

COMMITTEE OF THE WHOLE - DECEMBER 3, 2007

ASSUMPTION – MAPLE HIGHLANDS 19T-99V05 / 65M-3556

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-3556 and that the municipal services letter of credit be reduced to \$400,000.

Economic Impact

Upon assumption of this development, approximately 4.1 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 servicing has been completed and can be assumed by the City.

Background - Analysis and Options

The 342 lot development is a residential subdivision. The development is located south of Kirby Road and east of Keele Street as shown on Attachment 1.

The Subdivision Agreement was signed on January 2, 2002. The municipal services in Plan 65M-3556 were installed in September 2001 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 Building Standards, Parks Operations and Forestry and Clerks. The Development Planning Department is requesting that \$50,000 be held back in securities to ensure streetscape deficiencies will be repaired. The Engineering Services Department is requesting that \$100,000 be held back in securities to complete asphalt, concrete and boulevard works. The Development/Transportation Engineering Department is requesting that \$30,000 be held back in securities for lot grading deficiencies. The Public Works Department is requesting that \$205,300 be held back in securities to pay for outstanding invoices. The Parks Development Department is requesting that \$10,000 be held back in securities to complete park block works. The Reserves and Investments Department has 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-3556 be assumed and the municipal services letter of credit be reduced to \$400,000. Once all outstanding deficiencies 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:

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Respectfully submitted,

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

Tony Magliocchi, C.E.T.
Manager of Development
Services

VR/fc

ATTACHMENT No. 1



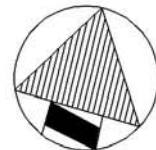
SUBDIVISION ASSUMPTION MAPLEWOOD HIGHLANDS 19T- 99V05 / 65M- 3556

LOCATION : Part of Lot 30, Conc. 3

LEGEND



SUBJECT LANDS



NOT TO SCALE