

COMMITTEE OF THE WHOLE - JANUARY 16, 2006

ASSUMPTION – CROSSROADS CORPORATE CENTRE – PHASE 2 19T-86096 / 65M-3227

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-3227 and that the municipal services letter of credit be reduced to \$74,000 for the possible twinning of a future sanitary sewer as per the Development/Transportation Department's request. 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 1.2 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 16 lot and 15 block development is a residential subdivision. The development is located east of Dufferin Street and north of Highway No. 7 as shown on Attachment 1.

The Subdivision Agreement was signed on October 14, 1997. The municipal services in Plan 65M-3227 were installed in July 1997 and the top course asphalt was placed in August 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 Development/Transportation Engineering, Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Development/Transportation Department is requesting that \$74,000 be held back as securities until such time the twinning of the sanitary sewer downstream of the Ontario Hydro corridor is determined to be required. 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-3227 be assumed and the municipal services letter of credit be reduced to \$74,000. The Letter of Credit will be released should the City determine the works for the twinning of the sanitary sewer downstream of the Ontario Hydro corridor are not required.

Attachments

1. Location Map

Report prepared by:

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

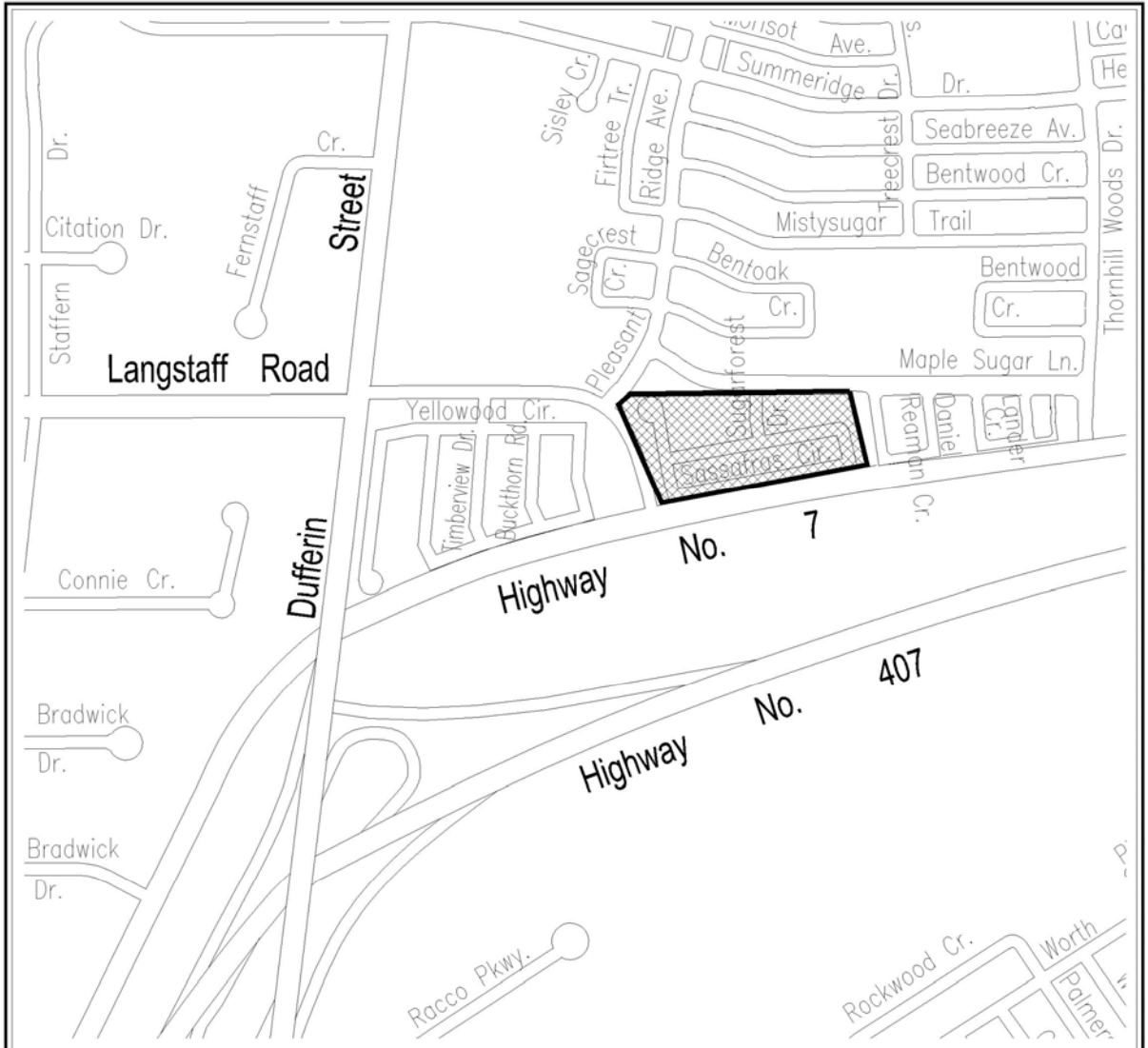
Respectfully submitted,

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

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

VR/fc

ATTACHMENT No. 1



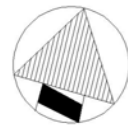
**SUBDIVISION ASSUMPTION
CROSSROADS CORPORATE CENTRE
19T- 86096 / 65M- 3227**

LOCATION : Part of Lot 10, Conc. 2

LEGEND



SUBJECT LANDS



NOT TO SCALE