

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0021

**FOR THE CONSIDERATION OF
COUNCIL
May 8, 2024**

**SUBJECT: PRE-SERVICING AGREEMENT - ORCHID TRAIL PHASE 1
DRAFT PLAN OF SUBDIVISION 19T-20G01
PART OF LOT 14 AND PART OF THE EAST PART OF LOT 15,
CONCESSION 3 (NG)**

1. RECOMMENDATIONS:

- 1. That Council receive Report No. DS-2024-0021 prepared by the Development Engineering Division, Development Services Department dated May 8, 2024, respecting the execution of a proposed Pre-Servicing Agreement for the Orchid Trail Phase 1 Subdivision;**
- 2. That Council authorize the Mayor and Clerk to execute a Pre-Servicing Agreement between Orchid Trail Building Corp., as Owner, and the Corporation of the Town of Georgina, relating to Draft Plan of Subdivision 19T-20G01 referred to as the Orchid Trail Phase 1 Subdivision; and,**
- 3. That Council authorize staff to make minor revisions to the draft Pre-Servicing Agreement, included as Attachment 3 to Report No. DS-2024-0021.**

2. PURPOSE:

The purpose of this report is to bring forward a draft Pre-Servicing Agreement related to draft approved Plan of Subdivision 19T-20G01, being the Orchid Trail Phase 1 subdivision. A general location map is included for reference as Attachment 1.

3. BACKGROUND:

The Orchid Trail Phase 1 subdivision lands are located on the west side of Woodbine Avenue and the south side of Old Homestead Road, east of the existing Treasure Hill/Starlish subdivision in Keswick (refer to Attachment 1).

The draft approved Plan of Subdivision, as refined by the draft M-Plan, will consist of 126 single detached dwellings and 50 street townhouse dwellings (refer to Attachment 2). There are also numerous blocks for varying purposes which are required for the appropriate development of the lands, including but not limited to, environmental protection areas and associated buffers, stormwater management, road widenings

and parks. The remainder of the Orchid Trail Subdivision lands (future development blocks) will not be developed at this time. These will be developed under subsequent Orchid Trail Phases.

On July 20, 2022, Council considered Report DS-2022-0067 and approved recommendations respecting the execution of an Earthworks Agreement for the subject lands. The Owner entered into an Agreement with the Town and has commenced earthworks.

The Owner now proposes to proceed with pre-servicing in the Orchid Trail Phase 1 lands. The Town's Development Engineering Division has reviewed this proposal to proceed with pre-servicing, and based on the design provided, recommends approval to proceed.

The scope of work within the Pre-Servicing Agreement includes construction of the following servicing infrastructure: sanitary, storm, and water distribution pipes and systems; stormwater management pond and low-impact development stormwater facilities; retaining walls, paved roads including first coat of asphalt and poured concrete curbs; and underground utilities. External servicing is also included in scope and consists of the construction of the following works on Woodbine Avenue: left and right turn lanes at the proposed intersection with Danny Wheeler Boulevard; construction of a storm sewer, replacement of a culvert, and realigning and re-grading the existing swales. The Pre-Servicing Agreement will also provide for the potential construction of model homes.

Following the completion of pre-servicing, the proponent shall be required to enter into a Subdivision Agreement respecting the completion of overall subdivision works in accordance approved design drawings and reports.

4. ANALYSIS:

The proposed draft Pre-Servicing Agreement is included as Attachment 3. This is a standard form of agreement and is similar to the previously executed agreements. The proposed agreement may need additional details inserted to complete all the schedules, but the body and content are typical.

As the servicing in Phase 1 is linked to the servicing work in proposed Phase 2 (residential) and Phase 3 (commercial), this agreement will allow the developer to undertake works along Danny Wheeler Boulevard up to intersection with Woodbine Avenue. Specific provisions include:

- the Owner has submitted a detailed cost estimate upon which the Development Engineering fee will be based and will make full payment of same; and,
- the provisions relating to construction access, fencing, dust control, hours of work and stockpiling of topsoil all as captured in the previous agreement are reiterated to ensure continuing action and compliance by the Owner.

5. RELATIONSHIP TO STRATEGIC PLAN:

Ensuring Balanced Growth - Execution of this proposed Pre-Servicing Agreement will promote and ensure responsible growth and support the delivery of housing.

6. FINANCIAL AND BUDGETARY IMPACT:

At this time, there is no financial impact from the proposed works. It is noted that the development of any subdivision has the financial impact expected of additional municipal infrastructure to be operated, maintained, and incorporated into the Town's Asset Management Plan. Initially, these are the responsibility of the Owner, but ultimately will become the responsibility of the Town. It is expected that this maintenance cost will be captured in future budget requirements. The new development also generates revenue through the development review and building permit processes, as well as adding to the municipal tax base.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Public consultation is not required respecting the proposed Pre-Servicing Agreement.

8. CONCLUSION:

It is respectfully submitted that it is appropriate to enter into a Pre-Servicing Agreement with the proponent and that Council authorize the Mayor and Clerk to execute the agreement on behalf of the Town with Orchid Trail Building Corp. respecting the proposed pre-servicing works within Draft Plan of Subdivision 19T-20G01 lands.

APPROVALS

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Reviewed By: Mike Iampietro, P.Eng.
Manager of Development Engineering

Recommended By: Denis Beaulieu, MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry
Chief Administrative Officer

Attachments:

Attachment 1 - General Location

Attachment 2 - Draft Approved Plan of Subdivision

Attachment 3 - Proposed Pre-Servicing Agreement

Attachment 4 - Proposed Aboveground and Underground Pre-Servicing Drawings