

COMMITTEE OF THE WHOLE - JUNE 18, 2007

ASSUMPTION – MAPLEWOOD RAVINES, PHASE 2 19T-94023 / 65M-3201

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-3201 and that the municipal services letter of credit be reduced to \$20,000.

Economic Impact

Upon assumption of this development, approximately 1.2 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 73 lot development is a residential subdivision. The development is located west of Dufferin Street and south of Kirby Road as shown on Attachment 1.

The Subdivision Agreement was signed on May 26, 2004. The municipal services in Plan 65M-3201 were installed in September 2003 and the top course asphalt was placed in July 2005.

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 Development, Parks Operations and Forestry, Development Planning and Clerks. The Development / Transportation Engineering Department is requesting that \$20,000 be held back in securities for lot grading of four lots which are currently being developed. 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-3201 be assumed and the municipal services letter of credit be reduced to \$20,000. Once the completion of the grading works have been completed to the satisfaction of the City, the municipal services letter of credit will be released.

Attachments

1. Location Map

Report prepared by:

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

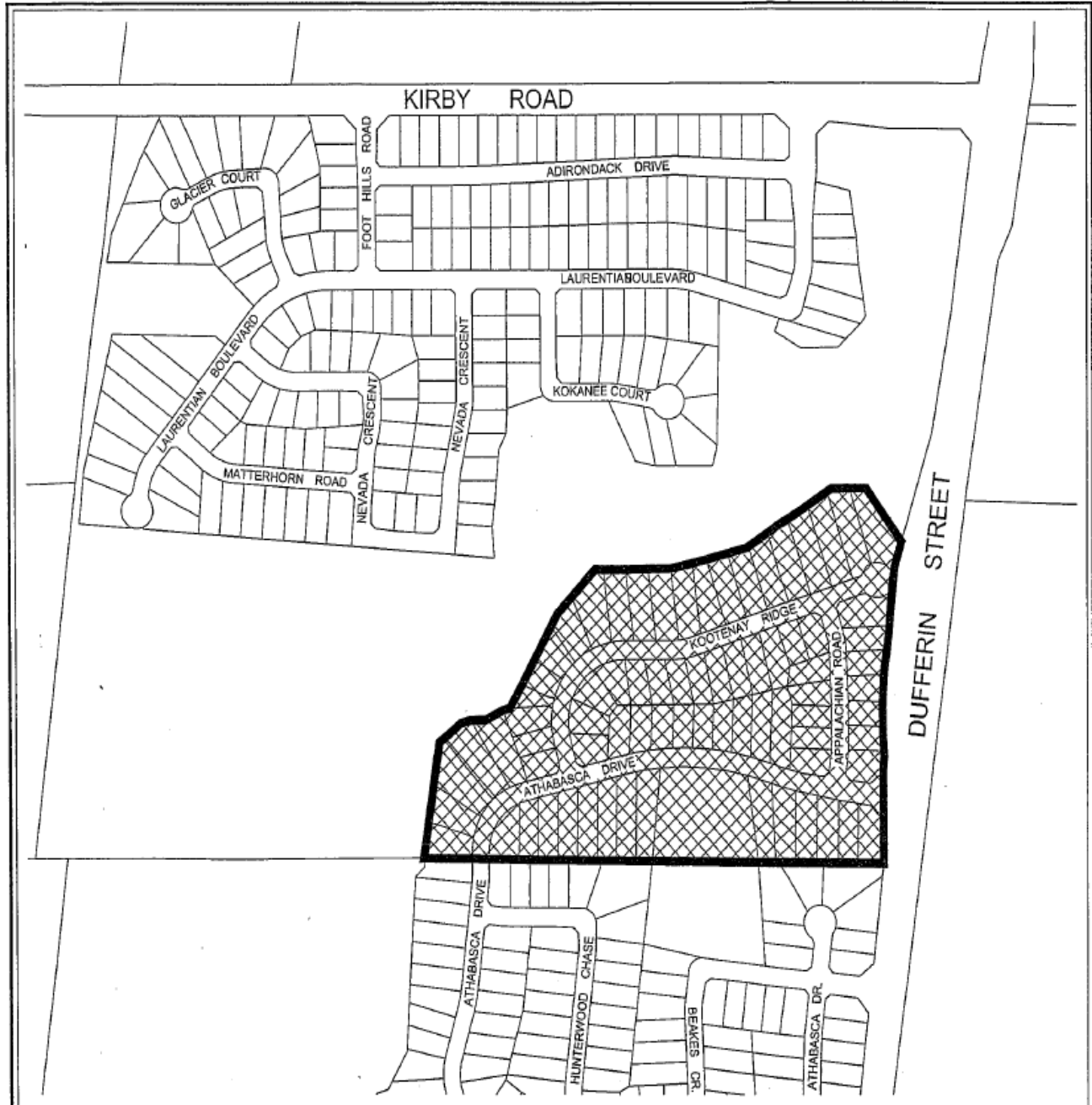
Respectfully submitted,

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

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

VR/fc

ATTACHMENT No. 1



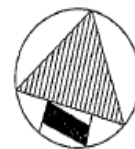
**SUBDIVISION ASSUMPTION
MAPLEWOOD RAVINES - PHASE 2
19T-94023 / 65M-3201**

LOCATION : Part of Lot 29, Conc. 3

LEGEND



SUBJECT LANDS



NOT TO SCALE