



Planning Advisory Committee Report

Report Number:	ENG2024-002
Meeting Date:	February 7, 2024
Title:	Assumption of Pearson Farms Subdivision, Phase 4B, Lindsay
Description:	Laurent Boulevard, Matchett Crescent, Gee Crescent, and Sweetnam Drive
Type of Report:	Regular Meeting
Author and Title:	Christina Sisson, Manager, Development Engineering

Recommendation(s):

That Report ENG2023-032, **Assumption of Pearson Farms Subdivision, Phase 4B, Lindsay**, be received;

That the Assumption of Pearson Farms Subdivision, Phase 4B, 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 ENG2023-032 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 for the Pearson Farms Subdivision, Phase 4B, in the geographic Town of Lindsay, Registered in 2010 as plan 57M-789, attached as Appendix 'B'.

Further to the City undertaking the completion of the top course of asphalt for the subdivision, the Engineering and Corporate Assets Department is recommending formal assumption of Laurent Boulevard, Matchett Crescent, Gee Crescent, and Sweetnam Drive within the subdivision.

Base asphalt was placed, and the watermain commissioning and camera inspection were completed in 2010. Subsequent to the servicing and build out of the subdivision, there were concerns raised with respect to the storm drainage resulting from sump pump drainage. Studies determined a possible resolution in the long term through the build out and design of Phase 5 (further west of the current subdivision). An interim solution was provided through the City with the installation of some small inlet devices to capture the overflows (from sump pump drainage). Following confirmation with the developer, these were installed through the taking of security.

Identified deficiencies were not rectified by the Owner/Developer or the Engineer of Record. There was no response through repeated communications. The subdivision was put into default in 2022.

The City proceeded to complete the outstanding top course asphalt in October 2023. The City is now in receipt of engineering certification and as-built records for underground infrastructure and has completed the as-constructed asset quantity list.

Therefore, the City, pursuant to the Subdivision Agreement, is now recommended to assume:

Laurent Boulevard, Registered Plan 57M-789, PIN: 63237-1562

Matchett Crescent, Registered Plan 57M-789, PIN: 63237-1564

Gee Crescent, Registered Plan 57M-789, PIN: 63237-1563

Sweetnam Drive (formerly Speer Street), Registered Plan 57M-789, PIN: 63237-1565

A formal by-law is required for assumption as presented in the draft by-law attached as Appendix 'A'.

Rationale:

Inspections have been conducted. The City has completed the top course asphalt placement, and the subdivision is now in a condition to be assumed.

Other Alternatives Considered:

Council could decide not to proceed with assumption of the subdivision; however, this would not be consistent with our commitment through the Subdivision Agreement and completion of top course asphalt through default.

Alignment to Strategic Priorities:

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 Pearson Farms Subdivision, Phase 4B aligns with the City's efforts to provide good governance and assumption of municipal infrastructure and assets.

Financial / Operation Impacts:

The security value of \$518,946.96 was greater than the actual cost of the works completed, top course asphalt placement. Therefore, a refund of \$103,687.34 was issued to the developer and followed up with an accounting of the costs incurred, including unionized staff time (straight time – no payroll burden included).

Upon assumption of Pearson Farms Subdivision, Phase 4B, the City will be responsible for the general maintenance and operation of the infrastructure, and associated funds will need to be allocated in future budgets.

Servicing Comments:

The subdivision was serviced in accordance with the approved design. For the Pearson Farms Subdivision, Phase 4B, the following assets are eligible for assumption:

The services in the subdivision include:

Laurent Boulevard:

Storm Sewer:

- 161.1 metres of 250 mm diameter SDR35 PVC

- 1.9 metres of 300 mm diameter SDR35 PVC
- 258.1 metres of 825 mm diameter concrete

Sanitary Sewer:

- 248.0 metres of 200 mm diameter SDR35 PVC

Watermain:

- 253.6 metres of 250 mm diameter DR18 PVC

Roadworks:

- 2031.2 square metres of asphalt road
- 218.1 metres of 1.5 metre wide concrete sidewalk on the north side
- 7 streetlights

Gee Crescent:

Storm Sewer:

- 34.5 metres of 250 mm diameter SDR35 PVC
- 102.9 metres of 300 mm diameter SDR35 PVC

Sanitary Sewer:

- 244.1 metres of 200 mm diameter SDR35 PVC

Watermain:

- 264.2 metres of 150 mm diameter DR18 PVC

Roadworks:

- 1969.6 square metres of asphalt road
- 271.3 metres of 1.5 metre wide concrete sidewalk on the outer edge
- 6 streetlights

Matchett Crescent:

Storm Sewer:

- 17.5 metres of 250 mm diameter SDR35 PVC
- 189.4 metres of 300 mm diameter SDR35 PVC

Sanitary Sewer:

- 374.4 metres of 200 mm diameter SDR35 PVC

Watermain:

- 353.6 metres of 150 mm diameter DR18 PVC

Roadworks:

- 2758.4 square metres of asphalt road
- 358.9 metres of 1.5 metre wide concrete sidewalk on the outer edge
- 9 streetlights

Sweetnam Drive:

Storm Sewer:

- 34.5 metres of 250 mm diameter SDR35 PVC
- 32.9 metres of 300 mm diameter SDR35 PVC

Watermain:

- 37.8 metres of 150 mm diameter DR18 PVC

Roadworks:

- 310.4 square metres of asphalt road
- 36.7 metres of 1.5 metre wide concrete sidewalk on the west side

Consultations:

City Solicitor
Finance Division
Public Works Roads Division
Engineering and Corporate Assets – Infrastructure Design and Construction Division

Attachments:

Appendix 'A' - Draft Assumption By-Law



2023-XXX Assume
Pearson Farms Subdiv

Appendix 'B' – Registered Plan 57M-789 – Pearson Farms Subdivision, Phase 4B



57M-789.pdf

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Department Head: **Juan Rojas**