

The Corporation of the City of Kawartha Lakes

Planning Committee Report

Report Number ENG2017-021

Date: October 11th, 2017

Time: 1:00 p.m.

Place: Council Chambers

Ward Community Identifier: 10

Subject: Assumption Report for Riverview Estates Subdivision – Phase 1, City of Kawartha Lakes

Author/Title: Christina Sisson, Supervisor Development Engineering

Recommendation(s):

RESOLVED THAT Report ENG2017-021, “**Assumption Report for Riverview Estates Subdivision – Phase 1, City of Kawartha Lakes**”, be received;

THAT the Assumption of Riverview Estates Subdivision - Phase 1, City of Kawartha Lakes, be approved;

THAT an Assumption By-Law, substantially in the form attached as Appendix “A” to Report ENG2017-021 be approved and adopted by Council; and

THAT the Mayor and 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 564650 Ontario Inc. for the subdivision known as Riverview Estates – Phase 1 in September 2008. Further to an inspection and estimate of outstanding deficiencies, the City through the Engineering & Corporate Assets Department is recommending assumption of the roads within the Riverview Subdivision to facilitate future capital works to complete the Public Services.

The servicing and the base lift of asphalt were completed in the 2008 to 2009 time frame. There have been deficiencies identified that were not rectified by the Owner/Developer or the Engineer of Record. Due to the absence of all of those parties, the City did use the securities to rectify works on site (e.g. missing laterals, culvert reinstatement, and sanitary pumping station communication requirements). Prior to completing any capital works, it is preferable to ensure the roads are assumed, and a formal by-law is required for formal assumption.

The Riverview Estates Subdivision – Phase 1 included the construction of Barron Boulevard, McLean Street (formerly known as Simpson Road), and St. Peter Street to full urban standards with all urban services.

To facilitate any capital works considered for completion of the Public Services within the Riverview Estates Subdivision, the City is now in a position to assume the roads shown as Barron Boulevard, Plan 57M-784 (PIN: 63209-0200(LT)), and the 0.3 metre reserve, Plan 57M-784 (PIN: 63209-0194(LT)), St. Peter Street, Plan 57M-784 (PIN: 63209-0201(LT)), McLean Street (formerly Simpson Road), Plan 57M-784 (PIN: 63209-0199(LT)), and the 0.3 metre reserve, Plan 57M-784 (PIN: 63209-0198(LT)). A copy of Plan 57M-784 has been attached as Appendix 'B'.

Rationale:

To complete the Public Services within the subdivision, the City is considering a capital project which is best implemented on formally assumed City roads.

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 consideration of the capital budget to complete the subdivision for the existing residents and future residents in the subdivision.

Financial Considerations:

There is no security currently remaining for this subdivision. All remaining security was used by the City to confirm the sanitary pumping station requirements and compliance with the Ministry of the Environment and to complete culvert repairs.

Upon assumption of the Subdivision, the City will be responsible for the completion of all of the public services contemplated through the registered agreement and the approved engineering design. An estimate of approximately \$700,000.00 has been prepared in 2017 for outstanding deficiencies. A future capital project is being considered for the completion of these deficiencies (i.e. sidewalk, top course asphalt, etc.). In addition, the operation and maintenance costs will be considered for 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 sidewalk within the subdivision is proposed to be completed by the City through a future capital project and will be completed to the applicable accessibility standards.

Servicing Comments:

The services in the subdivision have been corrected through the use of security and will be further completed through a future capital project in compliance with the approved design. This Subdivision consists of approximately 251 metres of 200 mm diameter PVC SDR 35 sanitary sewer, 349 metres of 250 mm diameter PVC SDR 36 sanitary sewer, 133 metres of 300 mm diameter PVC Ribbed storm sewer, 8 metres of 375 mm diameter PVC Ribbed storm sewer, 10 metres of 450 mm diameter PVC Ribbed storm sewer, 135 meters of 525 mm diameter PVC Ribbed storm sewer, 12 metres of 825 mm diameter PVC Ribbed storm sewer, 286 m of 900 mm diameter PVC Ribbed storm sewer, 780 metres of 150 mm

diameter PVC DR18 watermain, and a total of 770 metres of road at base asphalt level.

Consultations:

City Solicitor
Finance Division
Public Works Department

Attachments:

Appendix 'A' - Draft Assumption By-Law



Appendix A Draft
By-Law to Assume Bar

Appendix 'B' - Plan 57M-784 – Plan of Subdivision, Riverview Estates Phase 1, –
Barron Boulevard, St. Peter Street, McLean Street (formerly Simpson Road)



M Plan.PDF

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Department File: D05