

COMMITTEE OF THE WHOLE - MARCH 22, 2004

ASSUMPTION – NORTH HUMBER – PHASE 1 (EXCLUDING SUNSET RIDGE) 19T-97V07/65M-3278

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3278, and that the municipal services letter of credit be reduced to \$50,000 as per Park's request for street trees guarantee.

Purpose

The subdivision has been completed and is ready to be assumed by the City.

Background - Analysis and Options

The 152 lot development is a residential subdivision. The development is located south of Major Mackenzie Dr. east and west of Islington Ave., as shown on Attachment 1. The Subdivision Agreement was signed on October 21, 1998. The municipal services in Plan 65M-3278 were installed in May 1998, and the top course asphalt was placed in September 2001.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received inspection clearance from all pertinent City Departments and the City Treasurer has confirmed that all of the City's financial requirements regarding this subdivision have been met. Trees replaced during the maintenance period will be inspected at the end of their guarantee period. Reducing the letter of credit to \$50,000 will secure any further replacements that may be required.

Relationship to Vaughan Vision 2007

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600 (4.7.1). OPA policies require that development take place in accordance with the requirements and standards of the City and relevant agencies.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is therefore appropriate that the municipal services in 65M-3278 be assumed and the municipal services letter of credit be reduced to \$50,000. The letter of credit will be reduced and released as the trees are reinspected and certified.

Attachments

1. Location Map

Report prepared by:

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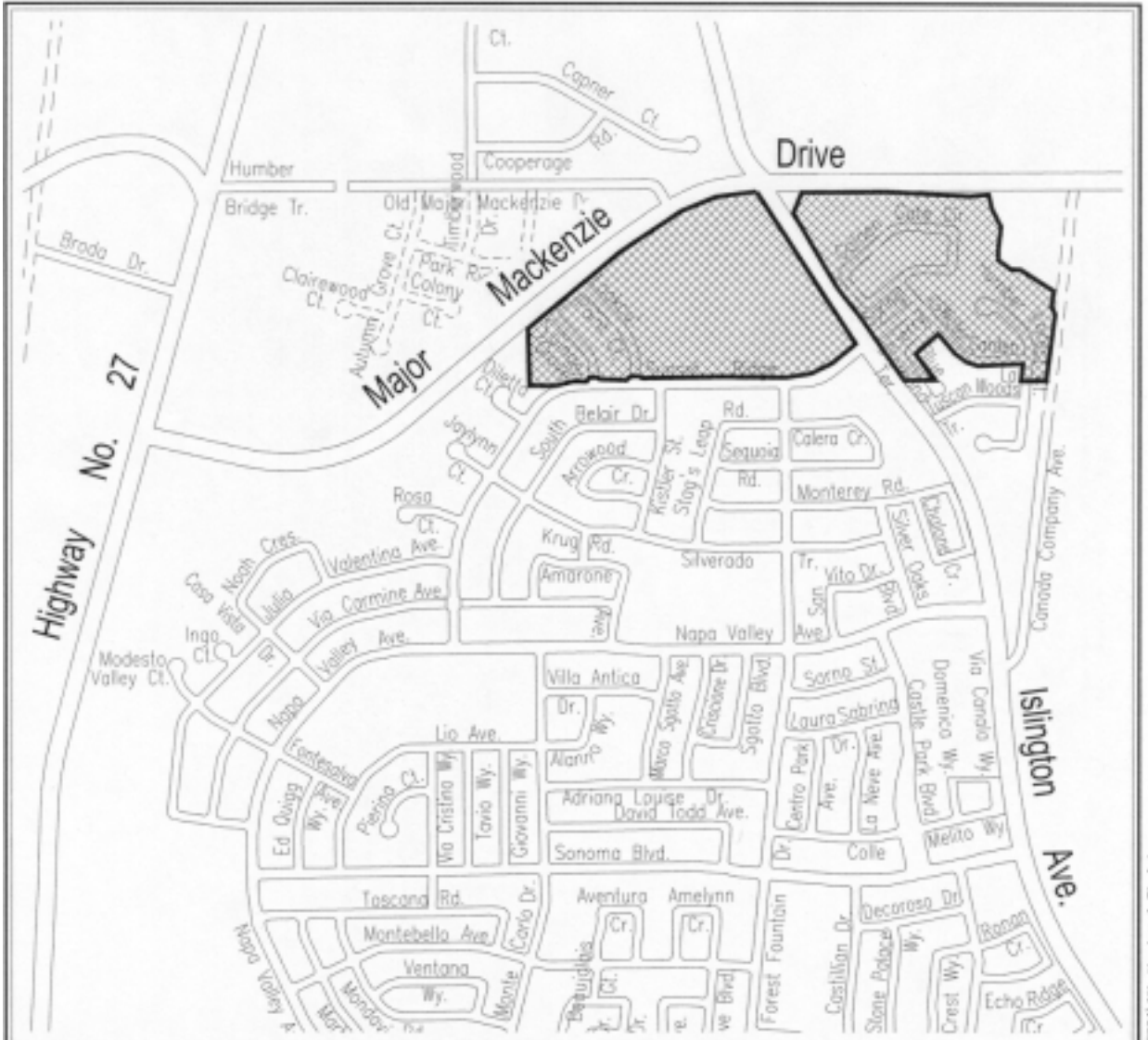
Respectfully submitted,

Bill Robinson, P. Eng.
Commissioner of Engineering and Public Works

Gary P. Carroll, P. Eng.
Director of Engineering Services

VR:mc

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION
NORTH HUMBER PHASE 1 (excluding Sunset Ridge)
19T-97V07 / 65M-3278

LOCATION : Part of Lot 20, Conc. 8

LEGEND

 SUBJECT LANDS



NOT TO SCALE