

## **COMMITTEE OF THE WHOLE - FEBRUARY 5, 2007**

### **ASSUMPTION – ROYALE VILLA SUBDIVISION– EXCLUDING FOSSIL HILL ROAD, PHASE 1 19T-89081 / 65M-3476**

#### **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-3476 and that the municipal services letter of credit be reduced to \$103,500.

#### **Economic Impact**

Upon assumption of this development, approximately 1.4 lane kilometres 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 100 lot development is a residential subdivision. The development is located west of Weston Road and south of Major Mackenzie Drive as shown on Attachment 1.

The Subdivision Agreement was signed on September 22, 2000. The municipal services in Plan 65M-3476 were installed in June 2000 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, Parks Operations and Forestry and Clerks. The Development Planning Department is requesting that \$12,500 be held back in securities for the completion of minor streetscape deficiencies. The Development/Transportation Engineering Department is requesting that \$5,000 be held back in securities for the completion of grading issues and that \$86,000 be held back in securities for the potential installation of in-house booster pumps or until satisfactory arrangements have been made for the construction of the P.D. #6 Watermain. A Special Area Development Charge By-Law has been enacted to facilitate the contribution of the P.D. #6 West Major Mackenzie Watermain. This would enhance the ultimate supply and security of the water distribution system within the surrounding area. It is anticipated that this watermain be constructed in conjunction with the future development of the remainder of the northerly lands within Block 39. 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-3476 be assumed and the municipal services letter of credit be reduced to \$103,500. Once the streetscape deficiencies and grading issues are completed to the satisfaction of the City and either the need for installation of in-house booster pumps has been addressed or satisfactory arrangements have been made for the construction of the P.D. #6 Watermain, the letter of credit will be released.

**Attachments**

1. Location Map

**Report prepared by:**

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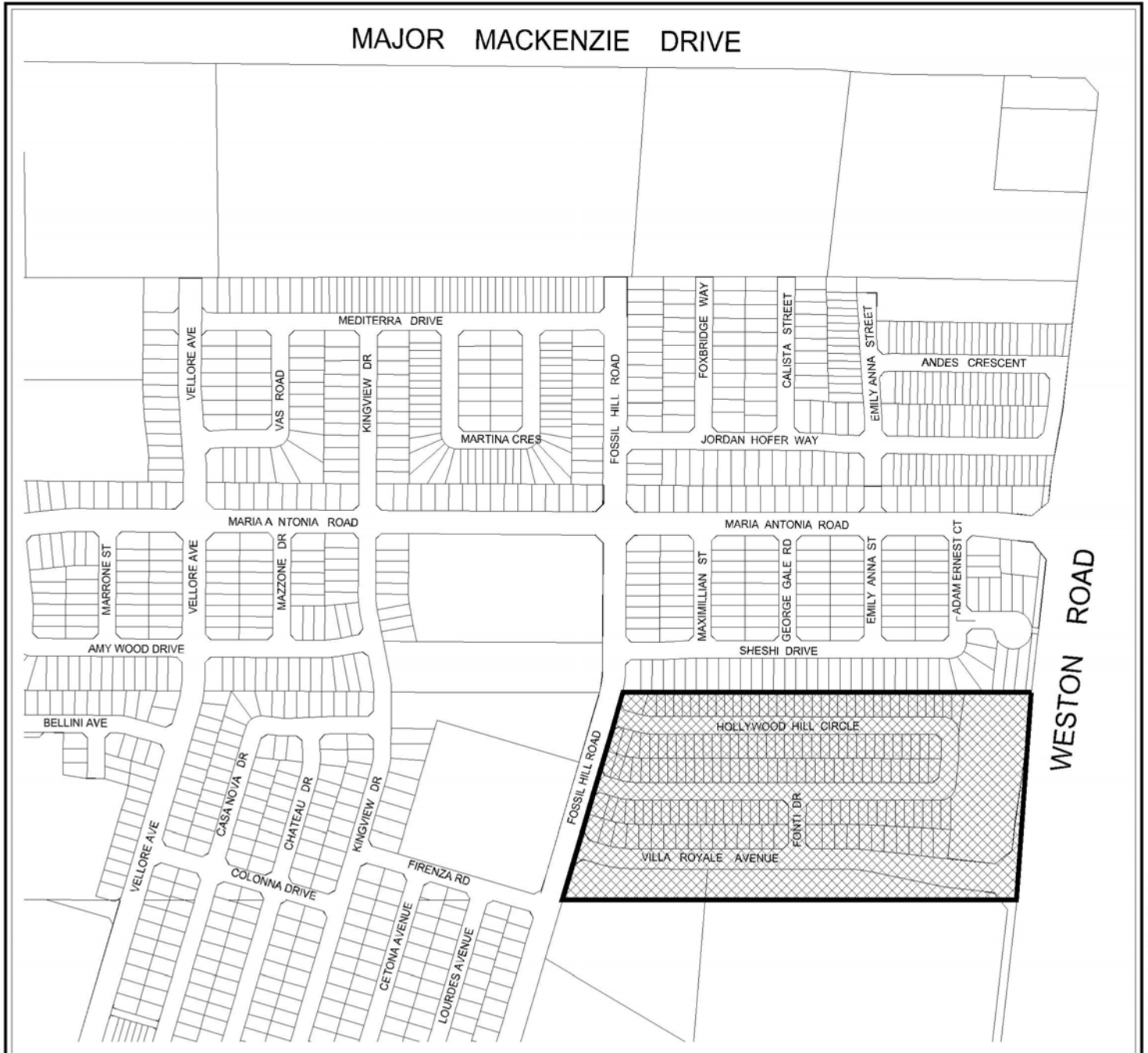
Respectfully submitted,

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

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

VR/fc

# ATTACHMENT No. 1



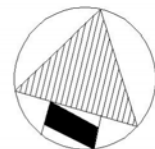
## SUBDIVISION ASSUMPTION ROYALE VILLA PHASE I 19T- 89081 / 65M- 3476

LOCATION : Part of Lot 19, Conc. 6

### LEGEND



SUBJECT LANDS



NOT TO SCALE