

COMMITTEE OF THE WHOLE - DECEMBER 11, 2006

ASSUMPTION – H & R MAPLE PROJECT 19T-90074 / 65M-3094, 65M-3095

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-3094 and 65M-3095 and that the municipal services letter of credit be reduced to \$72,500.

Economic Impact

Upon assumption of this development, approximately 3.6 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 345 lot development is a residential subdivision. The development is located east of Jane Street and south of Teston Road as shown on Attachment 1.

The Subdivision Agreement was signed on February 26, 1996. The municipal services in Plan 65M-3094 and 65M-3095 were installed in July 1995 and the top course asphalt was placed in July 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 Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry and Clerks. Development Planning is requesting that \$47,500 be held back to rectify outstanding landscaping deficiencies in the Spring of 2007. The Development/Transportation Engineering Department is requesting that \$25,000 be held back in securities to facilitate the potential need for re-aligning and reconstructing a section of roadway on Pine Hollow Crescent when a five lot severance development application located on the north side of Pine Hollow Crescent is ready to proceed. An application has currently been submitted to the City for its review. 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.

Conclusion

It is therefore appropriate that the municipal services in 65M-3094, 65M-3095 be assumed and the municipal services letter of credit be reduced to \$72,500. The letter of credit will be released once the road works along Pine Hollow Crescent and the landscaping deficiencies are completed to the satisfaction of the City.

Attachments

1. Location Map

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Respectfully submitted,

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Commissioner of Engineering and Public Works

Michael Won, P. Eng.
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VR/fc

ATTACHMENT No. 1

