

**COMMITTEE OF THE WHOLE - MARCH 31, 2009**

**ASSUMPTION –TUDOR VALLEY BUSINESS PARK - PHASE 3  
19T-86076 / 65M-3040  
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-3040, and that the municipal services letter of credit be released.

**Economic Impact**

Upon assumption of this development, approximately 400 meters of sidewalk 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 the municipal services in this subdivision.

**Purpose**

This report pertains to the assumption of the municipal services in Plan of Subdivision 65M-3040.

**Background - Analysis and Options**

The third phase of the Tudor Valley Business Park, Plan of Subdivision 65M-3040 is a six 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 8, 1995, and the Plan of Subdivision was subsequently registered on July 27, 1995. In this subdivision, the Developer was only required to install a sidewalk and some perimeter fencing, which was completed in August 2002.

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 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 associated with the assumption of the municipal services in this subdivision.

### **Conclusion**

The construction of the municipal services associated with the third phase of the Tudor Valley Business Park, Plan of Subdivision 65M-3040 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the municipal services in 65M-3040 be assumed and the municipal services letter of credit be released.

### **Attachments**

1. Location Map

### **Report prepared by:**

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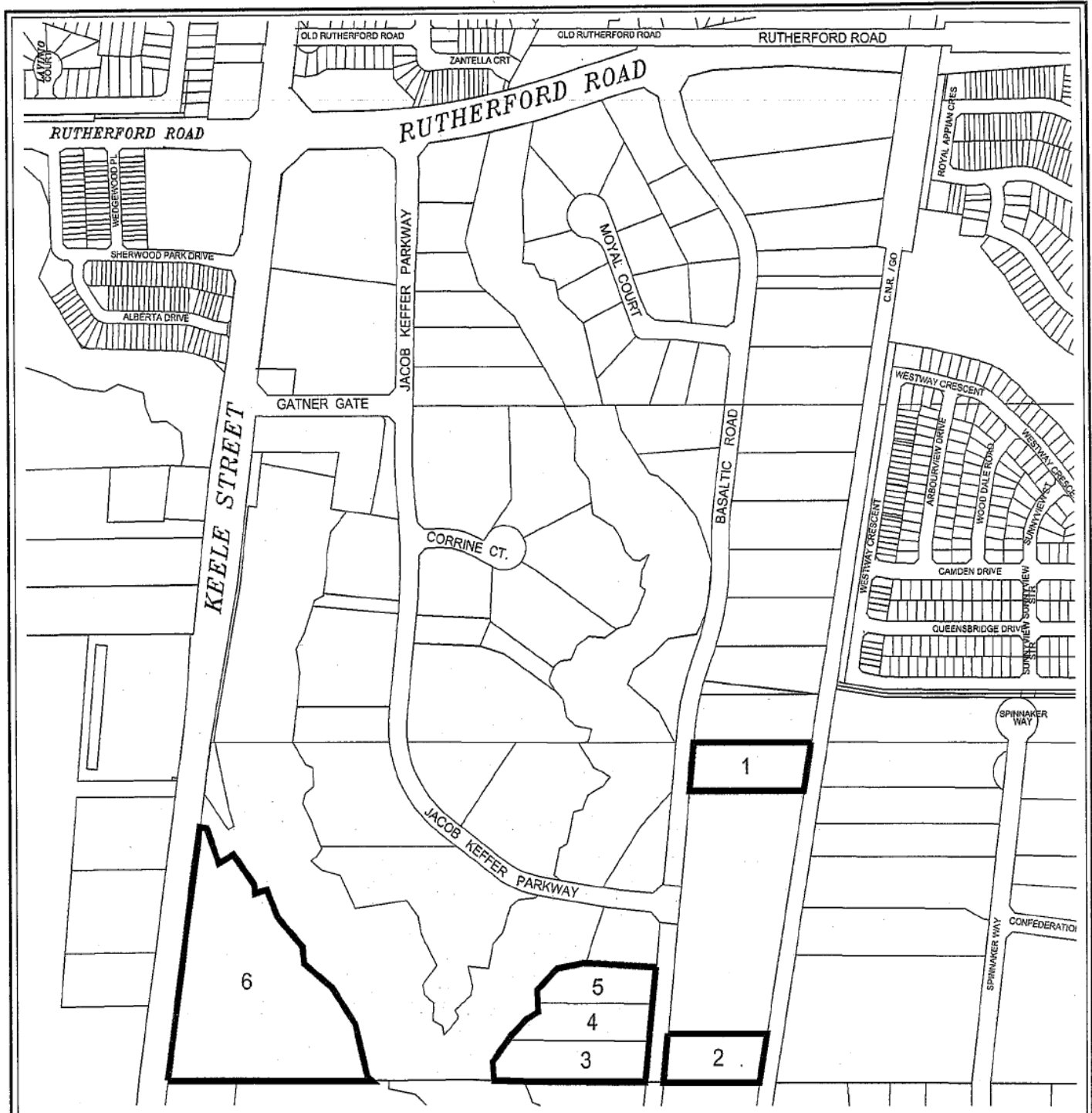
Respectfully submitted,

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



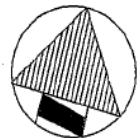
**SUBDIVISION ASSUMPTION**  
**TUDOR VALLEY BUSINESS PARK - PHASE 3**  
**19T- 86076 / 65M - 3040**

LOCATION: Part of Lot 13, Conc. 3

**LEGEND**



SUBJECT LANDS



NOT TO SCALE