

COMMITTEE OF THE WHOLE - MARCH 3, 2009

ASSUMPTION – LANGSTAFF WOODS, PHASE 1 WEST 19T-89037 / 65M-3673 WARD 4

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-3673, and that the municipal services letter of credit be released.

Economic Impact

Upon assumption of this development, approximately 8.0 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 municipal services in plan of subdivision 65M-3673 by the City.

Background - Analysis and Options

The Langstaff Woods, Phase 1 West, Plan of Subdivision 65M-3673 is a 362 lot residential development located east of Dufferin Street, south of Rutherford Road in Block 10 as shown on Attachment No.1.

The subdivision agreement with Langstaff Woods Development Corp & 482697 Ontario Limited was executed on March 12, 2003, and the Plan of Subdivision was subsequently registered on June 18, 2003. The construction of the roads and municipal services in Plan 65M-3673 was completed in October 2007.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all 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.

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. This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

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

Conclusion

The construction of the roads and municipal services associated with the Langstaff Woods, Phase 1 West Plan of Subdivision 65M-3673 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3673 be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

Report prepared by:

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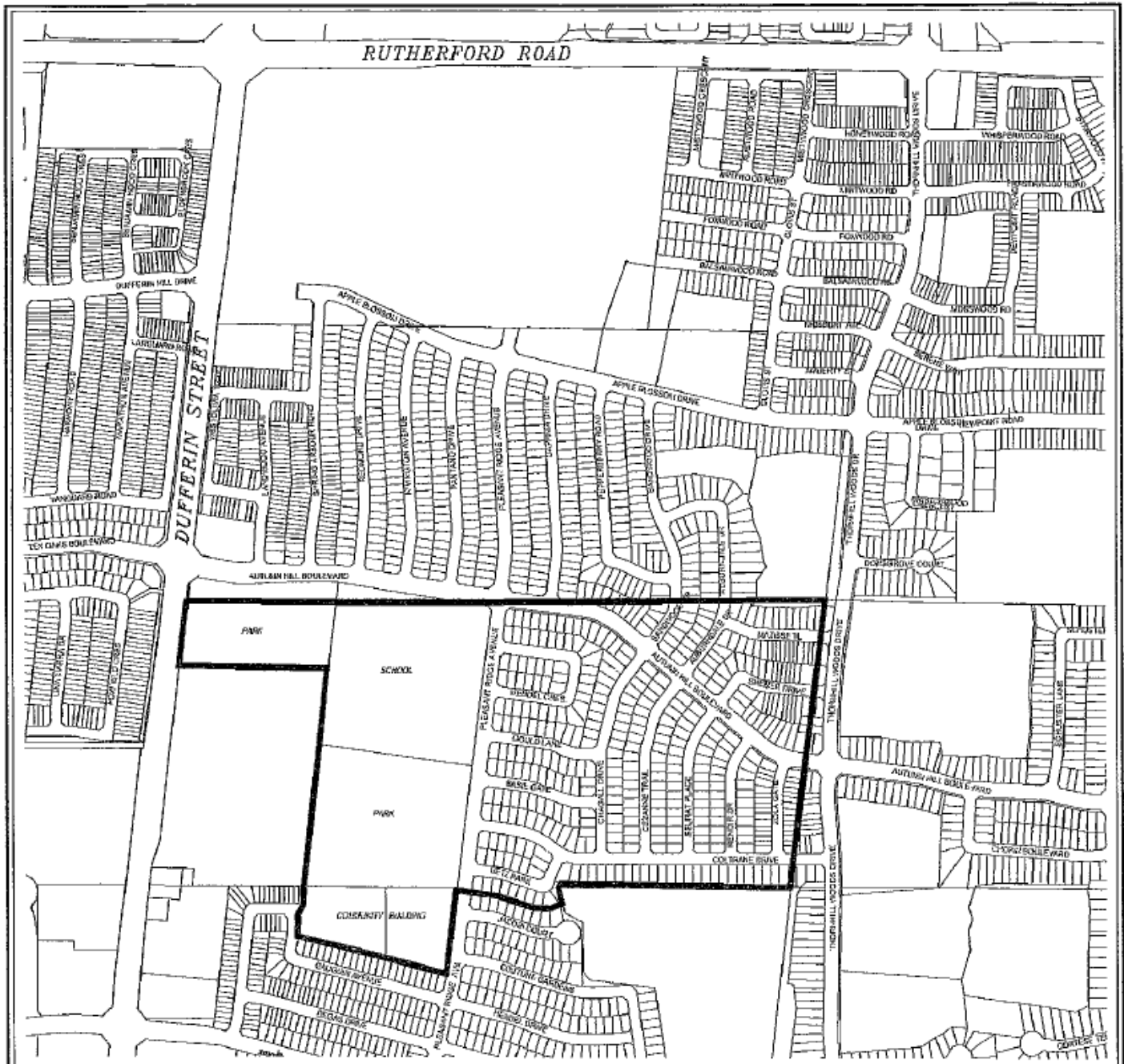
Respectfully submitted,

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

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

VR/vp

ATTACHMENT No. 1



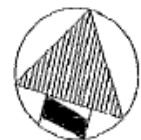
SUBDIVISION ASSUMPTION
LANGSTAFF WOOD WEST - PHASE 1
 19T- 89037 / 65M - 3673

LOCATION: Part of Lots 12 & 13, Conc. 2

LEGEND



SUBJECT LANDS



NOT TO SCALE