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**Draft Approval Extension 39T-05505
Nancy Pasato/Paul Yeoman**

FROM:	G. KOTSIFAS P.ENG. MANAGING DIRECTOR DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	DREWLO HOLDINGS INC. 1654 HIGHBURY AVENUE NORTH, 1522 KILALLY ROAD AND A PORTION OF 1782 KILALLY ROAD EDGEVALLEY SUBDIVISION EXTENSION TO DRAFT PLAN OF SUBDIVISION APPROVAL MEETING ON JULY 20, 2015

RECOMMENDATION

That, on the recommendation of the Manager, Development Services & Planning Liaison, the following actions be taken with respect to the Draft Plan of Subdivision application of Drewlo Holdings Inc., relating to the properties located at 1654 Highbury Avenue North, 1522 Kilally Road and a portion of 1782 Kilally Road:

- a) the Approval Authority **BE ADVISED** that Council supports the Approval Authority granting a one (1) year extension of the draft plan of subdivision submitted by Drewlo Holdings Inc., prepared by Whitney Engineering Inc., certified by Archibald Gray & McKay, File No. 39T-05505, drawing Edgevalley East Subdivision, as redline amended which shows 128 single detached dwelling lots, 5 medium density blocks, 1 high density block, 1 stormwater management block, 1 open space block, 2 park blocks, and several road allowance/reserve/widening blocks, all served by the extension of Edgevalley Road, Agathos Street and Purser Street and 2 new local streets **SUBJECT TO** the revised conditions contained in the attached Appendix "A";
- b) the Approval Authority **BE ADVISED** that Council supports the Approval Authority granting a further two (2) year extension of the draft plan of subdivision without further public notification or Council review **SUBJECT TO** the Applicant having advanced the application through to Design Studies Clearance (all required studies submitted and accepted) for the application within the initial one (1) year extension period; and,
- c) the applicant **BE ADVISED** that the Director, Development Finance has summarized the claims and revenues attached as Appendix "B".

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The effect of the recommendation is to allow for a one (1) year extension of the draft approval for the Edgevalley Subdivision, and if necessary, up to two (2) additional years in order to complete all necessary approvals. Extensions beyond the first year will only be based on demonstrated progression on design studies that cannot be completed within a year.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Kilally Road Area Study – November 1990

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Kilally South Area Plan Update – June 2003
 O-6899 – Report to delete the aggregate resource designation from Schedule B of the Official Plan (July 2005)
 39T-05505/Z-6897 – Initial approval of the draft plan of subdivision - February, 2006
 39T-05505 – Three year extension to Planning Committee – March, 2009
 39T-05505 – Revisions to Draft Plan of Subdivision and Zoning By-law amendments – December, 2011

BACKGROUND

In November 1990, the Kilally Road Area Study was completed for lands east and west of Highbury Avenue North, south of the Thames River. The recommended land use designations, which resulted from the study, were applied to the lands east of Highbury Avenue North and west of Webster Street and its future northerly extension. In 2003, the Kilally South Area Plan Update was completed. This study addressed the deferred portion of lands east of Webster Street and recommended land use designations and provided direction for future growth in this area.

Drewlo Holdings Inc. submitted an application for draft plan of subdivision and zoning by-law amendment on March 31, 2005. The public meeting was held on February 27, 2006. Council resolved that the draft plan and concurrent zoning by-law amendment be approved on March 6, 2006. Draft approval was granted on March 22, 2006. A three year extension to the draft approval was granted by the Approval Authority on March 22, 2009.

On May 4, 2011, the applicant submitted a revised draft plan of subdivision consisting of for 128 single detached lots, 5 medium density blocks, 1 high density block, 2 park blocks, all served by the extension of Edgevalley Road, Agathos Street and Purser Street and 2 new local streets. The public meeting was held on December 12, 2011.

A revision to the draft plan and changes to the conditions were submitted by the applicant and a three (3) year extension and approval of the revised draft plan/conditions was granted by the Approval Authority on February 10, 2012.

In March, 2012, a pre-consultation meeting for design studies was held with Drewlo Holdings and their engineering consultants. To date, no design studies have been submitted arising from that meeting.

On February 3, 2015, Staff received a request from Drewlo Holdings for an emergency draft plan extension due to the lapse date of February 10, 2015 from the previous extension. The request was made in order to satisfy conditions related to site alteration and to complete engineering design studies. The Approval Authority granted the emergency extension per Section 2.2(p) of the Subdivision and Condominium Delegation and Approval By-law. The emergency extension lapses on August 10, 2015.

In the months following the granting of the emergency extension, Staff have worked with the proponent to update conditions of draft plan approval related to roadworks, sanitary servicing and stormwater management.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Servicing Related Comments

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From an engineering perspective, Development Services, the Transportation Planning and Design Division, the Wastewater and Drainage Engineering Division, the Water Engineering Division and the Stormwater Management Unit have no objection to the extension of draft approval for the above-noted subdivision. Revisions to the draft plan conditions generally pertain to clarified wording and updated standards, not substantive changes to requirements for the proponent. Requested changes of note are highlighted below:

- The construction of trunk sanitary sewer KL1B by the proponent has been added to condition 36 for improved clarity of required works.
- New language has been introduced regarding the reconstruction of Kilally Road, presently scheduled for 2016 in the Growth Management Implementation Strategy (GMIS) and requirements of the owner for temporary works should the development of the subdivision precede the Kilally roadworks.
- A number of required minor works (e.g., sidewalks, curb extensions) have been removed from the draft plan conditions as these works have been constructed since the previous revisions to the conditions.
- Several clauses have been introduced in the General Conditions section to reflect updates to the City’s general conditions clauses found in all draft plan conditions.

Environmental and Parks Planning

Environmental and Parks Planning is not opposed to the extension of the draft plan for subdivision 39T-05505. Minor wording has been requested to several clauses in order to add greater specificity to requirements. Additionally, a requirement for a tree preservation report was requested and is reflected in clause 25 of the revised draft plan conditions.

Development Finance

The following major infrastructure projects that are required to provide servicing to this subdivision are included in the 2014 Development Charges Background Study:

- DC14-RS00215: Kilally Road – Phase 1 – 175m west of Webster to 225m east of Webster (\$2.7 million);
- DC14-WD00012: Kilally (A30) Growth Area Watermain Phase 1 (\$1.3 million); and,
- DC14-WW00008: KL1B Kilally Growth Area Trunk Sanitary Sewer (\$1.2 million).

Additionally, the Edge Valley subdivision will be serviced by a grandfathered Urban Works Reserve Fund (UWRF) stormwater management facility that will be paid for and constructed by the proponent, with reimbursement to be provided according to Schedule 8 of the Development Charges By-law.

In March 2015, Development Finance and Development Services staff met with the proponents to discuss the timing of the above infrastructure projects as part of the annual Growth Management Implementation Strategy Update process. At the meeting, Drewlo Holdings informed Staff that the existing 2016 project construction timing was necessary for this subdivision and that they were committed to completing all requirements necessary to register the subdivision in late 2016/early 2017. As a result of these requests, Development Finance Staff did not recommend a deferral of the Kilally trunk sanitary sewer, watermain or arterial road widening through the 2016 GMIS process (notwithstanding Staff concerns about the financial health of the Stormwater and Sanitary Development Charges Reserve Funds).

Development Finance does not object to the extension of the draft plan approval; however, it is important that the proponent continues to advance the subdivision towards registration due to the investment of over \$5 million in growth infrastructure that will be made in 2016. The proponent has been advised of Development Finance’s concerns about avoiding investments in “idle” infrastructure and has committed to satisfying the draft plan conditions over the next year.

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Trunk Sanitary Sewer KL1B will be constructed through the proponent's lands by the proponent on behalf of the City. As a result, Drewlo Holdings will be required to enter into a work plan for the design and construction of the project, as per Schedule 8 of the Development Charges By-law.

ANALYSIS

Revision to Draft Approved Plan:

The applicant is not proposing any revisions to the draft approved plan as part of this application.

Through circulation, departments and agencies have expressed they have no objection to the requested extension of draft plan, provided the revised and/or additional municipal requirements are included as conditions of draft approval. As discussed in the servicing comments above, a number of the conditions of draft approval relating to water servicing, sanitary servicing, transportation and stormwater management have been modified or are new proposed conditions, as well as other modifications to existing standard conditions to be consistent with current City practice.

The recommended changes are highlighted in grey. A strikeout or an underline of the word indicates where a change has occurred. A copy of the revised conditions of draft Approval as recommended by Development Services is attached as Appendix 'A'.

Staff are recommending a unique approach to the timeframe for the draft plan extension. If approved as recommended, the current extension would represent the third extension to the draft plan since the application was first received in 2005. The City has scheduled over \$5 million in infrastructure investments to be constructed in 2016 to support the development of these lands and it is imperative that a "return" on that investment be received in the next few years. The proponent has indicated to Staff that they are eager to progress these lands to registration, with housing construction anticipated in late 2016. As a result, a one year extension is deemed to be appropriate for the draft plan in order to complete required engineering studies and to satisfy all outstanding conditions. To provide some flexibility, Staff are also recommending that an additional two (2) years of extension may be provided administratively by the Approval Authority, subject to the proponent making substantive progress with the completion of design studies.

Public Notice:

Public notice of the request for extension of Draft Approval is not required since there are no changes being proposed to the draft approved plan or zoning. Notice of the Decision to extend draft approval shall be given to those who requested copies of the initial decision.

CONCLUSION

It is the opinion of Development Services that the extension of draft approval be supported and that a one year extension be granted subject to the attached changes to the conditions of draft approval. The draft plan may also be extended for three additional years administratively by the Approval Authority, if required. Public notice of the decision to extend draft approval will be

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given to those who requested a Decision as there are a number of changes/additions to the existing conditions of draft approval relating to water, sanitary, transportation and stormwater servicing arrangements for this subdivision.

PREPARED BY:	RECOMMENDED BY:
PAUL YEOMAN, MCIP, RPP MANAGER, DEVELOPMENT FINANCE	TERRY GRAWAY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON
CONCURRED BY:	SUBMITTED BY:
JENNIE A. RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES & ENGINEERING LIAISON	GEORGE KOTSIFAS P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

July 13, 2015
PY/NP/np

"Attach."

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