

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0008

**FOR THE CONSIDERATION OF
COUNCIL**

February 5, 2025

**SUBJECT: SUBDIVISION 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-2025-0008 prepared by the Development Engineering Division, Development Services Department dated February 5, 2025, and authorize the Mayor and Clerk to execute a Subdivision Agreement between Orchidtrail Building (BT) Corp., as Owner, and the Corporation of the Town of Georgina, related to Draft Plan of Subdivision 19T-20G01 commonly referred to as the Orchid Trail Phase 1 Subdivision;**
- 2. That Council authorize the Town Solicitor to execute all easements, land transfers, road dedication of 0.3 metre (1') reserves, and other documents to be registered in connection with Draft Plan of Subdivision 19T-20G01;**
- 3. That Council authorize staff to make minor revisions to the draft Subdivision Agreement, included as Attachment 3 to Report No. DS-2025-0008; and,**
- 4. That Council amend Traffic Bylaw 2002-0046 (TR-1), as amended, to regulate traffic and control the parking of vehicles in the Orchid Trail Phase 1 Subdivision, included as Attachment 5.**

2. PURPOSE:

The purpose of this report is to seek Council's approval to enter into a Subdivision Agreement between Orchidtrail Building (BT) Corp., as the Owner, and the Corporation of the Town of Georgina ("Town"), related to Draft Plan of Subdivision 19T-20G01. Staff also recommend that Council amend Bylaw No. 2002-0046 (TR-1), as amended, to prohibit parking on one side of the streets within the subdivision to allow sufficient access for emergency service vehicles, as well as amend the stop sign schedule. 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 No. [DS-2022-0067](#) and approved the execution of an Earthworks Agreement for the subject lands. On December 7, 2022, Council considered Report No. [DS-2022-0075](#) and approved the related conditions of Draft Plan of Subdivision approval (refer to Schedule 14 of Draft Subdivision Agreement). On May 8, 2024, Council considered Report No. [DS-2024-0021](#) and approved the execution of a related Pre-Servicing Agreement for the subject lands.

The Owner now proposes to proceed with the execution of a Subdivision Agreement for the Orchid Trail Phase 1 lands.

4. ANALYSIS:

The proposed draft Subdivision Agreement is included as Attachment 3. The Owner has provided the documents and schedules required to complete the Subdivision Agreement. It is proposed that the subdivision will be constructed in multiple phases. The pre-servicing works were commenced during summer of 2024. The Owner has indicated that the Phase 1 home-building program is expected to be completed by Fall 2027.

Once the Subdivision Agreement and M-Plan are registered, and after formal assumption, the streets within the subdivision will be transferred to Town ownership. To enforce street signage, such as no-parking areas and stop signs, Traffic Bylaw 2002-0046 (TR-1) must be amended. Refer to Attachment 4 for the on-street parking plans and streets to be added to Schedule II of Traffic Bylaw 2002-0046 (TR-1), and Attachment 5 for the draft amending bylaw. On-street parking will only be permitted on one side of the roads to allow for emergency services vehicle access.

5. RELATIONSHIP TO STRATEGIC PLAN:

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

6. FINANCIAL AND BUDGETARY IMPACT:

The development of any subdivision has the financial impact expected of additional municipal infrastructure to maintain. Initially, these are the responsibility of the developer, but will ultimately become the responsibility of the Town to carry out all appropriate maintenance.

It is expected that the maintenance cost for the subdivision will be captured in future budget requirements. New development also generates revenue through the development review and building permit processes and, ultimately, from property taxes.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Public consultation is not required respecting the proposed Subdivision Agreement.

8. CONCLUSION:

It is respectfully submitted that it is appropriate to enter into a Subdivision Agreement with the Owner and that Council authorize the Mayor and Clerk to execute the Agreement on behalf of the Town with Orchidtrail Building (BT) Corp. respecting the proposed works within Draft Plan of Subdivision 19T-20G01 lands, and that Council amend Traffic Bylaw 2002-0046 (TR-1).

APPROVALS

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Reviewed By: Ben Pressman, P.Eng., PMP.
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 – General Location

Attachment 2 - Draft Plan of Subdivision 19T-20G01

Attachment 3 - Draft Subdivision Agreement

Attachment 4 - On-Street Parking Plans

Attachment 5 - Draft Amending Traffic By-Law

