

COMMITTEE OF THE WHOLE - SEPTEMBER 29, 2009

ASSUMPTION OF MUNICIPAL SERVICES TRINITY DEVELOPMENT GROUP – FAMOUS PLAYERS WARD 3

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 of Vaughan and Famous Players Inc. & Riotrin Properties (Vaughan) Inc., Harlequin Enterprises Limited and Metroland Printing, Publishing and Distributing Ltd., dated May 25, 1998 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 0.5 lane kilometers of roadway and associated municipal services including sanitary sewer, storm sewer, storm water management pond, 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 development.

Purpose

This report pertains to the assumption of the municipal services that are set out in the Development Agreement between Trinity Development Group – Famous Players and the City.

Background - Analysis and Options

The Trinity Development Group – Famous Players commercial development is located on the south side of Highway #7, east of Weston Road in Block 29 as shown on Attachment No.1.

The Development Agreement with Famous Players Inc. & Riotrin Properties (Vaughan) Inc. and Harlequin Enterprises Limited and Metroland Printing, Publishing and Distributing Ltd. was executed on May 25, 1998, and the Development Agreement was subsequently registered on July 14, 1998. The construction of the roads and municipal services in this development was substantially completed in July 2004.

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 roads and 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

This development 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 development.

Conclusion

The construction of the roads and municipal services associated with the Trinity Development Group – Famous Players commercial development located at the south east corner of Weston Road and Highway 7 has been completed in accordance with the Development Agreement. Accordingly, it is appropriate that the roads and municipal services in this development be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

Report prepared by:

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Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

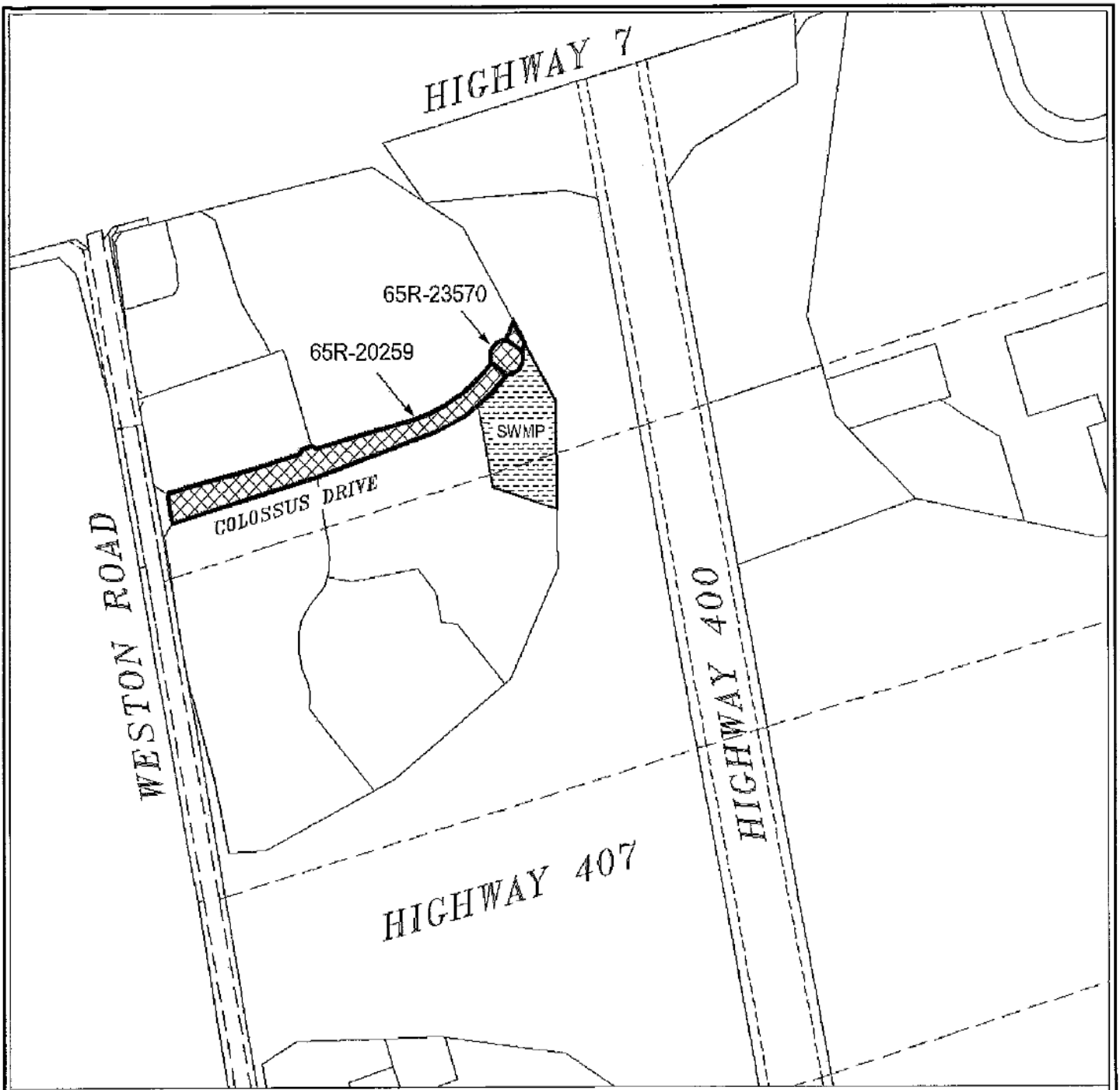
Respectfully submitted,

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



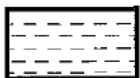
DEVELOPMENT AGREEMENT
TRINITY DEVELOPMENT GROUP - FAMOUS PLAYERS
65R-20259 / 65R-23570

LOCATION: Part of Lot 5, Conc. 5

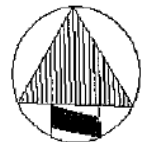
LEGEND



SUBJECT LANDS



STORM WATER MANAGEMENT POND



NOT TO SCALE

Drawing name: O:\Engineering Services\Design Services\Design Drafting\DEVELOP\SUBDMIS\WCK.R\Assumption 2009\65R-20259 TRINITY DEVELOPMENT GROUP.dwg