

COMMITTEE OF THE WHOLE - MAY 2, 2005

ASSUMPTION – SILVERWOOD – PHASE 2 19T-85105/ 65M-3126

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-3126, and that the municipal services letter of credit be reduced to \$10,000 as per the Building Standards Department's request for securities for completion of two vacant lots.

Economic Impact

Upon assumption of this development, approximately 0.7 lane kilometres of roadway and associated municipal infrastructure will be added to the City of Vaughan's system. There will be a future cost associated with the operation and long-term maintenance of the additional inventory of lands and public highways that may include roads, sewers, watermains, street lighting, streetscaping, storm water management ponds, parks, etc.

Purpose

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

Background - Analysis and Options

The 13 lot development is a residential subdivision. The development is located on the north side of Kirby Road, east of Hwy. 27, as shown on Attachment 1.

The Subdivision Agreement was signed on November 27, 1995. The municipal services in Plan 65M-3126 were installed in July 1997 and the top course asphalt was placed in September 2000.

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, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Building Standards Department is requesting that \$10,000 be held back in securities for the assurance that the municipal boulevard works be completed in front of the two vacant lots. 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.

Conclusion

It is therefore appropriate that the municipal services in 65M-3126 be assumed and the municipal services letter of credit be reduced to \$10,000. Once the two lots have been built upon, the letter of credit will be released.

Attachments

1. Location Map

Report prepared by:

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461

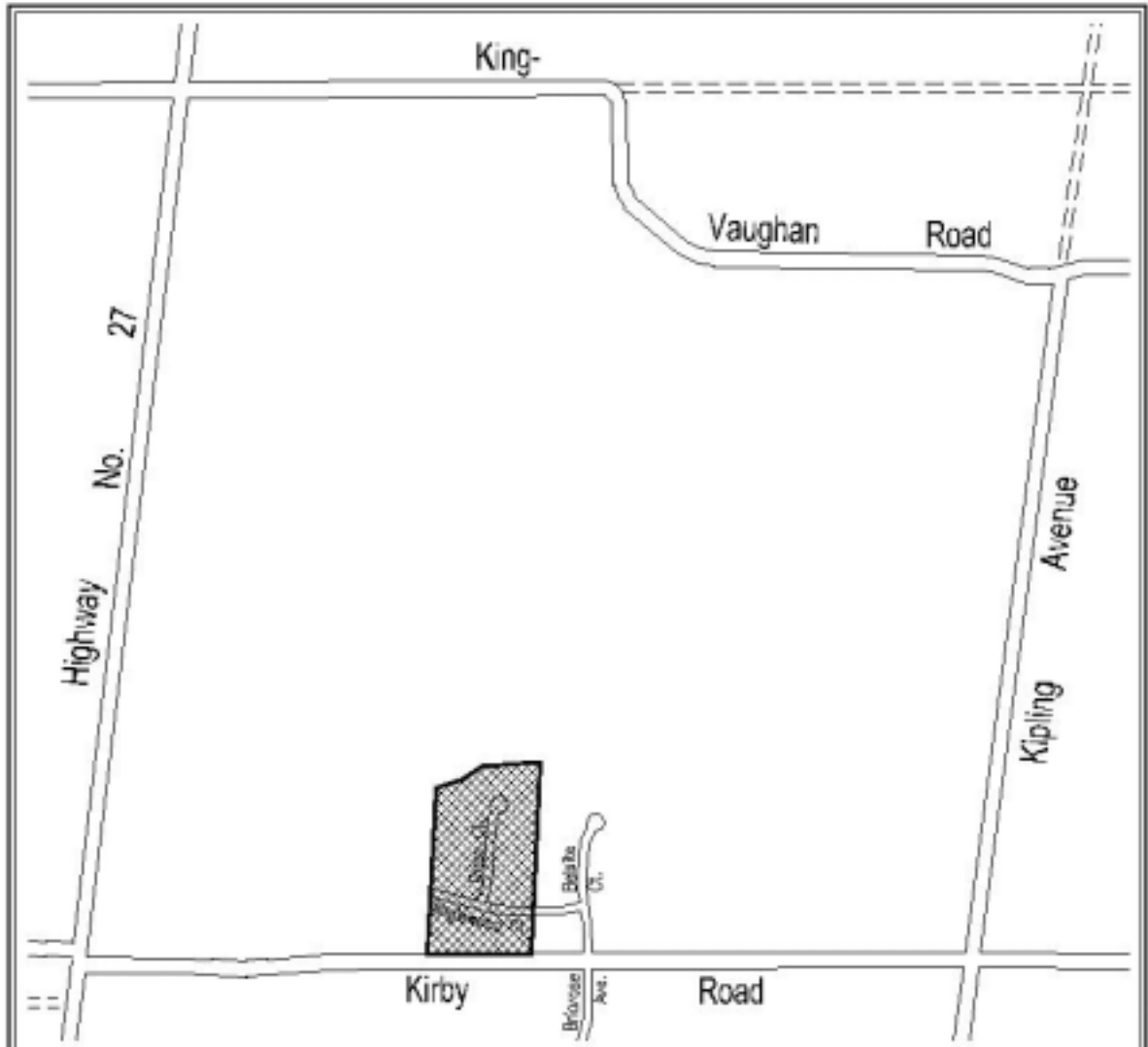
Respectfully submitted,

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

Michael Won, P. Eng.
Director of Development/
Transportation Engineering

VR/fc

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION
SILVERWOOD ESTATES - Phase 2
19T- 85105 / 65M- 3126

LOCATION : Part of Lot 31 & 32, Conc. 8

LEGEND
 SUBJECT LANDS



NOT TO SCALE