

COMMITTEE OF THE WHOLE - NOVEMBER 15, 2004

ASSUMPTION – MAPLEWOOD PARK – PHASE 1 19T-97V16/ 65M-3309

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-3309, and that the municipal services letter of credit be reduced to \$30,000.00 for the completion of fencing and minor municipal works adjacent to the two outstanding lots that are currently under building construction.

Purpose

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

Background - Analysis and Options

The 153 lot development is a residential subdivision. The development is located east of Jane Street and south of Teston Road as shown on Attachment 1.

The Subdivision Agreement was signed on December 18, 1998. The municipal services in Plan 65M-3309 were installed in September 1998 and the top course asphalt was placed in June 2003.

Of the 153 lots, there remain two building lots on Ahmadiyya Avenue that are currently under construction. Acoustical fencing along the rear and side of the lots, as well as, minor boulevard works, lot grading and minor fencing repairs need to be completed. Securities in the amount of \$30,000 will be held back upon assumption to ensure that all these works are completed to the City's satisfaction.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

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 appropriate that the municipal services in 65M-3309 be assumed and the municipal services letter of credit be reduced to \$30,000.00. Once the outstanding issues are resolved, the letter of credit will be released.

Attachments

1. Location Map

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Respectfully submitted,

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Commissioner of Engineering and Public Works

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VR/fc

ATTACHMENT No. 1

