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## MANAGEMENT REPORT

**Date:** May 8, 2023  
**To:** Mayor and Council  
**From:** Nancy Roulston, Manager of Engineering  
**Report #:** COU23-057  
**Attachments:** 44M Draft Plan

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**Title:** Thames West Phase 1 Subdivision Agreement

**Objective:** To enter into a subdivision agreement with Valley View Heights (St. Jacobs) Limited for the development of Phase 1 of the Thames West subdivision.

**Background:** Council granted draft approval for the proposed subdivision at the February 28, 2021 meeting. The first phase of development proposes 27 single detached residential units, 16 semi detached residential units, 28 street townhouses, 2 multi-residential blocks, a park block and a stormwater management facility. Subsequent phases of development will require separate subdivision agreements.

**Analysis:** The developer has completed a servicing design in accordance with the City of Stratford standards and the draft plan conditions. In addition to all the standard requirements, the subdivision agreement also makes provisions for sidewalks and a pedestrian crossing on O'Loane Avenue. The developer has provided the appropriate fees, securities and proof of insurance, as required by the subdivision agreement.

### **Financial Implications:**

#### **Financial impact to current year operating budget:**

There is no impact to the current year operating budget.

#### **Financial impact on future year operating budget:**

Upon assumption of the infrastructure, there will be annual operating and maintenance costs for the roads, sidewalks, sewers, watermains and stormwater management facility.

#### **Link to asset management plan and strategy:**

Upon assumption of the infrastructure, these assets will be specifically added to the asset management plan. The new assets replacements will be planned for based on

estimated useful life. The adjustment to the asset management plan will impact future capital planning forecasts and funding strategies will be updated accordingly.

**Legal considerations:**

All legal fees for registration of the agreement are the responsibility of the developer.

**Alignment with Strategic Priorities:**

**Mobility, Accessibility and Design Excellence**

Improving ways to get around, to and from Stratford by public transit, active transportation and private vehicle.

**Developing our Resources**

Optimizing Stratford's physical assets and digital resources. Planning a sustainable future for Stratford's resources and environment.

**Alignment with One Planet Principles:**

**Sustainable Water**

Using water efficiently, protecting local water resources and reducing flooding and drought.

**Travel and Transport**

Reducing the need to travel, encouraging walking, cycling and low carbon transport.

**Staff Recommendation: THAT a Subdivision Agreement be entered into with Valley View Heights (St. Jacobs) Limited for the development of the Thames West Phase 1 subdivision;**

**AND THAT the Mayor and Clerk, or their respective delegates, be authorized to execute the Subdivision Agreement on behalf of The Corporation of the City of Stratford.**

**Prepared by:**

**Recommended by:**

Nancy Roulston, Manager of Engineering  
Taylor Crinklaw, Director of Infrastructure and  
Development Services  
Joan Thomson, Chief Administrative Officer