

COMMITTEE OF THE WHOLE - JANUARY 16, 2006

ASSUMPTION – OAKCOURT ESTATES – PHASE 1 19T-95068 / 65M-3289

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-3289, and that the municipal services letter of credit be reduced to \$40,000 for the minor repairs to the decorative paving of the crosswalks and the flushing of the storm sewers as per the requests of the Development Planning Department and Public Works Department, respectively. Once these works are completed to the satisfaction of City staff, the letter of credit will be released.

Economic Impact

Upon assumption of this development, approximately 4.0 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 188 lot development is a residential subdivision. The development is located west of Clarence Street and north of Rutherford Road as shown on Attachment 1.

The Subdivision Agreement was signed on November 30, 1998. The municipal services in Plan 65M-3289 were installed in June 1998 and the top course asphalt was placed in August 2001.

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 Development/Transportation Engineering, Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry and Clerks. The Development Planning Department is requesting that \$20,000 be held back as securities for the minor repairs to the decorative paving of the crosswalks. The Public Works Department is requesting that \$20,000 be held back as securities for the flushing of the storm sewers in the springtime. 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-3289 be assumed and the municipal services letter of credit be reduced to \$40,000. Once the repairs to the crosswalks and the flushing of the storm sewers are completed to the satisfaction of the City, the letter of credit will be released.

Attachments

1. Location Map

Report prepared by:

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

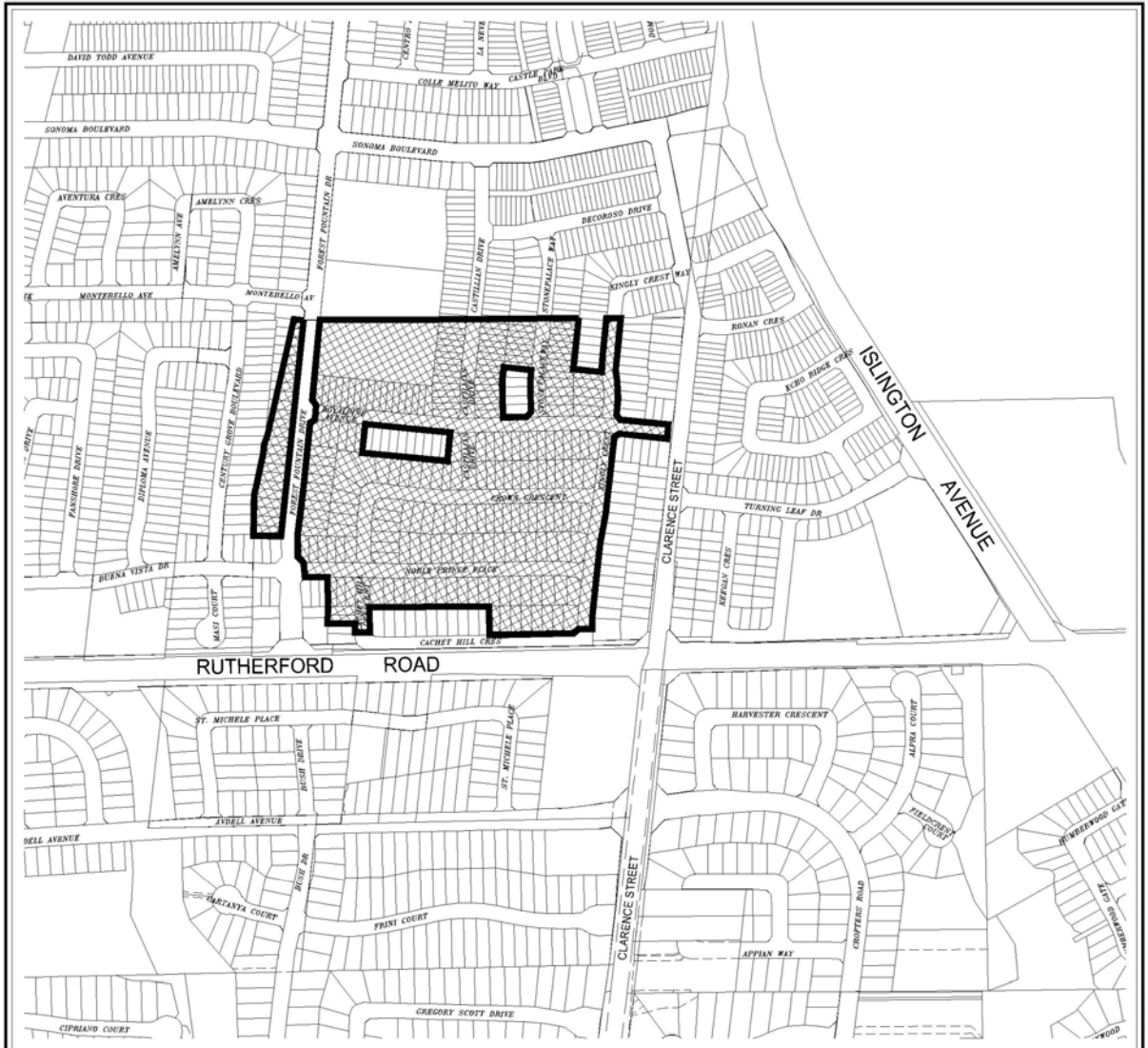
Respectfully submitted,

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

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

VR/fc

ATTACHMENT No. 1



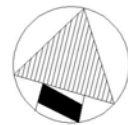
**SUBDIVISION ASSUMPTION
 OAKCOURT ESTATES INC. - PHASE 1
 19T- 95068 / 65M- 3289**

LOCATION : Part of Lot 16, Conc. 8

LEGEND



SUBJECT LANDS



NOT TO SCALE