

COMMITTEE OF THE WHOLE - APRIL 16, 2007

ASSUMPTION – COMDEL SUBDIVISION, PHASE 2 19T-97V26 / 65M-3417

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-3417 and that the municipal services letter of credit be reduced to \$2,500.

Economic Impact

Upon assumption of this development, approximately 1.8 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.

Communications Plan

Not applicable

Purpose

The subdivision has been completed and is ready to be assumed by the City.

Background - Analysis and Options

The 172 lot development is a residential subdivision. The development is located east of Weston Road and north of Rutherford Road as shown on Attachment 1.

The Subdivision Agreement was signed on April 25, 2000. The municipal services in Plan 65M-3417 were installed in July 2000 and the top course asphalt was placed in September 2003.

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, Development Planning and Clerks. The Development/Transportation Engineering Department has requested that \$2,500 be held back in securities to resolve a grading issue. 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.

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

It is therefore appropriate that the municipal services in Registered Plan 65M-3417 be assumed and the municipal services letter of credit be reduced to \$2500. The letter of credit will be released once the grading deficiencies are completed to the satisfaction of the City.

Attachments

1. Location Map

Report prepared by:

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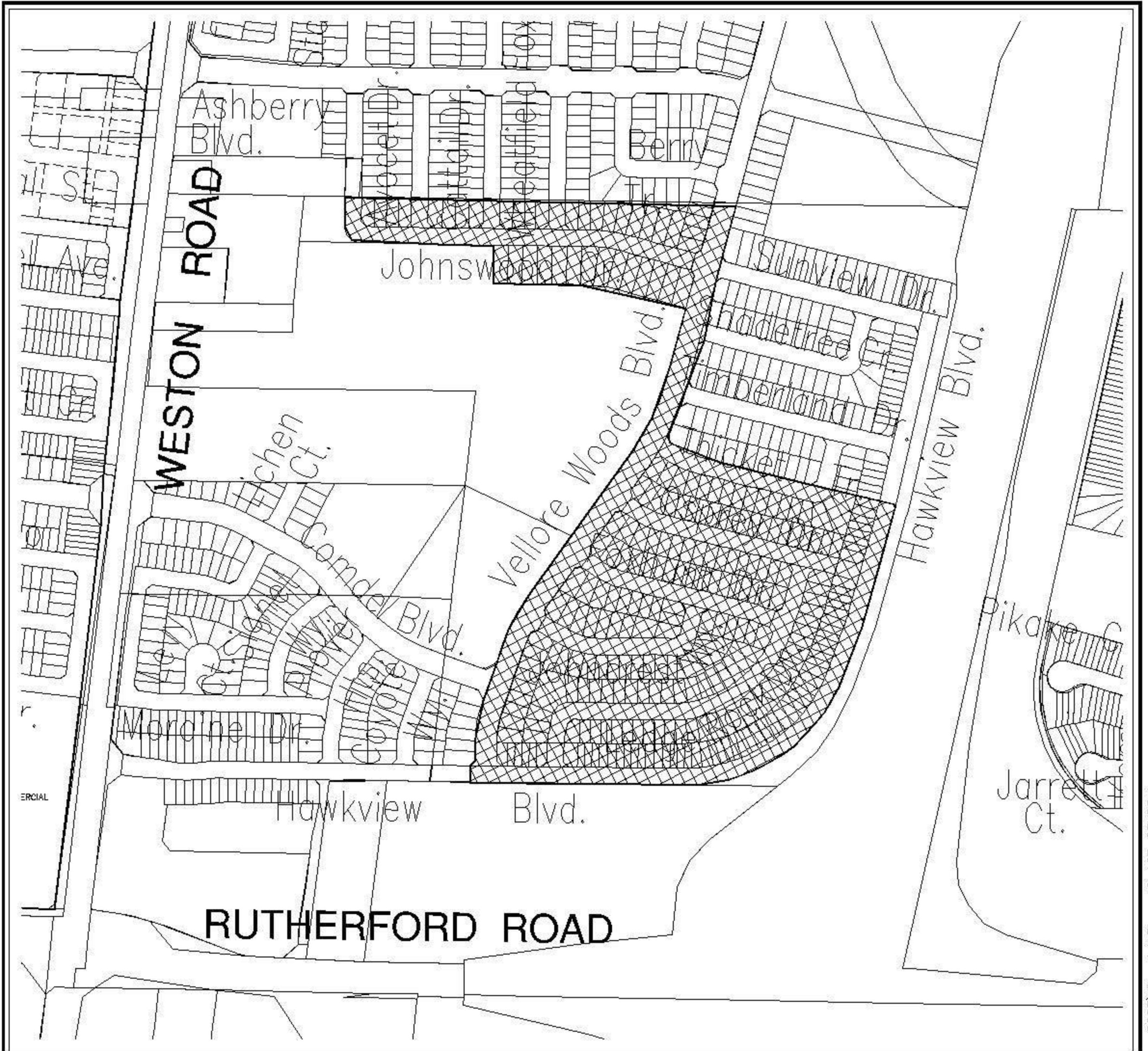
Respectfully submitted,

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

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

VR/fc

ATTACHMENT No. 1



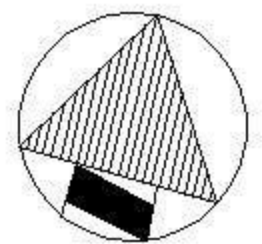
COMDEL PHASE 2 19T-97V26 / 65M-3417

LOCATION : Part of Lot's 16, 17 & 18
Conc. 5

LEGEND



SUBJECT LANDS



NOT TO SCALE