

COMMITTEE OF THE WHOLE - OCTOBER 19, 2009

ASSUMPTION –MAPLE HEIGHTS SHOPPING CENTRE

19T-03V21 / 65M-3858

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-3858, 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 0.45 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-3858 by the City.

Background - Analysis and Options

The Maple Heights Shopping Centre, Plan of Subdivision 65M-3858 is a 31 lot residential development located on the west side of Keele Street, and south of Teston Road in Block 26 as shown on Attachment No.1.

The Subdivision Agreement with Maple Heights Shopping Centre Inc. was executed on August 30, 2005, and the Plan of Subdivision was subsequently registered on October 4, 2005. The construction of the roads and municipal services in Plan 65M-3858 was completed in June 2007.

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 Maple Heights Shopping Centre Plan of Subdivision 65M-3858 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3858 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

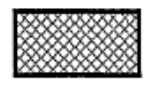
ATTACHMENT No. 1



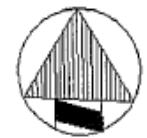
**SUBDIVISION ASSUMPTION
MAPLE HEIGHTS SHOPPING CENTRE
19T-03V21 / 65M-3858**

LOCATION: Part of Lot 24, Conc. 4

LEGEND



SUBJECT LANDS



NOT TO SCALE