

COMMITTEE OF THE WHOLE - SEPTEMBER 19, 2005

ASSUMPTION – LAW DEVELOPMENTS **19T-87070 / 65M-3052**

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-3052, and that the municipal services letter of credit be reduced to \$20,000.00 for 4 under developed lots as per Building Department.

Economic Impact

Upon assumption of this development, approximately 1.8 lane kilometers 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 52 lot development is a residential subdivision. The development is located south of Rutherford Road, east of Pine Valley Drive as shown on Attachment 1.

The Subdivision Agreement was signed on June 13, 1995. The municipal services in Plan 65M-3052 were installed in July 1995 and the top course asphalt was placed in October 1998.

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 therefore appropriate that the municipal services in 65M-3052 be assumed and the municipal services letter of credit be reduced to \$20,000.00. Once the remaining 4 lots are developed, the letter of credit will be released.

Attachments

1. Location Map

Report prepared by:

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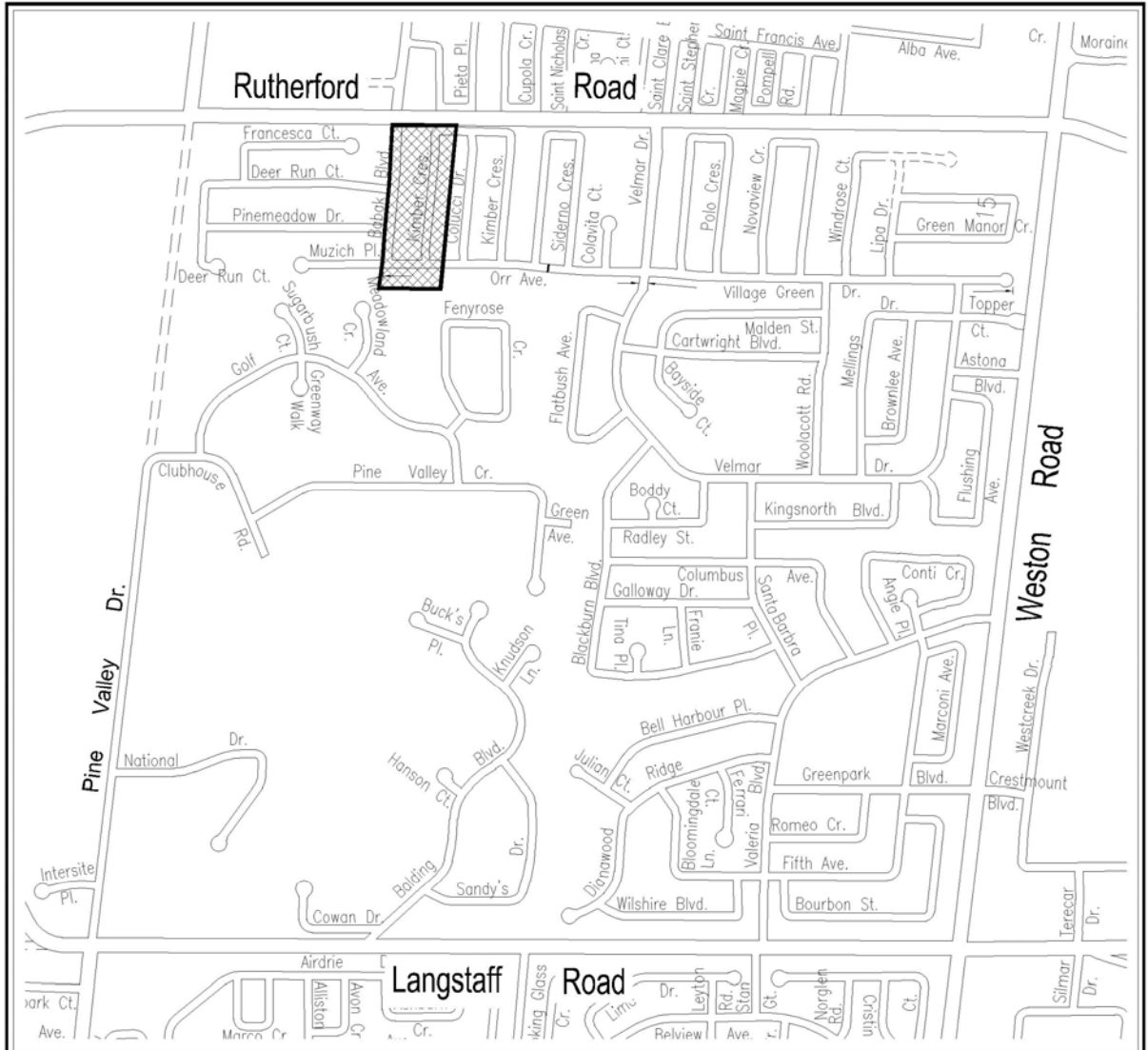
Respectfully submitted,

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

VR/fc

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

ATTACHMENT No. 1



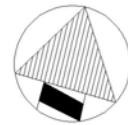
**SUBDIVISION ASSUMPTION
LAW DEVELOPMENTS
19T- 87070 / 65M- 3052**

LOCATION : Part of Lot 15, Conc. 6

LEGEND



SUBJECT LANDS



NOT TO SCALE