

## **COMMITTEE OF THE WHOLE - SEPTEMBER 18, 2006**

### **ASSUMPTION – ARMERIA DEVELOPMENTS – PHASE 1 19T- 89037 / 65M-3523 AND 65M-3524**

#### **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-3523 and 65M-3524 and that the municipal services letter of credit be reduced to \$104,500 for the installation of walkway lighting, inspection of a woodlot and potential remediation of sanitary service laterals to the satisfaction of the City.

#### **Economic Impact**

Upon assumption of this development, approximately 3.4 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 326 lot development is a residential subdivision. The development is located west of Bathurst Street and north of Highway 7 as shown on Attachment 1.

The Subdivision Agreement was signed on July 27, 2001. The municipal services in Plan 65M- 3523 and 65M-3524 were installed in December 2000 and the top course asphalt was placed in November 2003.

As part of the requirement of assumption the sanitary sewers are video inspected. Through this inspection hairline cracks were noticed on several service lateral "tee" fittings. However, no signs of separation, leaks or other deformities were evident. Public Works and Development/Transportation Engineering staff determined that the minor cracking in the fittings did not warrant the excavation of the finished road and the replacement of the fittings. The potential for road settlements due to the excavation, as well as, the associated inconvenience to the homeowners would result from digging up the road and replacing the fittings. Therefore, staff is recommending that \$47,000 be held back as securities until this issue is fully resolved.

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 Operations and Forestry, Development Planning and Clerks. The Parks Development Department is requesting that \$50,000 be held back pending final inspection of the woodlot. The Development / Transportation Engineering Department is requesting that \$ 7,500 be held back as securities for the installation of walkway lighting. 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-3523 and 65M-3524 be assumed and the municipal services letter of credit be reduced to \$104,500. The letter of credit will be released when the walkway lighting are installed, the woodlot is inspected and the issue of the potential remediation of the sanitary sewer service laterals is resolved to the satisfaction of the City.

### **Attachments**

1. Location Map

### **Report prepared by:**

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

Respectfully submitted,

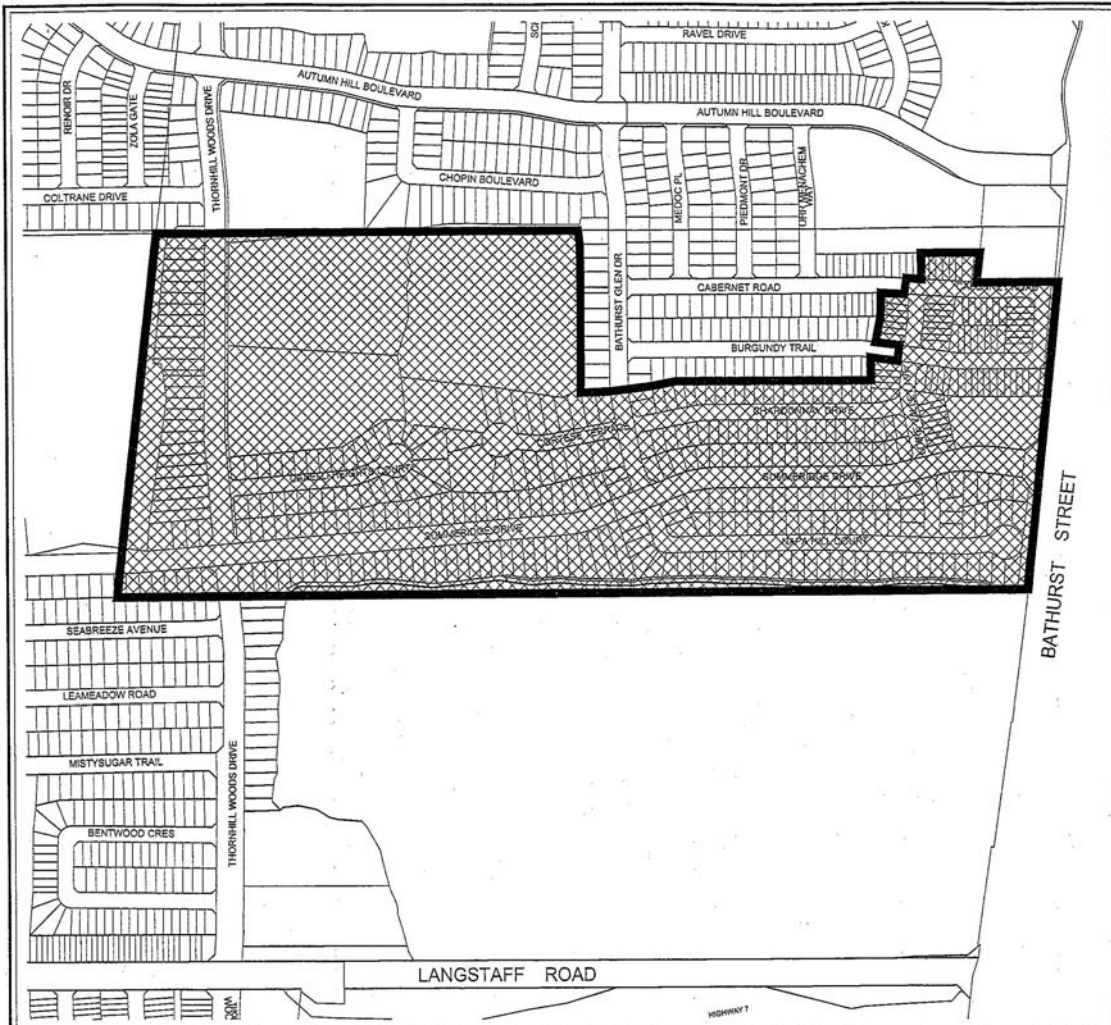
Bill Robinson, P. Eng.  
Commissioner of Engineering and Public Works

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

Brian T. Anthony  
Director of Public Works

VR/fc

# ATTACHMENT No. 1

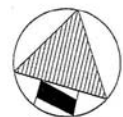


SUBDIVISION ASSUMPTION  
ARMERIA INVESTMENTS LIMITED  
19T- 89037 - PHASE 1 / 65M- 3523 & 65M-3524

LOCATION : Part of Lot 12, Conc. 2

LEGEND

 SUBJECT LANDS



NOT TO SCALE