requested a partial assumption, save and except Millicent Avenue (North of Charing Cross Gate and South of 20M-1214 'Emgo Phase 1'), Carnegie Drive (between Millicent Avenue and Sixth Line), Channel/Stormwater Management Pond Blocks 409, 410, 411, and future development Block 415, 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 partial assumption.

CONSIDERATIONS:

(A) PUBLIC
N/A

(B) FINANCIAL

In accordance with the Terms and Conditions of the Subdivision Agreement, the balance of securities can now 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 assumption ensures that the development has been constructed in accordance with the sustainability objectives of the draft plan approval.

APPENDICES:

Appendix A: By-law 2025-133

Appendix B: Registered Plan 20M-1186

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