

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2023-0012

**FOR THE CONSIDERATION OF
COUNCIL**

February 15, 2023

**SUBJECT: SUBDIVISION ASSUMPTION OF PUBLIC WORKS AND SERVICES
WITHIN THE CHRISTINA HOMES SUBDIVISION, PLAN OF
SUBDIVISION 19T-95084, PARTS 1 TO 25, REFERENCE PLAN 65R-
34543, REGISTERED PLAN 65M-4453 AND BLOCK 84,
REGISTERED PLAN 65M-4268**

1. RECOMMENDATION:

- 1. That Council receive Report No. DS-2023-0012 prepared by the Development Engineering Division, Development Services Department, dated February 15, 2023 respecting subdivision assumption of public works and services within the Christina Homes Subdivision, Plan of Subdivision 19T-95084, Parts 1 To 25, Reference Plan 65R-34543, Registered Plan 65M-4453 And Block 84, Registered Plan 65M-4268.**
- 2. That Council enact a by-law to assume public works and services within the Christina Homes Subdivision.**
- 3. That Schedule "A" to By-law 94-60 (PWO-2) be amended to assume various roads within the Christina Homes Subdivision on Registered Plan 65M-4453.**

2. PURPOSE:

The purpose of this report is to seek Council's approval to assume the public works and services within Registered Plan of Subdivision 65M-4453; segments of Bamburg Street, Dr. George Burrows Parkway and Bramsey Street; rear lot catch basin easements and storm sewer maintenance easements located in Parts 1 to 25 of Plan 65R-35643.

3. BACKGROUND:

On November 11, 2013 the Town of Georgina entered into a Subdivision Agreement with 2151028 Ontario Limited, respecting the development of ninety one (91) dwellings within Registered Plan 65M-4453, commonly known as Christina Homes Subdivision. The agreement required the Owner (Developer) to construct the works and services in accordance with the Town approved drawings. The works and services to be assumed by the Town include the roads, boulevards, street lights, signs, watermains, storm and sanitary sewers, walkways and street trees.

The location of the subject lands has been provided as Attachment 1 and the draft R-

Plan for Christina Homes Subdivision has been included as Attachment 2.

The developer has submitted documentation indicating fulfillment of the requirements for acceptance as specified in the Subdivision Agreement and has requested that the public works within Registered Plan 65M-4453 be operated and maintained by the Town.

The public works and services to be assumed by the Town include segments of Bamburg Street, Dr. George Burrows Parkway and Bramsey Street; rear lot catch basin easements and storm sewer maintenance easements located in Parts 1 to 25 of Plan 65R-35643.

4. ANALYSIS:

The maintenance period of 24 months, which began June 2020, has expired. The underground and above ground works required in accordance with the Subdivision Agreement have been installed. The Developer's consultant has provided as-built drawings and certified that all the works have been completed as required within the Subdivision Agreement. In accordance with the conditions of the Subdivision Agreement, staff recommend the Town assume from the Developer the responsibility for the maintenance and operation of all public works within the subdivision.

The assumed roads will be added to the Town's assumed roads by-law and will be the responsibility of the Town to operate and maintain in accordance with the Minimum Maintenance Standards.

5. FINANCIAL AND BUDGETARY IMPACT:

The development of any subdivision road and blocks has the financial impact expected of additional municipal infrastructure to maintain. Initially these are the responsibility of the developer but ultimately become the responsibility of the Town to carry out all appropriate maintenance. It is expected that this maintenance cost will now be captured in future budget requirements. The Town has benefitted from the revenue generated through the development review, building permit processes and ongoing tax generation.

6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

No public notice or consultation is specifically required for the purpose of this report.

7. CONCLUSION:

It is respectfully submitted that it is appropriate to assume the public works and services within Christina Homes Subdivision on Registered Plan 65M-4453 to facilitate municipal infrastructure maintenance operations.

APPROVALS

Prepared By: Tim Gallagher
Development Engineering Technologist

Reviewed By: Mike Iampietro
Acting Manager of Development Engineering

Recommended By: Denis Beaulieu
Director of Development Services

Approved By: Ryan Cronsberry
Chief Administrative Officer

Attachments:

Attachment 1 - Location Plan

Attachment 2 – 65R-35643