

COMMITTEE OF THE WHOLE - JUNE 16, 2008

ASSUMPTION – MULTIPLE FAMILY HOUSING, PHASE 3 (LUCENA CRESCENT) 19T-93008 / BLOCK 2 ON PLAN 65M-3063

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services that are set out in the Development Agreement between West Maple Creek Lands Ltd. and the City, dated June 4, 1998 for the development on Block 2 on Plan 65M-3063 and that the municipal services letter of credit be released.

Economic Impact

Upon assumption of this development, approximately 0.4 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 that are set out in the Development Agreement between the City and West Maple Creek Lands Ltd., dated June 4, 1998.

Background - Analysis and Options

The Multiple Family Housing Phase 3 development is a 139 unit residential development located on the east side of Jane Street and north of Rutherford Road as shown on Attachment No.1.

The subdivision agreement with West Maple Creek Lands Ltd. was executed on June 4, 1998, and the construction of the roads and municipal services in the development was completed in July 2000.

The municipal services in the development have now completed the required minimum thirteen month maintenance period and the developer has rectified all deficiencies. In addition, the grading of all lots in the development has been certified by the Developer's engineering consultant. Accordingly, the Developer has requested that the roads 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 development 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, Building Standards, Parks

Development, Parks Operations and Forestry, Public Works, Development Planning 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.

Relationship to Vaughan Vision 2020

This 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 municipal servicing development.

Conclusion

The construction of the roads and municipal services associated with the Multiple Family Housing Phase 3 have been completed in accordance with the provisions of the Development Agreement between the City and West Maple Creek Lands Ltd. dated June 4, 1998. Accordingly, it is appropriate that the roads and municipal services in this development be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

Report prepared by:

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

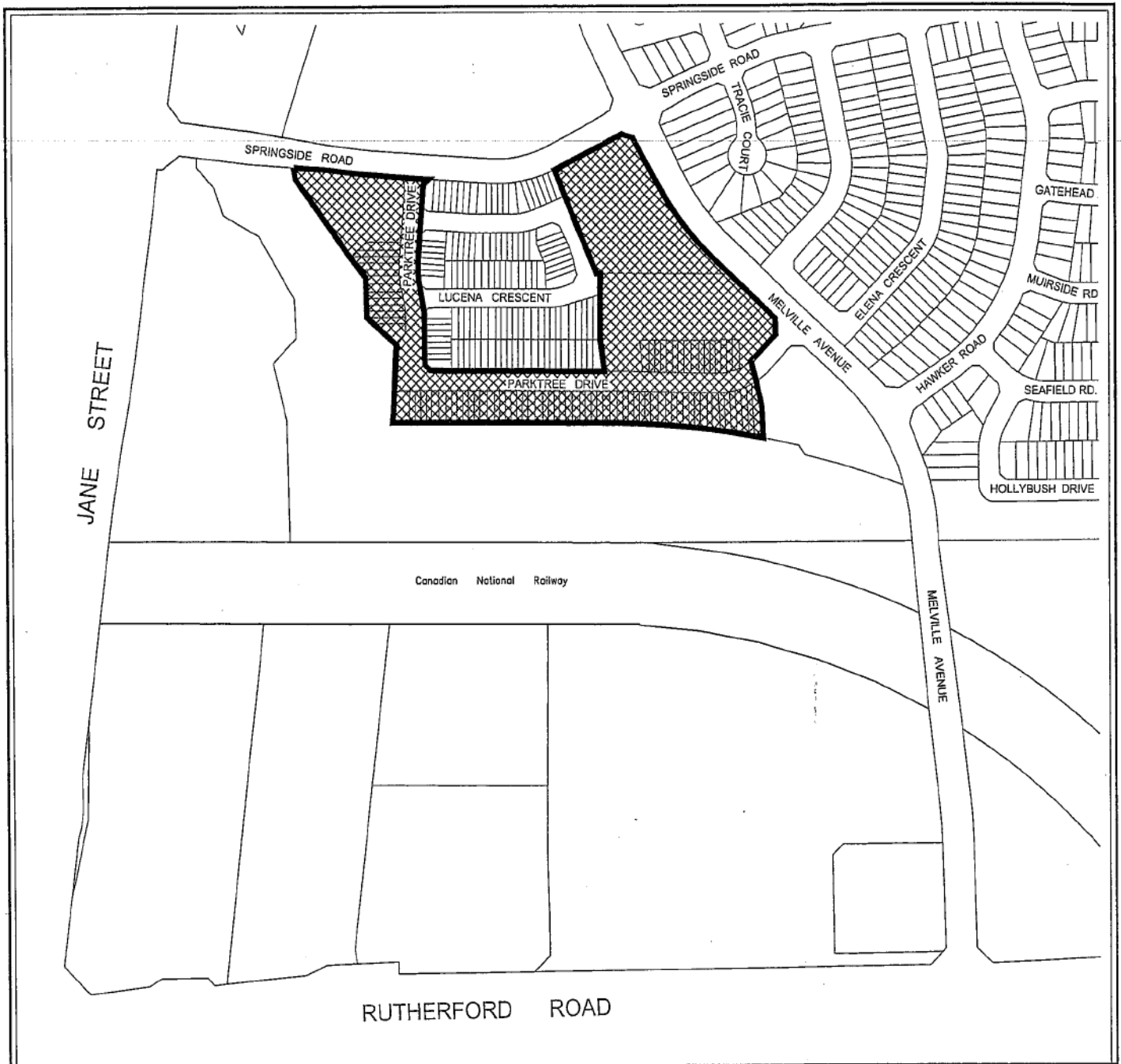
Respectfully submitted,

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

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

VR/fc

ATTACHMENT No. 1



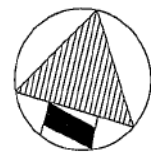
SUBDIVISION ASSUMPTION
MULTIPLE FAMILY DEVELOPMENT
19T- 93008 / 65R - 18199, Part of 65M- 3063

LOCATION: Part of Lot 17, Conc. 4

LEGEND



SUBJECT LANDS



NOT TO SCALE

