

COMMITTEE OF THE WHOLE - JUNE 16, 2008

**ASSUMPTION – VELLORE VILLAGE COMMUNITY – MAJORWEST SUBDIVISION, PHASE 1
19T-97V37 / 65M-3560**

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3560, and that the municipal services letter of credit be reduced to \$40,000 pending the rectification of some minor streetscape deficiencies in the subdivision to the satisfaction of the City. Once the streetscape deficiencies are rectified to the satisfaction of the City, then the letter of credit will be released.

Economic Impact

Upon assumption of this development, approximately 1.8 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., 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

This report pertains to the assumption of the municipal services in plan of subdivision 65M-3560 by the City.

Background - Analysis and Options

The Majorwest Subdivision, Phase 1, Plan of Subdivision 65M-3560 is a 121 lot and 14 block residential development located on the south side of Major Mackenzie Drive and east of Weston Road as shown on Attachment No.1.

The subdivision agreement with Majorwest Development Corporation was executed on January 21, 2002, and the Plan of Subdivision was subsequently registered on May 8, 2002. The construction of the roads and municipal services in Plan 65M-3560 was satisfactory completed in August 2004.

The municipal services in the subdivision have now completed the required minimum thirteen month maintenance period and the developer has rectified deficiencies. In addition, the grading of all lots in the subdivision has been certified by the Developer's engineering consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision 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 subdivision and are now satisfied with the extent of the works with the exception of the Development Planning Department which has requested that \$40,000 be retained to ensure some minor streetscape deficiencies are repaired.

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

The Development Planning Department has requested that \$40,000 be held back in securities to ensure some minor streetscape deficiencies are repaired. The deficiencies include the installation of a section of impressed concrete sidewalk, planting bed maintenance, minor fence repairs and the replacement of a number of dead trees within the subdivision. The developer has begun rectifying these deficiencies and should be completed in the next few weeks.

Relationship to Vaughan Vision 2020

The development of this subdivision 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

The intersection of Major Mackenzie Drive and Vellore Woods Boulevard is under the jurisdiction of the Region of York. The Region has advised that they are satisfied with the intersection works and have no objection to the assumption of the subdivision.

Conclusion

The construction of the roads and municipal services associated with the Major West Subdivision, Phase 1 Plan of Subdivision 65M-3560 has been completed in accordance with the Subdivision Agreement with the exception of some minor deficiencies. Accordingly, it is appropriate that the roads and municipal services in 65M-3560 be assumed and the municipal services letter of credit be reduced to \$40,000. Once the deficiencies are repaired and completed 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

VR/fc

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

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION

VELLORE VILLAGE COMMUNITY - MAJORWEST SUBDIVISION PHASE 1

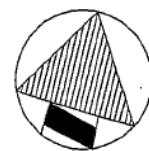
19T-97V37 / 65M-3560

LOCATION: Part of Lot 20, Conc. 5

LEGEND



SUBJECT LANDS



NOT TO SCALE