

COMMITTEE OF THE WHOLE - APRIL 7, 2008

ASSUMPTION OF MUNICIPAL SERVICES LAKEVIEW ESTATES (GOLDERS GREEN) LTD. 19T-85013 / 65M-2550

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services associated with the development of Lots 46, 47, 48 and Block 146 on Plan 65M-2550 as set out in the Subdivision Agreement between the City of Vaughan and Lakeview Estates (Golders Green) Ltd., dated June 15th, 1987 as amended on October 4th, 2000, and that the municipal services letter of credit be released.

Economic Impact

Upon assumption of this development, approximately 0.15 lane kilometers of roadway and associated municipal services including storm and sanitary sewers, watermain, street lighting, streetscaping and sidewalk will be added to the City's network of infrastructure. This additional infrastructure will incur the normal expense associated with annual operation and maintenance activities plus eventual life cycle renewal.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to assume the municipal services associated with the development of Lots 46, 47, 48 and Block 146 and the construction of a short segment of Highcliffe Drive north of Trafalgar Square in plan of subdivision 65M-2550.

Background - Analysis and Options

The Lakeview Estates Plan of Subdivision is a residential development located on the south side of Highway #7, east of Bathurst Street as shown on Attachment No.1. The developer (Lakeview Estates (Golders Green) Ltd.) entered into a subdivision agreement with the City on June 15th, 1987 and the plan of subdivision was subsequently registered as Plan 65M-2550 on August 17th, 1987. The subdivision agreement required the developer to construct and maintain a temporary storm water management facility on Lots 46, 47, 48 and Block 146 in the plan until such time as a suitable storm sewer became available on adjacent lands. In 2000, a storm sewer outlet was secured, so the subdivision agreement was amended on October 4th, 2000 to decommission the temporary storm water management facility and to facilitate the development of the four lots and block. The amending agreement required the developer to grade the lots in accordance with City standards and to construct a short segment of Highcliffe Drive north of Trafalgar Square as generally shown on Attachment No.1.

The municipal services associated with this four lot development have now completed the required minimum thirteen month maintenance period and the developer has rectified all deficiencies. In addition, the grading of the lots has been certified by the Developer's engineering consultant. Accordingly, the Developer has requested that the short section of road and municipal services in the development be assumed by the City, and that the development securities held by the City be released.

All documentation required by the subdivision agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the development and are now satisfied with the extent of the works.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this development have been satisfied.

Relationship to Vaughan Vision 2020

The subject development and the assumption of the municipal services are consistent with Vaughan Vision 2020, which encourages management excellence through planned and managed growth and the maintenance of City assets and infrastructure. Accordingly, this report is consistent with the priorities established by Council in the Vaughan Vision Strategic Plan 2020.

Regional Implications

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

Conclusion

The municipal services associated with the development of Lots 46, 47, 48 and Block 146 in Plan 65M-2550 together with the construction of a short segment of Highcliffe Drive north of Trafalgar Square are now completed. Accordingly, it is recommended that these municipal services be assumed by the City and that the securities held by the City in connection with this development be released.

Attachments

1. Location Map

Report prepared by:

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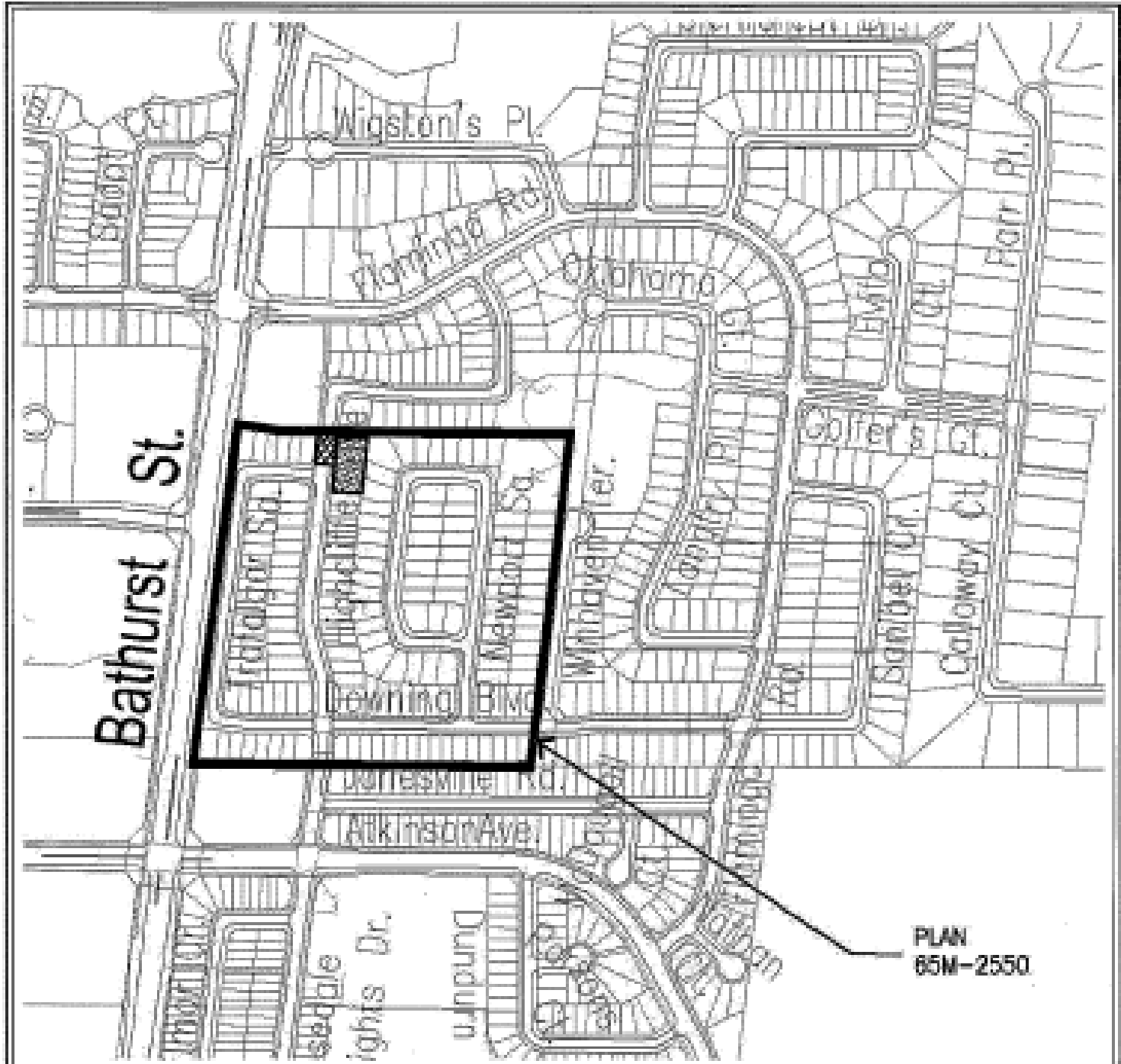
Respectfully submitted,

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

Andrew Pearce, C.E.T.
Director of Development/
Transportation Engineering

VR/fc

ATTACHMENT No. 1



PLAN
65M-2550

ASSUMPTION
LAKEVIEW ESTATES (GOLDERS GREEN) LTD.
19T-85013/65M-2550

LOCATION : Part of Lot 53, Conc. 1

LEGEND

 SUBJECT LANDS



NOT TO SCALE

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