

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

### **ASSUMPTION – AVDELL AVENUE EXTENSION WARD 2**

#### **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 Development Agreement between the City and 1199394 Ontario Limited, Gold Park Woodbridge Developers Inc., P&M Gabriele and Air-Lite Windows Inc., dated October 31, 2000, and the municipal services letter of credit be released.

#### **Economic Impact**

Upon assumption of this development, approximately 750 meters of sanitary sewers, watermain, storm sewer 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 development.

#### **Purpose**

The purpose of this report is to recommend the assumption of the municipal services that were constructed under the terms of the Development Agreement between the City and 1199394 Ontario Limited, Gold Park Woodbridge Developers Inc., P&M Gabriele and Air-Lite Windows Inc., dated October 31, 2000.

#### **Background - Analysis and Options**

The Avdell Avenue Extension Development Agreement provided for the construction of the underground services within the right-of-way of Avdell Avenue between Clarence Street and Bush Drive in Woodbridge as shown on Attachment No. 1. The construction of these underground services facilitated the development of the surrounding lands that were owned by the parties to the agreement. The traveled portion of the roadway was subsequently constructed under the Belvedere Phase 3 Subdivision Agreement.

The Development Agreement between the City and 1199394 Ontario Limited, Gold Park Woodbridge Developers Inc., P&M Gabriele and Air-Lite Windows Inc. was executed on October 31, 2000. The construction of municipal services was completed in July 2001.

The Developer has maintained the municipal services in the development during the required minimum thirteen month maintenance period and has rectified all deficiencies. Accordingly, the Developer has requested that the 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, 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 development have been satisfied.

### **Relationship to Vaughan Vision 2020**

The assumption of these municipal services is 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 works within this development.

### **Conclusion**

The construction of the municipal services covered under the Development Agreement for the Avdell Avenue Extension has been completed in accordance with the Agreement. Accordingly, it is appropriate that the 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/vp

# ATTACHMENT No. 1



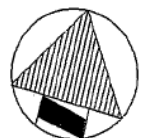
## ROAD ASSUMPTION AVDELL AVENUE EXTENSION

LOCATION: Part of Lot 15, Conc. 8

### LEGEND



SUBJECT ROAD



NOT TO SCALE