

City of North Bay Report to Council

Report No: CSBU-2021-050

Date: September 8, 2021

Originator: Beverley Hillier and Adam Lacombe

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: Final Approval - Highland Woods Developments Inc. and Jograh Investments Ltd., – Silver Maple Lane and Bain Drive (File 48T- 20104 and file 48T-08106)

Closed Session: yes ☐ no ☐

Recommendation

1. That Council grant final approval to Highland Woods Subdivision (Silver Maple Lane and Bain Drive) – City File No. 48T-20104 and City File 48T-08106;
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Highland Woods Developments Inc. and Jograh Investments Ltd. for the Highland Woods Subdivision on Silver Maple Lane and Bain Drive, upon receipt of all Subdivision Agreement requirements;
3. That By-law 2002-133 be amended by confirming that Block 6, Plan 36M-669 is a municipal road; and
4. That By-law 2021-84 be brought forward to Council for three readings at the September 21, 2021 meeting of Council.

Background

Miller and Urso Surveying Inc. on behalf of Highland Woods Developments Inc. and Jograh Investments Ltd. is seeking Final Approval of Highland Woods Plan of Subdivision in order to create 11 single detached dwelling lots and 1 block for townhouse dwellings on Silver Maple Lane and Bain Drive in the City of North Bay.

The final approval being requested is within the boundary of the lands that have been given Draft Approval. The Highland Woods Plan of Subdivision was given Draft Approval by Council on February 2, 2009 and April 6, 2021.

Financial/Legal Implications

Through the subdivision agreement, a one hundred percent security is being retained by the City for completion of Bain Drive to ensure the completion of the road in its entirety.

Bain Drive is designated as a collector road, and as such the City is requiring that it be constructed to a collector standard which is wider than a local road and includes a sidewalk. The City's practice is to share the costs for the incremental cost increase of upsizing infrastructure.

The City's share of the cost is estimated at \$132,034.57 plus HST. Funding for the City's share is to be made available from Project 6555RD City Share of Development Costs 2021 On-going.

The developer will also be required to pay stormwater management fee of \$2,200. per single family detached dwelling and \$1,650 per condominium unit to be included in the building permit fees.

The Highland Woods Subdivision is responsible to fund a portion of the traffic signals that were constructed at the intersection of Airport Road, Bain Drive, and Pearce Street. The developer will be responsible to pay a fee of \$100 per unit which includes single family dwellings and condominium units.

Corporate Strategic Plan

- | | |
|--|--|
| <input type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input type="checkbox"/> Spirited Safe Community |
| <input type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Facilitate the development of housing options to service the needs of the community

Options Analysis

Prior to Staff recommending to City Council that the City give Final Approval to the Plan of Subdivision and that the City enter into a Subdivision Agreement with the Property Owner, Staff required the developer to satisfy the conditions of Draft Approval. The developer has satisfied the Conditions of Draft Approval for the requested Plan of Subdivision as follows:

- 1) The Subdivision Agreement has been prepared and is recommended for approval by the City Engineer, Infrastructure & Operations;
- 2) The Final Plan (Registered 36M Plan) has been prepared for registration upon Council approval. It has been reviewed and found to conform with the Draft Approval; and
- 3) The conditions imposed when Draft Approval was given have been satisfied.

Option 1:

Deny the request to enter into the Subdivision Agreement and grant Final Approval.

Option 2:

Approve the request to enter into the Subdivision Agreement and grant Final Approval.

Recommended Option

1. That Council grant final approval to Highland Woods Subdivision (Silver Maple Lane and Bain Drive) – City File No. 48T-20104 and 48T-08106;
2. That the Mayor and City Clerk be authorized to sign the Subdivision Agreement with Highland Woods Developments Inc. and Jograh Investments Ltd. for the Highland Woods Subdivision on Silver Maple Lane and Bain Drive, upon receipt of all Subdivision Agreement requirements;
3. That By-law 2002-133 be amended by confirming that Block 6, Plan M-669 is a municipal road; and
4. That By-law 2021-84 be brought forward to Council for three readings at the September 21, 2021 meeting of Council.

Respectfully submitted,

Name: Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name: Adam Lacombe, P. Eng.

Title: Senior Capital Program Engineer

I concur with this report and recommendation.

Name: John Severino, P.Eng, MBA

Title: City Engineer – Infrastructure and Operations

Name: David Euler, P.Eng., PMP

Title: Chief Administrative Officer

Personnel designated for continuance:

Name: Adam Lacombe, P. Eng.

Title: Senior Capital Program Engineer

Schedule A

