

## **COMMITTEE OF THE WHOLE - SEPTEMBER 6, 2005**

### **ASSUMPTION – UNITED CASTLEPOINT – PHASE 4 (PARTIAL) EXCLUDING MODESTO VALLEY COURT 19T-95053 / 65M-3470, 65M-3472, 65M-3473, 65M-3474 & 65M-3475**

#### **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-3470, 65M-3472, 65M-3473, 65M-3474 and 65M-3475 excluding Modesto Valley Court and that the municipal services letter of credit be reduced to \$58,000 for the completion of road works on Modesto Valley Court.

#### **Economic Impact**

Upon assumption of this development, approximately 7 lane kilometers of roadway and 0.6 laneway kilometers 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 152 lot development is a residential subdivision. The development is located south of Major Mackenzie Drive and west of Islington Avenue as shown on Attachment 1.

The Subdivision Agreement was signed on December 1, 2000. The municipal services in Plan 65M- 3470, 65M-3472, 65M-3473, 65M-3474 and 65M-3475 were installed in June 2000 and the top course asphalt (except on Modesto Valley Court) was placed in July 2003. Modesto Valley Court consists of 12 lots. The houses on these lots are under construction and the top course asphalt and associated curb and driveway works are anticipated to be done in the spring 2006. Therefore, \$58,000 is being held back to ensure that these outstanding 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.

### **Conclusion**

It is therefore appropriate that the municipal services in 65M-3470, 65M-3472, 65M-3473, 65M-3474 and 65M-3475 be assumed and the municipal services letter of credit be reduced to \$58,000. Once the outstanding works are completed and the municipal services on Modesto Valley Court assumed, the letter of credit may be released.

### **Attachments**

1. Location Map

### **Report prepared by:**

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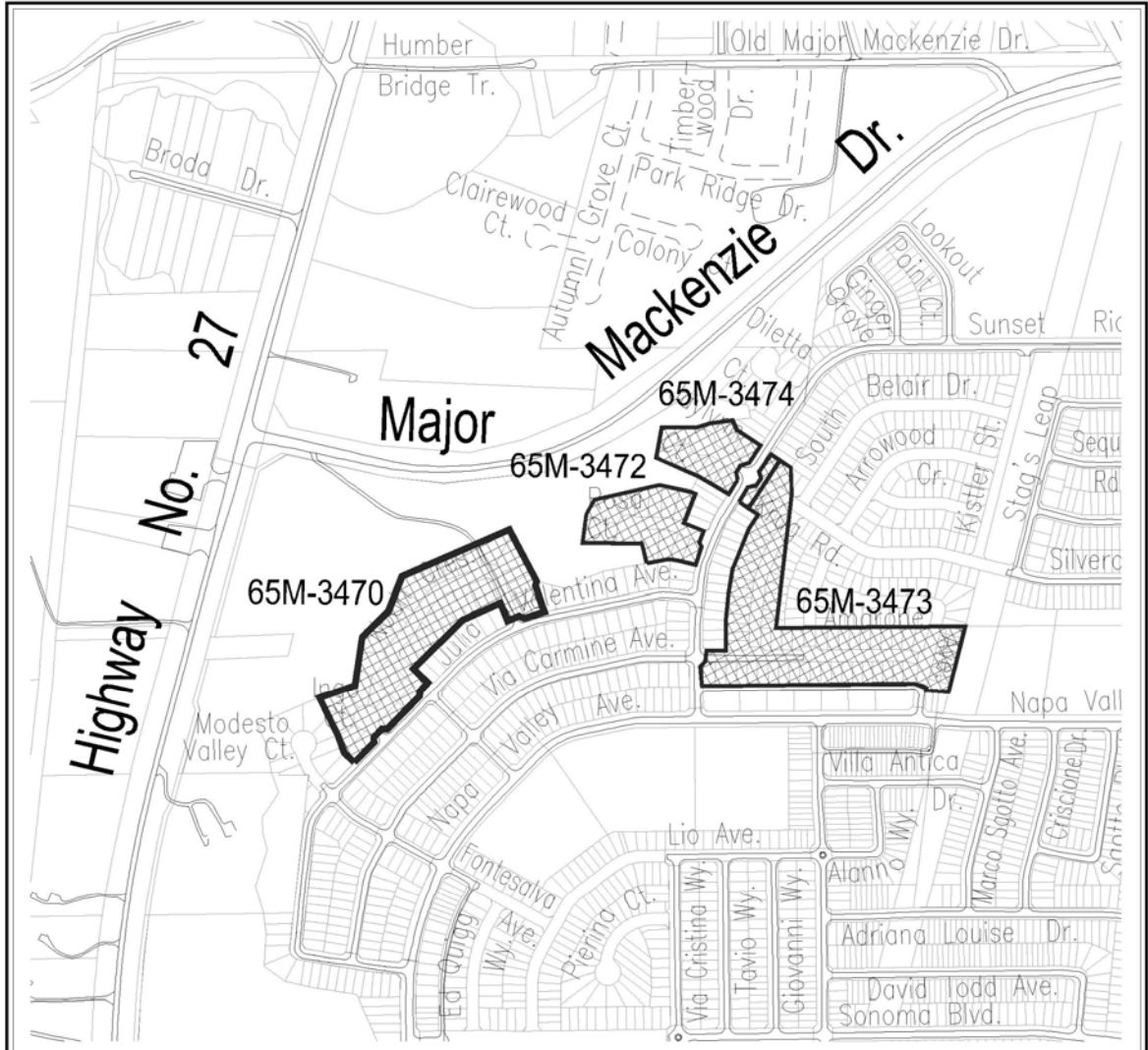
Respectfully submitted,

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

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

VR/fc

# ATTACHMENT No. 1



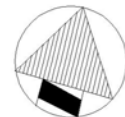
**SUBDIVISION ASSUMPTION  
 UNITED CASTLEPOINT SOUTH - PHASE 4  
 19T-95053 / 65M-3470, 3472, 3473 & 3474  
 EXCLUDING MODESTO VALLEY CT.**

LOCATION : Part of Lots 17, 18 & 19,  
Concession 8

**LEGEND**



**SUBJECT LANDS**



NOT TO SCALE