

COMMITTEE OF THE WHOLE - MARCH 31, 2009

ASSUMPTION –TUDOR VALLEY BUSINESS PARK - PHASE 1 19T-86076 / 65M-2980 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-2980, and that the municipal services letter of credit be released.

Economic Impact

Upon assumption of this development, approximately 0.9 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-2980 by the City.

Background - Analysis and Options

The Tudor Valley Business Park, Phase 1, Plan of Subdivision 65M-2980 is a 4 block industrial development located, east of Keele Street, south of Rutherford Road in Block 17 as shown on Attachment No.1.

The subdivision agreement with 941615 Ontario Inc. was executed on May 20, 1994, and the Plan of Subdivision was subsequently registered on August 26, 1994. The construction of the roads and municipal services in Plan 65M-2980 was substantially completed in August 1999. The top lift of asphalt was placed in the subdivision in 1989, and after nearly 20 years, is showing signs of normal wear. Some visible wear in the surface asphalt is to be expected after this time frame and isn't considered a deficiency in workmanship.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. 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 satisfied with the extent of the works considering the age of the development.

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.

Conclusion

The construction of the roads and municipal services associated with the first phase of the Tudor Valley Business Park, Plan 65M-2980 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-2980 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



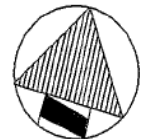
SUBDIVISION ASSUMPTION
TUDOR VALLEY BUSINESS PARK - PHASE 1
19T-86076 / 65M-2980

LOCATION: Part of Lot 13, Conc. 3

LEGEND



SUBJECT LANDS



NOT TO SCALE