

COMMITTEE OF THE WHOLE - FEBRUARY 10, 2009

ASSUMPTION OF VELLORE WOODS BOULEVARD AND COMDEL BOULEVARD COMDEL SUBDIVISION, PHASE 1 19T-97V26 / 65M-3348 WARD #3

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the portion of Vellore Woods Boulevard and Comdel Boulevard together with the associated municipal services that are set out in the Subdivision Agreement for Plan 65M-3348, and that the municipal services letter of credit be released.

Economic Impact

Upon assumption of this development, approximately 1.0 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

The pertinent City departments will be notified of the assumption of this subdivision.

Purpose

This report pertains to the assumption of the sections of Vellore Woods Boulevard and Comdel Boulevard within plan of subdivision 65M-3348 by the City.

Background - Analysis and Options

The first phase of the Comdel Subdivision, Plan 65M-3348, is located north of Rutherford Road between Highway 400 and Weston Road in Block 32 West as shown on Attachment No.1. The streets and municipal services within this subdivision were assumed on June 26, 2006 pursuant to By-Law Number 254-2006 with the exception of a portion of Vellore Woods Boulevard and Comdel Boulevard. These segments of Vellore Woods Boulevard and Comdel Boulevard were not assumed along with the balance of the subdivision because the roads were still being used as the construction access into the neighbourhood and not all the necessary department clearances had been received. House construction is now essentially completed in this neighbourhood.

Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of these road segments and the associated municipal services, and are satisfied with the extent of the works. The Developer has maintained the roads during the required minimum thirteen month maintenance period and has rectified all noted deficiencies. Accordingly, the Developer has requested that the City now assume the remaining segments of Comdel Boulevard and Vellore Wood Boulevard in Plan 65M-3348, and that the development securities held by the City for these municipal services be released.

All 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 Development/Transportation Engineering, Development Planning, 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.

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

There are no Regional implications with respect to the assumption of the municipal services in this subdivision.

Conclusion

The southerly portion of Vellore Woods Boulevard and Comdel Boulevard in the Comdel Plan of Subdivision 65M-3348 has now been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that these road segments and associated municipal services be assumed and the municipal services letter of credit 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




SUBDIVISION ASSUMPTION
VELLORE WOODS COMMUNITY
VELLORE WOODS BLVD. & COMDEL BLVD. (PHASE 1)

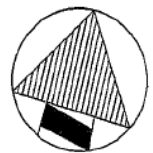
19T- 97V26 / 65M- 3348

LOCATION : Part of Lot 17, Conc. 5

LEGEND

 SUBJECT ROADS

 COMDEL PHASE 1



NOT TO SCALE