

**COMMITTEE OF THE WHOLE - JUNE 23, 2009**

**ASSUMPTION –VAUGHAN CENTER, PHASE 3  
NORTHWEST JANE RUTHERFORD REALTY LIMITED SUBDIVISION  
19T-00V04 / 65M-3645  
WARD 1**

**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-3645, and that the municipal services letter of credit be released.

**Contribution to Sustainability**

The municipal services recommended for assumption in this report have been designed and constructed in accordance with City standards which include consideration for sustainability.

**Economic Impact**

Upon assumption of this development, approximately 0.7 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-3645 by the City.

**Background - Analysis and Options**

The Vaughan Center Residential Subdivision, Phase 3, Plan of Subdivision 65M-3645 is comprised of 20 single family lots, 15 medium density residential blocks, a school and a park, and is located north of Rutherford Road and west of Jane Street in Block 32 East as shown on Attachment No.1.

The Subdivision Agreement with Northwest Jane Rutherford Realty Limited was executed on December 2, 2002, and the Plan of Subdivision was subsequently registered on February 23, 2003. The construction of the roads and municipal services in Plan 65M-3645 was completed in September 2005.

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 Vaughan Center Residential, Phase 3, Plan of Subdivision 65M-3645 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in Plan 65M-3645 be assumed and the municipal services letter of credit be released.

### **Attachments**

1. Location Map

### **Report prepared by:**

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461  
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

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

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

VR/vp

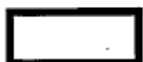
# ATTACHMENT No. 1



**SUBDIVISION ASSUMPTION  
VAUGHAN CENTER PHASE 3  
19T-00V04 / 65M-3645**

LOCATION : Part of Lot 16, Conc. 5

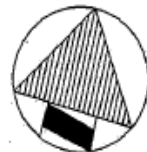
**LEGEND**



SUBJECT LANDS



PHASE 1 LANDS  
(SUBJECT TO ANOTHER SUBDIVISION AGREEMENT)



NOT TO SCALE