

COMMITTEE OF THE WHOLE - JUNE 19, 2006

ASSUMPTION – MAPLEWOOD RAVINES – PHASE 1 19T-94023 / 65M-3201

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-3201, and that the municipal services letter of credit be reduced to \$175,000 for security towards the necessary modifications to the sanitary sewage system and the water booster station and final repair of deficiencies.

Economic Impact

Upon assumption of this development, approximately 10.5 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 186 lot development is a residential subdivision. The development is located west of Dufferin Street and south of Kirby Road as shown on Attachment 1.

The Subdivision Agreement was signed on September 27, 1997. The municipal services in Plan 65M-3201 were installed in June 1997 and the top course asphalt was placed in September 2002.

A sanitary pumping station and water booster station were constructed as part of the servicing requirements for the subdivision. Over the last several years intermittent odour concerns in the vicinity of the sanitary pumping station and water pressure concerns were experienced by residents in the subdivision. Both concerns are currently being addressed and resolved by the Developer's consulting engineer in conjunction with Staff. In addition, the City has retained MacViro to review the water pressure concerns associated with the booster station, and to design an interconnection to the Region of York's Newmarket / Aurora Feedermain, currently under construction along Keele Street. As a result, it is recommended that the municipal services letter of credit be reduced to \$100,000 for security towards the necessary modifications to the sanitary pumping station and the water booster station.

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, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Public Works Department is requesting that \$100,000 be held back as securities to ensure that the necessary modifications to the sanitary sewage system and the water booster station are completed to the City's satisfaction. Final inspections of municipal services has been completed and repair of deficiencies in asphalt and concrete works is currently underway. The work will be completed shortly and a holdback of \$75,000 for this work is 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-3201 be assumed and the municipal services letter of credit be reduced to \$175,000. Once the necessary modifications to the sanitary sewage system and the water booster station and repair of deficiencies 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

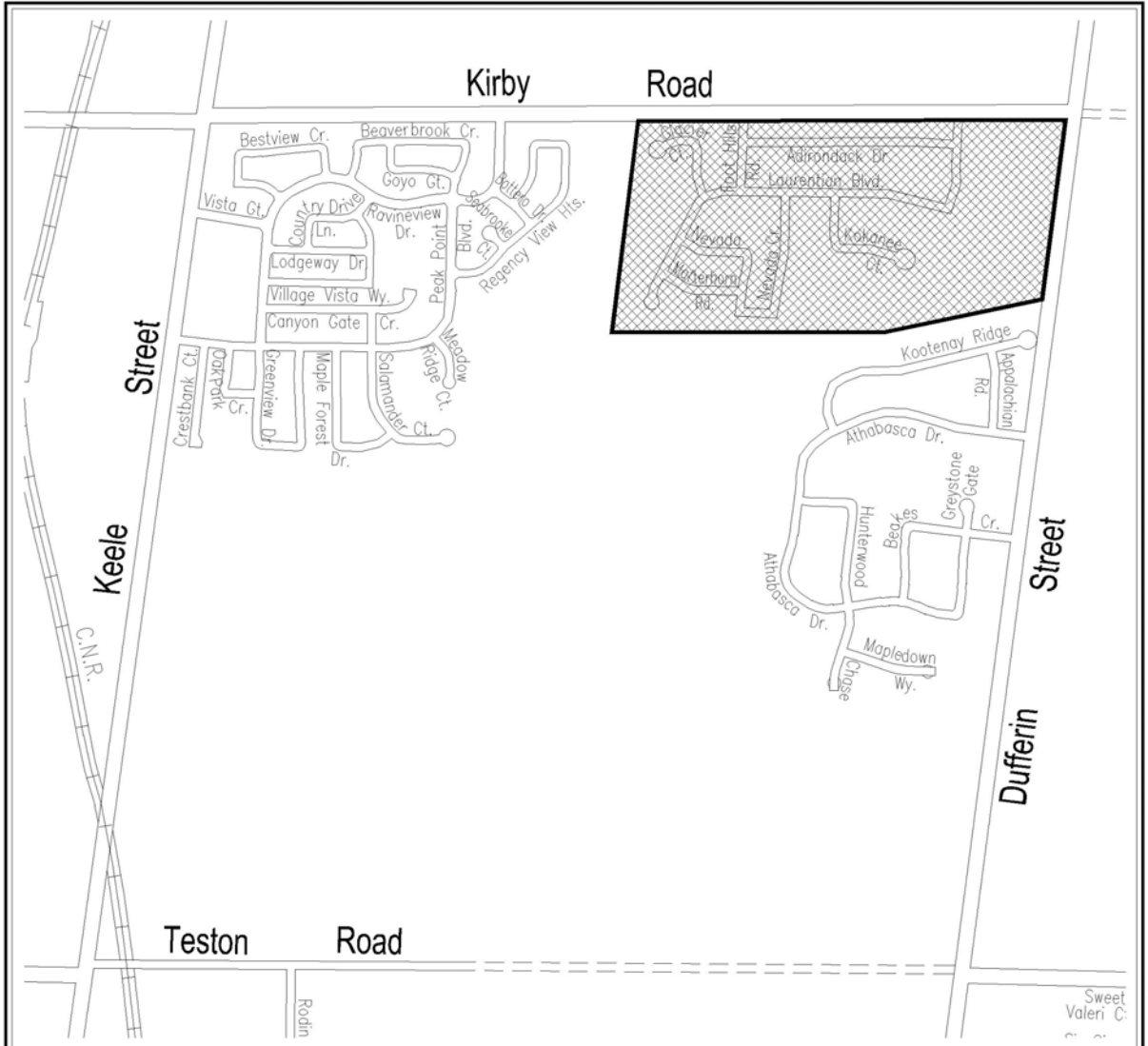
Respectfully submitted,

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

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

VR/

ATTACHMENT No. 1



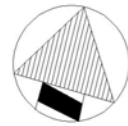
**SUBDIVISION ASSUMPTION
 MAPLEWOOD RAVINES PHASE 1
 19T- 94023 / 65M- 3201**

LOCATION : Part of Lots 29 & 30, Conc. 3

LEGEND



SUBJECT LANDS



NOT TO SCALE