



City of
Peterborough

To: **Members of the General Committee**

From: **W.H. Jackson, Director of Utility Services**

Meeting Date: **February 26, 2018**

Subject: **Report USEC18-006
Subdivision Assumption of Municipal Road, Parkland,
Walkways, Open Spaces and all Works and Services within
Subdivision Plan 45M-231**

Purpose

A report for the City to assume the municipal roads and services within the Avonlea Subdivision Phase 1 being Plan of Subdivision 45M-231.

Recommendations

That Council approve the recommendations outlined in Report USEC18-006, dated February 26, 2018, of the Director of Utility Services as follows:

- a) That Avonlea Subdivision Phase 1 be assumed in accordance with the terms of the Subdivision Agreement registered as Instrument PE106065 for Plan 45M-231 dated June 29, 2009 June 2009 between the City of Peterborough and 2064086 Ontario Limited with the exception of Block 101 being a stormwater management pond; and
- b) That Council approve the By-laws attached as Appendix A to Report USEC18-006 to formally assume responsibility for the services installed within Plan 45M-231 and assume the associated operations, maintenance and capital reconstruction costs thereof.

Budget and Financial Implications

Once Council approves the assumption of services and assets within the subdivision, the remaining subdivision securities with the City will be released. All associated asset costs, (operational and capital), will become the responsibility of the City.

Upon assumption of these assets, approximately 2.0 lane kilometers of roadway and associated municipal infrastructure will be formally added to the City's system. There will be future costs associated with the operation and long-term maintenance of the additional inventory of lands and public highways that include infrastructure such as public walkways, roads, roadside appurtenances, sewers, street lighting, streetscaping, open space and parks (collectively "Works and Services").

It is estimated that annual operating costs in the order of \$680,000 will occur because of these Works and Services and, over the life of the Works and Services, the capital costs would amount to an estimated average of \$230,000 per year. Some of the additional operational costs of the subdivision infrastructure are already within the City's Operating Budget because as a subdivision is built, and immediately upon occupancy of homes in the subdivision, the City assumes certain operational expenses such as winter road and sidewalk clearance, garbage collection and streetlight energy costs.

Background

The City of Peterborough entered into a subdivision agreement with 2064086 Ontario Limited (Mason Homes Development) for Avonlea Subdivision Phase 1. This development is located west of Hilliard Street and north of Franklin Drive in Northcrest Ward.

The agreement required the developer to construct all roads and related works including underground infrastructure, road infrastructure, wastewater infrastructure, roadside appurtenances and all infrastructure related to parkland, open space, or City owned lands within this plan of subdivision (Appendix B).

Discussion

The required Works and Services within the subdivision have been completed in accordance with the subdivision agreement. The underground and aboveground services have been completed and the warranty period has expired. It therefore remains for Council to accept the Works and Services in the subdivision.

The streets and City owned lands within the subdivision to be assumed are listed below. The one exception to this assumption process is a stormwater management pond being Block 101 on Plan 45M-231 that continues to be used by the developer for the construction of additional phases within the developer holdings. This infrastructure will be assumed with the last phase of development.

Table 1 – Assumed Streets/Blocks

Street	From Street	To Street
Bowen Drive	Franklin Drive	Bowen Drive
Peace Crescent	Bowen Drive	Bowen Drive
Logan Lane	Bowen Drive	Bowen Drive
Blocks within 45M-231, being all of Blocks 97, 98, 99, 100, 102		

Within the right-of-way and City owned lands, the following major assets will be assumed;

Table 2 – Major Assets Assumed by City

Asset	Quantity	Unit	% of overall City Assets
Roads	1.97	lane km	~0.25
Wastewater			
Pipes	1,879	m	0.25
Structures	87	total	0.47
Sidewalk	1,349	M	0.35
Streetlights			
Fixtures	28	Total	0.34
Signs	65	Total	0.41
Trees	120	Total	0.40
Parks			
Green Space	5,891	m ²	0.06

Summary

Since all Subdivision Agreement requirements have been fulfilled, it is now appropriate that all municipal roads, parkland, walkways, open spaces and all works and services as indicated herein within the Plan of Subdivision 45M-231 be assumed and become the City's full maintenance and rehabilitation responsibility for the assets within the lands.

Submitted by,

W. H. Jackson, P. Eng.
Director Utility Services

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Attachments:
Appendix A – Assumption By-Law
Appendix B – Plan of Subdivisions 45M-231



The Corporation of the City of Peterborough

By-Law Number 18-XXX

A By-law to assume the municipal roads, parkland, walkways, open spaces and all works and services within Subdivision Plan 45M-231, specifically Blocks 97, 98, 99, 100, 102 and streets namely Bowen Drive, Peace Crescent and Logan Lane

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

1. That all works and services as outlined in Report USEC18-006 within Subdivision Plan 45 -231 are hereby assumed by The Corporation of the City of Peterborough
2. That the streets, namely Bowen Drive, Peace Crescent and Logan Lane are hereby assumed by The Corporation of the City of Peterborough.
3. That the following Blocks 97 and 102 for open spaces, Block 100 for parkland, Block 98 for walkway and Block 99 for emergency access and walkway are hereby assumed by The Corporation of the City of Peterborough.

By-law read a first, second and third time this day of , 2018.

Daryl Bennett, Mayor

John Kennedy, City Clerk

PLAN 45M - 231

I CERTIFY THAT THIS PLAN 45M - 231 IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF PETERBOROUGH (No.45) AT 15:57 O'CLOCK ON THE 9th DAY OF JULY, 2009 AND ENTERED IN THE PARCEL REGISTER FOR PIN 28413-0170 REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. PE 105405

NOTE:
THIS PLAN COMPRISES OF PART PIN 28413-0170(LT)

METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

APPROVED UNDER SECTION 51 OF THE PLANNING ACT
THIS DAY OF JULY, 2009

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
MALCOLM HUNT

PLAN AND FIELD NOTES
OF SUBDIVISION OF

PART OF LOT 4, EAST OF COMMUNICATION ROAD
FORMERLY GEOGRAPHIC TOWNSHIP OF SMITH, NOW IN

CITY OF PETERBOROUGH
COUNTY OF PETERBOROUGH

SCALE 1:750

ELLIOTT AND PARR (PETERBOROUGH) LTD.

2009

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF JULY, 2009

PETERBOROUGH, ONTARIO
9 JULY, 2009

CHRISTOPHER E. MUSCLOW
Ontario Land Surveyor

LEGEND AND NOTE:

BEARINGS ARE ASTRONOMIC, DERIVED FROM THE SOUTHERLY LIMIT OF PART 1, PLAN 45R14130 HAVING A BEARING OF N54°21'50"E

ALL MONUMENTS SHOWN THUS □ ARE IRON BARS (IB), PLANTED UNLESS OTHERWISE NOTED.

CEIP - DENOTES ELLIOTT AND PARR, O.L.S.

CI2D - DENOTES G. W. ELLIOTT, O.L.S.

CIWD - DENOTES PENCE AND PERCE, O.L.S.

CI2D - DENOTES PENCE AND PERCE, O.L.S.

WI - DENOTES WITNESS

OWNER'S CERTIFICATE:

- I CERTIFY THAT:
1. LOTS 1 TO 96 BOTH INCLUSIVE, BLOCKS 97, 98, 99, 100, 101 AND 102 AND THE STREETS NAMED BOWEN DRIVE, PEACE CRESCENT AND LOGAN LANE HAVE BEEN LAID OUT IN ACCORDANCE TO MY INSTRUCTIONS.
2. THE STREETS BOWEN DRIVE, PEACE CRESCENT AND LOGAN LANE ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF PETERBOROUGH AS PUBLIC HIGHWAYS.

2064086 ONTARIO LIMITED

DATE: 9 JULY, 2009

I HAVE THE AUTHORITY TO BIND THE CORPORATION
PETER J. LAWLESS, A.S.O.



ELLIOTT AND PARR
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PETERBOROUGH, ONTARIO
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DRAWN BY: R.W.

FILE: 860

JOB: 28026

