

The Corporation of the City of Kawartha Lakes

Planning Committee Report

Report Number ENG2017-025

Date: November 8th, 2017

Time: 1:00 p.m.

Place: Council Chambers

Ward Community Identifier:

Subject: Assumption Report for Morningside Subdivision – Phase 1,
Geographic Town of Lindsay, City of Kawartha Lakes

Author/Title: Christina Sisson, Supervisor Development Engineering

Recommendation(s):

RESOLVED THAT Report ENG2017-025, “Assumption Report for Morningside Subdivision – Phase 1, Geographic Town of Lindsay, City of Kawartha Lakes”, be received;

THAT the Assumption of Morningside Subdivision – Phase 1, 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 ENG2017-025 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:

Legal / Other:

Chief Administrative Officer:

Background:

The City of Kawartha Lakes entered into a Subdivision Agreement with 2074161 Ontario Limited for the subdivision known as Morningside Subdivision – Phase 1, in Lindsay in May 2009. Further to a request from Mr. Ray Abraham, President of 2074161 Ontario Limited, the Engineering & Corporate Assets Department is recommending formal assumption of the roads within Phase 1 of Morningside Subdivision.

The servicing and the final lift of asphalt for the development were completed and inspected to the satisfaction of the Engineering Division, and 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 September 2016 and repairs were conducted in November. Therefore, the maintenance period ends this month, November 2017 and in accordance with the registered Subdivision Agreement, all public services are eligible for assumption.

The Morningside Subdivision – Phase 1 included the construction of Dobson Street, Kyle Court, Truax Street, and Gunsolus Street to full urban standards with all urban services.

The City, pursuant to the Subdivision Agreement, is now obliged to assume the roads shown as Dobson Street, Plan 57M-787, PIN: 63232-0002(LT), Kyle Court, Plan 57M-787, PIN: 63238-0296(LT), Truax Street, Plan 57M-787, PIN: 63238-9503(LT), Truax Street Stub, Plan 57M-787, PIN: 63239-8502(LT), Gunsolus Road, Plan 57M-787, PIN: 63238-9505(LT), and Gunsolus Street Stub, Plan 57M-787, PIN: 63238-9504(LT). A copy of Plan 57M-787 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 road is now in a condition to be assumed. The Owner has requested assumption of the Public Services. The Engineer has certified the Public Services and grading.

Other Alternatives Considered:

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

Financial Considerations:

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. Currently, the City holds \$16,000.00 in security which will remain with the City until receipt of a statutory declaration that confirms the completion of the 45 day notification in the Commercial News as per the Construction Lien Act. The City will release the remaining security upon confirmation that all of the parties who have completed the recent repairs have been paid.

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), and associated funds will need to be allocated in future budgets.

Relationship of Recommendation(s) To Strategy Map:

The City's Strategy Map outlines Council's Vision of a Community Pursuing Prosperity, Quality of Life and a Healthy Environment. This application aligns with the prosperity priorities in that new residents will be attracted to the City with the development of housing options that have connectivity to retail services and parks and open space.

Review of Accessibility Implications of Any Development or Policy:

The Subdivision has been completed to the City's standards at the time of execution of the Agreement and to the accessibility standards required at the time of implementation of the sidewalk completion following the Ontario Provincial Standard updates (i.e. tactile plates).

Servicing Comments:

The Subdivision has been serviced in accordance with the approved design. This Subdivision consists of approximately 302.5 metres of 300 mm diameter PVC watermain, 561.5 metres of 150 mm diameter PVC watermain, 755 metres of

200 mm diameter PVC sanitary sewer, 214.4 metres of 675 mm diameter concrete storm sewer, 148 metres of 600 mm diameter concrete storm sewer, 112 metres of 450 mm diameter concrete storm sewer, 62.6 metres of 375 mm diameter PVC storm sewer, 182 metres of 300 mm diameter PVC storm sewer, 36 metres of 250 mm diameter PVC storm sewer, and approximately 430 metres of asphalt road.

Consultations:

Building Division
City Solicitor
Finance Division
Parks, Recreation and Culture Division
Public Works Department

Attachments:

Appendix 'A' - Draft Assumption By-Law



2017 - Draft By-Law
to Assume Dobson Str

Appendix 'B' - Plan 57M-787 – Plan of Subdivision, Morningside Subdivision –
Phase 1



57M-787 Morningside
Phase 1.pdf

Appendix 'C' – Assumption Request



20171017 Assumption
Request Morningside f

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Department Head: Juan Rojas, Director of Engineering & Corporate Assets
Department File: D05-18-041