



## The Corporation of the Town of Tecumseh

Planning & Building Services

**To:** Mayor and Members of Council

**From:** Brian Hillman, Director Planning & Building Services

**Date to Council:** October 8, 2019

**Report Number:** PBS-2019-35

**Subject:** Arbour Grove (Carmelita Court) Residential Development Agreement  
Valente Development Corporation  
Assumption of Services  
OUR FILE: D12 VALSTA

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### Recommendations

It is recommended:

**That** a resolution assuming the services for the Arbour Grove (Carmelita Court) Residential Development Agreement **be approved and passed**, as of October 8, 2019.

### Background

In 2015, Council approved the entering into of a development agreement with Valente Development Corporation ("the Owner") that facilitated the construction of a 48-unit residential subdivision consisting of 14 semi-detached units (seven semi-detached dwellings) and 34 attached units (six 3-unit townhouse dwellings and four 4-unit townhouse dwellings) on a 2.9 hectare (7.1 acre) parcel of land situated on the south side of Arbour Street between Shawnee Road and Poisson Street (see Attachment 1). The development agreement established servicing requirements and other matters related to the subject development, such as financial contributions toward parkland and the reconstruction of Arbour Street and the construction of a noise barrier along the north side of County Road 22.

### Comments

The Owner has now completed the services and other matters required as conditions precedent to the assumption of the services as stipulated in the agreement.

A pre-assumption inspection was conducted by Public Works and Environmental Services for the development on June 6, 2019. There were a number of deficiencies identified that needed to be addressed to the Town's satisfaction prior to the Town assuming the Municipal Services (storm sewer infrastructure, sanitary sewer infrastructure, water infrastructure and roads).

The deficiencies identified during the June 6, 2019 inspection have now been addressed to the Town's satisfaction. In addition, the Owner's consulting engineer, RC Spencer Associates Inc., has provided a Final Acceptance and Assumption Letter for this development (see Attachment 2).

Based on the foregoing, Public Works & Environmental Services has recommended that the Municipal Services in the Arbour Grove Residential Development be assumed as part of the Town's infrastructure as of October 8, 2019 (see Attachment 3). It is therefore appropriate to assume the services as municipal infrastructure in accordance with the requirements of the development agreement.

## Consultations

Public Works & Environmental Services

## Financial Implications

None

## Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

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Reviewed by:

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Reviewed by:

Brian Hillman, MA, MCIP, RPP  
Director Planning & Building Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	Subject Property Map
2	Owner's Consulting Engineer's Correspondence
3	Director Public Works and Environmental Services Memo



