

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2024-0042

**FOR THE CONSIDERATION OF
COUNCIL**

October 9, 2024

**SUBJECT: PROPOSED DEVELOPMENT AGREEMENT
EXTENSION OF ASHWOOD AVENUE**

1. RECOMMENDATIONS:

- 1. That Council receive Report No. DS-2024-0042 prepared by the Development Engineering Division, Development Services Department dated October 9, 2024 respecting the proposed extension of Ashwood Avenue across the frontage of Lots 96 to 101, Plan 302; and,**
- 2. That the request to extend Ashwood Avenue be approved and that the Mayor and Clerk be authorized to execute a Development Agreement between Jjacck Holdings Ltd. and the respective owner(s) of Lots 96, 97, 98 and 101, Plan 302, as the Owners, and the Corporation of the Town of Georgina relating to the extension of Ashwood Avenue.**

2. PURPOSE:

The purpose of this report is to recommend approval of a request to extend Ashwood Avenue across the frontage of Lots 96 to 101, Plan 302 and to authorize the Mayor and Clerk to execute the necessary Development Agreement to facilitate the construction.

3. BACKGROUND:

On April 9, 2022, the Development Planning Division received a Pre-Consultation application to facilitate the construction of a new single detached dwelling on Lot 101, Plan 302, and to extend Ashwood Avenue to the easterly lot line of Lot 98, Plan 302, located on the south side of Ashwood Avenue in Duclos Point.

The general location of the subject property is shown on Attachment 1 and an aerial map showing the location of the proposed road extension and benefitting lots is provided in Attachment 2. The subject property is zoned Residential (R) in accordance with Zoning By-law No. 500 and a single detached dwelling is a permitted use. Further, Section 5.13 of the Zoning Bylaw prohibits development unless a lot fronts on a public street. In this regard, the subject property fronts on the unopened portion of Ashwood Avenue, which must be constructed to an assumable Town standard in order to facilitate the construction of a new single detached dwelling on the subject property.

In accordance with Policy RD-16, being the Town's Extension of Existing Roads or Upgrading Unassumed Roads policy, the Town does not extend these roads at the expense of the general taxpayer. It is the responsibility of benefitting landowners to construct unopened or unassumed road allowances at their cost in order to facilitate development.

In order to construct a dwelling on the subject property (Lot 101), the applicant is required to construct the unopened portion of Ashwood Avenue at their cost in order to obtain an entrance permit and a building permit. The existing asphalt road is not serviced by municipal water or sanitary infrastructure.

The Owners of Lots 96, 97, 98 and 101 are collectively proposing an easterly road extension of approximately 46 metres in length from the existing terminus of Ashwood Avenue, thereby extending frontage on a municipal street to a total of six (6) existing residential lots.

4. ANALYSIS:

Town staff have reviewed the documents and drawings provided by the applicant and are satisfied with the current design provided as Attachment 3. Attachment 3 includes Grading Plans, Sections, Stormwater Management and Erosion and Sediment Control details for Lot 101 and the proposed road extension. The submission drawing package also included a Stormwater Management Report adhering to applicable standards and policies.

A permanent turnaround easement measuring 16 metres deep by 6 metres wide is proposed on Lot 97 to facilitate turning manoeuvres for snowplows, garbage trucks, and emergency services vehicles. This approach deviates from the Town's Design Criteria and the Extension of Existing Roads or Upgrading Unassumed Roads Policy RD-16 provided as Attachment 5. Specifically, a permanent turnaround easement is included in the detailed design, as opposed to the required cul-de-sac at the terminus of Ashwood Avenue. The rationale for this proposed deviation is: a) it is an improvement upon the existing road condition as there is no turnaround facility currently available; b) the required cul-de-sac cannot be accommodated within the existing road allowance and the conveyance of additional land is not agreeable to the existing property owners as it would restrict and/or preclude development on existing lots of record; and c) this proposed approach has been reviewed and accepted by staff in the Operations and Infrastructure Department.

A Development Agreement is to be executed by the Owners prior to execution of same by the Town. A draft of this Agreement is included as Attachment 4. The text has been reviewed by the Town's solicitor and the Applicant's agent. The Owners will provide the necessary schedules for this Agreement to the Town's satisfaction. The execution of the Development Agreement is in accordance with the standard development practices of the Town and supports new development in a timely and orderly manner. The road extension meets Town design standards for a rural cross section and accommodates the existing drainage patterns including grassed swales.

The Town will take securities equaling 100% of the estimated cost of work to ensure completion. The Owners' proposed contractor must be approved by the Town prior to commencing works. A road fouling deposit of \$100,000.00 will be taken in addition to the 100% cost estimate security.

5. RELATIONSHIP TO STRATEGIC PLAN:

Ensuring balanced growth - Execution of this proposed Development Agreement will promote and ensure responsible growth and support the delivery of housing.

6. FINANCIAL AND BUDGETARY IMPACT:

The construction of any road has the financial impact expected of additional municipal infrastructure to maintain. Initially these are the responsibility of the Owners, but ultimately become the responsibility of the Town to carry out all appropriate maintenance. The proposed upgrades will have a two (2) year maintenance period prior to assumption by the Town.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Public consultation and notice is not required respecting the proposed road extension. However, existing property owners on Ashwood Avenue will be notified prior to construction.

8. CONCLUSION:

The Owner is proceeding in a reasonable manner and corporative manner. All development fees and securities associated with this proposed agreement will be paid prior to the execution of the Agreement.

It is respectfully submitted that it is appropriate to approve the road extension and to authorize the Mayor and Town Clerk to execute a Development Agreement with the proponents on behalf of the Town.

APPROVALS

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Reviewed By: Ben Pressman, P.Eng
Supervisor of Development Engineering

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 - Location Map

Attachment 2 - Aerial Map

Attachment 3 - Proposed Ashwood Avenue Road Extension Design

Attachment 4 - Draft Development Agreement

Attachment 5 - Policy RD-16