

The Corporation of the City of Kawartha Lakes
Council Report

Report Number ENG2020-008

Meeting Date: May 26, 2020

Title: Assumption of Cloverlea Subdivision Phase 3, Lindsay

Description: Assumption of Blueberry Lane, Brackendale Trail, Briarwood Avenue, Broad Street, Commerce Road, and Silverbrook Avenue, Lindsay

Ward Number: 7

Author and Title: Christina Sisson, Supervisor, Development Engineering

Recommendation(s):

That Report ENG2020-008, **Assumption of Clovelea Phase 3 Subdivision, Lindsay**, be received;

That the Assumption of Cloverlea Subdivision Phase 3 Lindsay, Geographic Town of Lindsay, City of Kawartha Lakes, be approved;

That an Assumption By-Law, substantially in the form attached as Appendix 'A', to Report ENG2020-008 be approved and adopted by Council; and

That the Mayor and City Clerk be authorized to execute any documents and agreements required by the approval of this application.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes entered into a Subdivision Agreement with Mason Homes Limited for the subdivision, registered as Instrument KL108888, in January 2016. Further to a request from the Owner, Ashley Mason, the Engineering & Corporate Assets Department is recommending formal assumption of the road and municipal water and sanitary infrastructure, trails, and pond block within the subdivision.

The servicing and the final lift of asphalt for the subdivision was completed, deficiencies rectified, and inspected to the satisfaction of the Engineering Department. Security releases have occurred. A formal by-law is required for formal assumption.

The placement of top course asphalt and final repairs is subject to a minimum one year maintenance period in accordance with the registered Subdivision Agreement. The top course was placed in the fall of 2018, and a one year warranty period was placed based on the repairs required to be completed. Subsequent inspections have confirmed that in accordance with the registered Subdivision Agreement, all public services are eligible for assumption.

The City, pursuant to the Subdivision Agreement, is now obliged to assume the following under Plan 57M-800:

Assume as Right of Way:

- Blueberry Lane, PIN: 63237-1786
- Brackendale Trail, PIN: 63237-1787
- Briarwood Avenue, PIN: 63237-1788
- Broad Street, PIN: 63237-1789
- Commerce Road, PIN: 63237-1790
- Silverbrook Avenue, PIN: 63237-1791
- The 0.3 metre reserves: Block 87, PIN: 63237-1782, Block 88, PIN: 63237-1783, Block 89, PIN: 63237-1784, and Block 90, PIN: 63237-1785

Assume as Pond:

Pond Block, Block 82, PIN: 63237-1777

Assume as Trail:

Trail Blocks, Blocks 83, PIN: 63237-1778, Block 84, PIN: 63237-1779, and Block 85, PIN: 63237-1780

A copy of Plan 57M-800 has been attached as Appendix 'B'.

Rationale:

The services in this development have been constructed and installed according to the plans and specifications as outlined in the Subdivision Agreement. Staff carried out inspections of this subdivision. To date, all deficiencies have been corrected, and the roads, trails, and pond block are now in a condition to be assumed.

The Owner has requested assumption of the Public Services. The Engineer has certified the Public Services.

Other Alternatives Considered:

Council could decide not to proceed with assumption of the municipal infrastructure identified; however, this would not be consistent with our commitment through the Subdivision Agreement previously supported and is therefore, not recommended or supported by staff.

Financial/Operation Impacts:

The security for this subdivision has been reduced in compliance with the previous statutory declarations and works completed to date as per the registered subdivision agreement. The Owner has posted on the Daily Commercial News (January 22nd, 2020) to comply with the required notice for the standard statutory declaration and the Construction Act.

Upon assumption of the subdivision, the City will be responsible for the general maintenance of the streets and services (in addition to services already provided), the trail, and the stormwater management pond. Associated funds will need to be allocated in future budgets for operation and life cycle replacement.

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

The City's 2020-2023 Strategic Plan outlines the strategic goals of a vibrant and growing economy, an exceptional quality of life, and a healthy environment. The assumption of this subdivision aligns with offering new residents with the development of housing options that have trail connectivity and walkability. Tree cover has been enhanced with the plantings within the municipal rights of way and pond block. The stormwater management pond provides both water quality control and quantity control to protect the downstream receiver, the Ops#1 Municipal Drain, Jennings Creek, the Scugog River, and ultimately, Sturgeon Lake.

Review of Accessibility Implications of Any Development or Policy:

The Cloverlea Phase 3 Subdivision has been completed to the City's standards at the time of execution of the Agreement.

Servicing Implications:

The subdivision has been serviced in accordance with the approved design. For the Cloverlea Phase 3 Subdivision, the following assets are to be assumed:

DR18 PVC Watermain

- 869 metres of 150 mm diameter
- 460 metres of 200 mm diameter

SDR35 PVC Sanitary Sewer

- 939.3 metres of 200 mm diameter
- 113.7 metres of 250 mm diameter
- 289.5 metres of 300 mm diameter

Storm Sewer

- 404.6 metres of 300 mm diameter SDR35 PVC
- 119.8 metres of 375 mm diameter SDR35 PVC
- 265.3 metres of 450 mm diameter SDR35 Concrete
- 71.7 metres of 525 mm diameter 65D Concrete
- 92.4 metres of 600 mm diameter 100D Concrete
- 149 metres of 675 mm diameter 100D Concrete

Asphalt Road

- 10,834.1 square metres

Multi-Use Trail

- 208 metres long, 3.0 metres wide

One Stormwater Management Pond

Consultations:

Finance Division

Attachments:

Appendix 'A' - Draft Assumption By-Law



2020-XXX By-law to
Assume Cloverlea Pt

Appendix 'B' - Plan 57M-800 – Plan of Subdivision, Cloverlea Phase 3
Subdivision



LRO 57 Plan.pdf

Department Head E-Mail: jrojas@kawarthlakes.ca

Department Head: Juan Rojas, Director of Engineering and Corporate Assets

Department File: