



City of
Peterborough

TO: Members of the Planning Committee

FROM: Malcolm Hunt, Director of Planning and Development Services

MEETING DATE: September 21, 2009

SUBJECT: Report PLPD09-056
Final Approval of Plans of Subdivision 15T-03501
and 15T-08501
1496951 Ontario Inc.
2300 Marsdale Drive, 2150 Television Road and 2707
Foxmeadow Road

PURPOSE

A report to grant Final Approval to Draft Approved Plans of Subdivision 15T-03501 and 15T-08501 for the properties at 2300 Marsdale Drive, 2150 Television Road and 2707 Foxmeadow Road.

RECOMMENDATIONS

That Council approve the recommendations outlined in Report PLPD09-056 dated September 21, 2009, of the Director of Planning and Development Services, as follows:

- a) That Council grant Final Approval to Plans of Subdivision 15T-03501 and 15T-08501 as shown on Exhibit D attached to Report PLPD09-056 located at 2300 Marsdale Drive, 2150 Television Road and 2707 Foxmeadow Road;
- b) That the Mayor and City Clerk be authorized to execute a Subdivision Agreement with 1496951 Ontario Inc. for the development of 56 single detached lots and 24 2-unit lots;

- c) That Council authorize the Director of Planning and Development Services to sign the final plans on behalf of the Corporation of the City of Peterborough once they are received by the Planning and Development Services Department; and,
- d) That the effective date of Final Approval shall be the date the final plans for registration are received by the Planning and Development Services Department.

BUDGET AND FINANCIAL IMPLICATIONS

Final Approval of this plan of subdivision will generate approximately \$569,744.00 in City-wide development charges from the development of single detached lots and up to \$488,352.00 from the development of two-unit lots (2009 rates).

Through negotiations between staff and the Subdivider, the Subdivider has agreed to contribute an additional \$140,000.00 to the City as their share of the cost of upgrading the Walker Avenue Sanitary Sewer which will be completed by the City as part of its work to address basement flooding problems in the area. The total works are estimated to cost approximately \$900,000.00. Staff anticipates the design work for this project to be completed this year and the tender for construction to be issued in early 2010. The City's share of the project cost, which is estimated at approximately \$760,000.00, can be accommodated through funds pre-approved in the 2009 budget for the Flood Reduction Program.

BACKGROUND

The proposed final plan for registration (see Exhibit D) consolidates two Draft Approved Plans of Subdivision: 15T-03501 (Hargrove Trail extension) and 15T-08501 (Marsdale Drive extension).

Draft Plan of Subdivision 15T-03501 (see Exhibit B) was originally granted Draft Plan Approval by Council on October 27, 2003. On July 3, 2006 Council made minor revisions to the conditions of Draft Plan Approval and extended Draft Plan Approval for a period of three years to lapse on November 26, 2009.

Draft Approved Plan of Subdivision 15T-03501 provides for the creation of 25 single detached residential lots and six two-unit (R.2) lots with lot widths ranging from 12 metres (40 feet) to 18.29 metres (60 feet) along the extension of Hargrove Trail from its existing terminus near Foxmeadow Road. Draft Plan 15T-03501 also establishes one future development block that will be consolidated with Block 42 of Plan 45M-221 to

create an additional single detached residential lot fronting Hargrove Trail near Foxmeadow Road.

Draft Plan of Subdivision 15T-08501 (see Exhibit C) was granted Draft Plan Approval by Council on September 15, 2008 to provide: the creation of 31 single detached residential lots with typical lot widths ranging from 12 metres (40 feet) to 18.1 metres (59 feet); the creation of 18 two-unit (R.2) lots with typical lot widths 9 metres (29.5 feet) to 10.8 metres (35 feet) per unit; the extension of Marsdale Drive from Monsignor O'Donoghue Elementary School to Foxmeadow Road; the completion of Hargrove Trail between Foxmeadow Road and Marsdale Drive; the extension and termination of Foxmeadow Road east of Marsdale Drive; and, the creation of a new cul-de-sac, McGregor Court, adjacent to the elementary school property. Additionally, the plan creates a large open space block to be dedicated to the City to serve as a natural buffer for the Downer's Corners Provincially Significant Wetland and a number of future development blocks that will be held in trust by the City to maintain its ability to extend Maria Street to Television Road in accordance with Official Plan Schedule "B" – Roadway Network.

Together, the proposed final plan for registration will create 56 single detached residential lots and 24 two-unit (R.2) lots for a potential yield of 80 to 104 units plus one additional single detached unit on Block 42 of Plan 45M-221.

The plan has been designed in consultation with City staff and staff from affected utilities to meet the current standards of the City and the affected utilities.

Draft Plan of Subdivision Approval is granted subject to Conditions of Approval to ensure that the Subdivider carries out certain work prior to Final Approval being granted. For both Draft Approved Plans 15T-03501 and 15T-08501, all conditions required of the developer have now either been fulfilled and cleared by the respective agencies or have been included in the Subdivision Agreement between the Subdivider and the City to ensure their completion prior to final assumption of the subdivision. Conditions related to Peterborough Utilities Services Inc. (PUSI) will be secured in a separate agreement between the Subdivider and PUSI.

The Subdivision Agreement, in the usual manner, requires the Subdivider to install sanitary and storm sewers, pavement, curb and gutter, streetlights and accommodates storm water management. The Subdivision Agreement also requires the Subdivider to install temporary erosion and siltation control works in the subdivision, to be maintained until servicing construction and house building and sodding of lots is complete as well as to provide the City with a valuation of all tangible capital assets to be assumed by the

City as part of this development in compliance with Public Sector Accounting Board standards.

In accordance with the Subdivision Agreement, the Subdivider is required to pay for street name and traffic signs and street trees. The new street, McGregor Court, is named to the satisfaction of the City's naming committee. The Agreement further requires the Subdivider to pay the City engineering fees of 5.5% of the estimated servicing costs.

The conditions of Draft Plan Approval for both Draft Plan of Subdivision 15T-03501 and 15T-08501 require the developer to provide sufficient capacity to convey sanitary wastewater flows from the development to the Ashburnham Drive Trunk Sanitary Sewer. Presently, the Walker Avenue sanitary sewer is operating at or above its design capacity and therefore upgrades are required to accommodate the proposed plan.

In the area of Walker Avenue, the City is required to undertake remedial measures to address the recommendations of the Meade Creek Flood Reduction Study. As part of that work, the City has agreed to incorporate the required sanitary sewer upgrades in order to maximize the efficiency of the work to be undertaken in the area and to minimize any potential disruption to area residents. As determined by staff, the Subdivision Agreement requires the Subdivider to fund the portion of the required work that is associated with accommodating their development which is estimated to be \$140,000.00. The remainder of the work will be funded by the budget for the Meade Creek Flood Reduction Study and will be completed in 2010.

The conditions of Draft Plan Approval for both Draft Plans also require the Subdivider to construct and maintain a temporary access from Television Road for construction traffic. In February 2007 the Subdivider obtained the necessary permit from Otonabee Region Conservation Authority to establish the temporary roadway. Through the Subdivision Agreement the Subdivider has agreed to maintain the roadway, to ensure that construction traffic will use only this route for accessing the site, and to remove and rehabilitate the temporary roadway in accordance with the recommendations of *Foxmeadow Estates Development Construction Access Road Environmental Impact Study* prepared by Niblett Environmental Associates Inc. dated December 2008.

Finally, the Subdivision Agreement requires the Subdivider to pay cash-in-lieu of parkland, representing the 5% parkland dedication for the entire plan. The required parkland dedication for this plan, excluding environmental buffer and stormwater management areas, is 0.4132 ha.

Condition No. 10 of Draft Plan Approval for Plan 15T-03501 which requires the construction of a temporary emergency access between Foxmeadow Road and Hargrove Trail is no longer applicable since Hargrove Trail and Marsdale Drive are being completed together in their entirety through this registration. Similarly, Condition No. 12 of Draft Plan Approval for Plan 15T-03501, insofar as it relates to the creation of a temporary cul-de-sac, is also no longer applicable.

SUMMARY

It is recommended that Council grant Final Approval to Plans of Subdivision 15T-03501 and 15T-08501 and that the Director of Planning and Development Services be authorized to sign the final plans on behalf of the Corporation of the City of Peterborough once they are received.

Submitted by,

Malcolm Hunt, Director,
Planning and Development Services

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Concurred with,

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Attachments:

Exhibit A – Location Map
Exhibit B – Draft Approved Plan of Subdivision 15T-03501
Exhibit C – Draft Approved Plan of Subdivision 15T-08501
Exhibit D – Draft Plan for Registration
Exhibit E – Draft Subdivision Agreement







