

COMMITTEE OF THE WHOLE - SEPTEMBER 18, 2006

ASSUMPTION – VELLORE VILLAGE – PHASE 4 19T-89024 / 65M-3617

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-3617 and that the municipal services letter of credit be reduced to \$41,000 for the guarantee of boulevard trees as per the request of the Parks Operation and Forestry Department.

Economic Impact

Upon assumption of this development, approximately 1.6 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 160 lot development is a residential subdivision. The development is located west of Weston Road and north of Rutherford Road as shown on Attachment 1.

The Subdivision Agreement was signed on October 18, 2002. The municipal services in Plan 65M-3617 were installed in June 2002 and the top course asphalt was placed in September 2004.

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, Development Planning and Clerks. The Parks Operations and Forestry Department is requesting that \$41,000 be held back as securities for the guarantee of boulevard trees. 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-3617 be assumed and the municipal services letter of credit be reduced to \$41,000. The letter of credit will be released once the works are completed to the satisfaction of the City.

Attachments

1. Location Map

Report prepared by:

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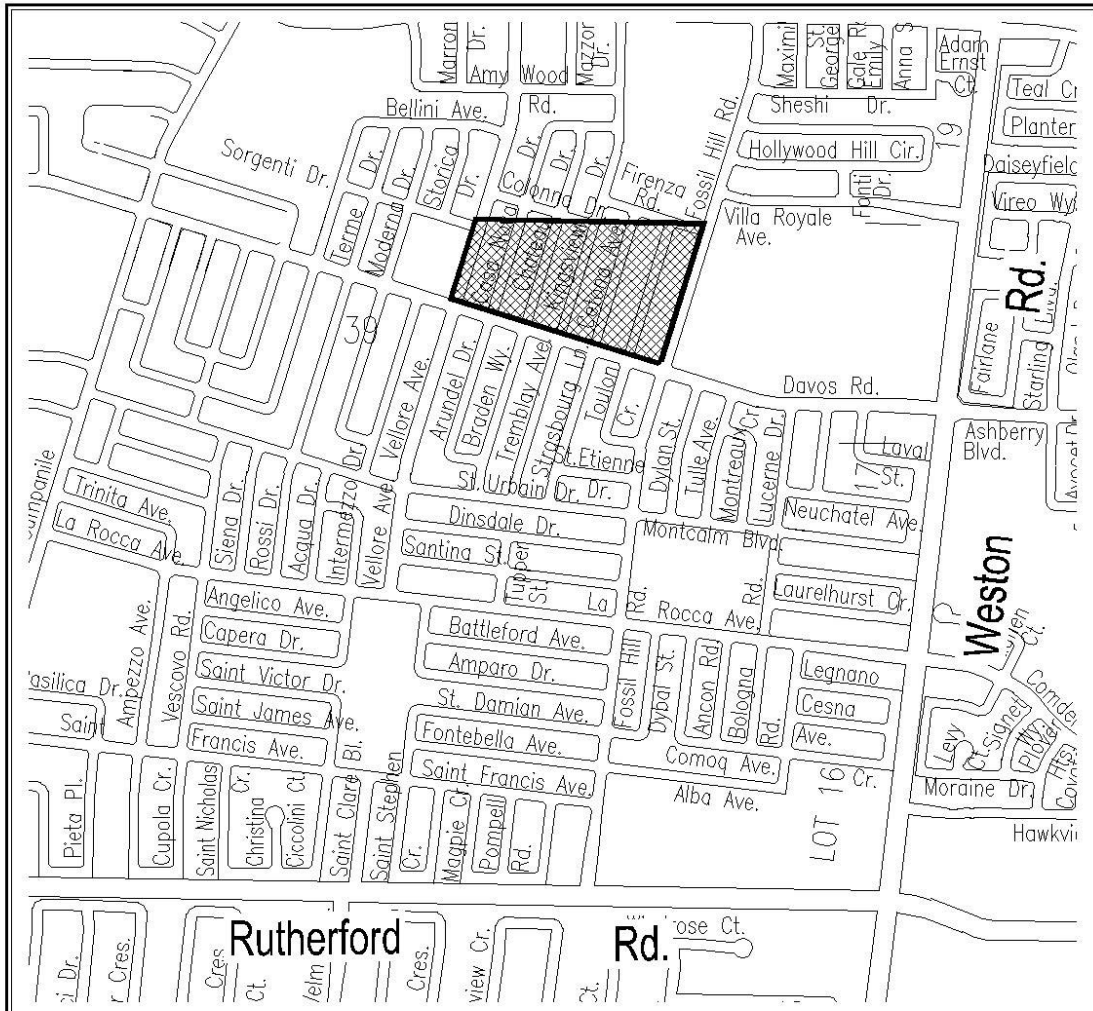
Respectfully submitted,

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

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

VR/

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION

VELLORE VILLAGE Phase 4

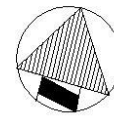
19T-89024 / 65M-3617

LOCATION : Part of Lot 18, Conc. 6

LEGEND



SUBJECT LANDS



NOT TO SCALE