

COMMITTEE OF THE WHOLE - JUNE 18, 2007

ASSUMPTION – TERRA NOVA EXCLUDING DEL FRANCESCO WAY 19T-96V11 / 65M-3362

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-3362 and that the municipal services letter of credit be reduced to \$10,000.

Economic Impact

Upon assumption of this development, approximately 2.4 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.

Communications Plan

Not applicable

Purpose

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

Background - Analysis and Options

The 222 lot development is a residential subdivision. The development is located west of Jane Street and north of Major Mackenzie Drive as shown on Attachment 1.

The Subdivision Agreement was signed on August 12, 1999. The municipal services in Plan 65M-3362 were installed in July 1999 and the top course asphalt was placed in June 2003.

Del Francesco Way is a local street located along the south end of the subdivision and was constructed in conjunction with the development immediately to the south. This street is not ready to be assumed due to the incompleteness of the development on the south side of the road within the neighbouring subdivision.

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 \$10,000 be held back in securities to ensure that all streetscape plantings are maintained to the satisfaction of the City. 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 65M-3362 be assumed and the municipal services letter of credit be reduced to \$10,000. Once the streetscape plantings are maintained to the satisfaction of the City, the municipal letter of credit will be released.

Attachments

1. Location Map

Report prepared by:

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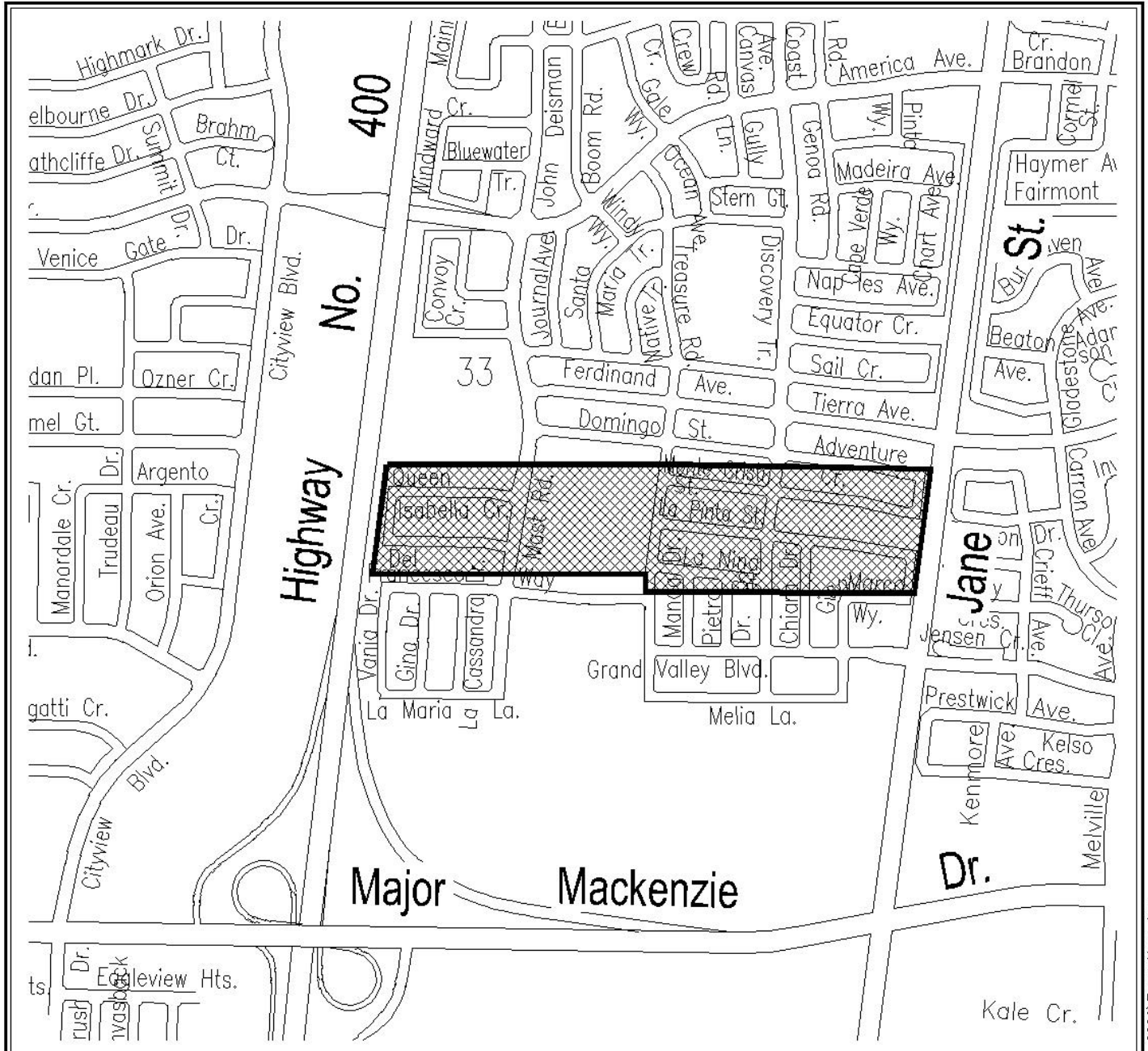
Respectfully submitted,

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

TERRA NOVA

(excluding Del Francesco Way)

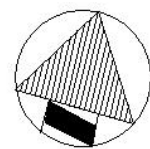
19T-96V11 / 65M-3362

LOCATION : Part of Lot 22, Conc. 5

LEGEND



SUBJECT LANDS



NOT TO SCALE