

## **COMMITTEE OF THE WHOLE - DECEMBER 1, 2009**

### **ASSUMPTION – ROYALE VILLA PHASE 2, EXCLUDING COLONNA DR 19T-89081 / 65M-3604 WARD 3**

#### **Recommendation**

The Commissioner of Engineering and Public Works recommends that:

1. Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3604 with the exception of Colonna Drive; and
2. that the Municipal Services Letter of Credit for Plan 65M-3604 be reduced to \$52,000 to secure the completion of Colonna Drive and the grading of Blocks 85 and 86.

#### **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 subdivision, approximately 0.4 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-3604 by the City.

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

The Royale Villa, Phase 2, Plan of Subdivision 65M-3604 is a 76 lot residential development located on the west side of Weston Road, and south of Maria Antonia Road in Block 39 as shown on Attachment No.1.

The Subdivision Agreement with Royale Villa Development Inc. was executed on July 15, 2002, and the Plan of Subdivision was subsequently registered on October 1, 2002. The construction of the roads and municipal services in Plan 65M-3604 was completed in October 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 with the exception of Blocks 85 and 86. Accordingly, the Developer has requested that the roads and municipal services in the subdivision excluding Colonna Drive be assumed by the City.

Colonna Drive is being used as the construction access road for phases 2, 3 and 4 of the Royale Villa Subdivision; accordingly, the top asphalt has not been placed on the road. In addition, the

dwellings on Blocks 85 and 86 are currently under construction. Since the balance of the subdivision is completed, it is appropriate to assume the Royale Villa Phase 2 subdivision excluding Colonna Drive and Blocks 85 and 86, and reduce the Municipal Services Letter of Credit to \$52,000 to guarantee the completion of remaining works. It is expected that Colonna Drive will be completed in early summer 2010.

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 being recommended for assumption.

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 Royale Villa, Phase 2 Plan of Subdivision 65M-3604 has been completed in accordance with the Subdivision Agreement with the exception of Colonna Drive and the final grading of two Blocks. Accordingly, it is appropriate that the roads and municipal services in 65M-3604 except for Colonna Drive be assumed and the Municipal Services Letter of Credit be reduced to \$52,000.

### **Attachments**

1. Location Map

### **Report prepared by:**

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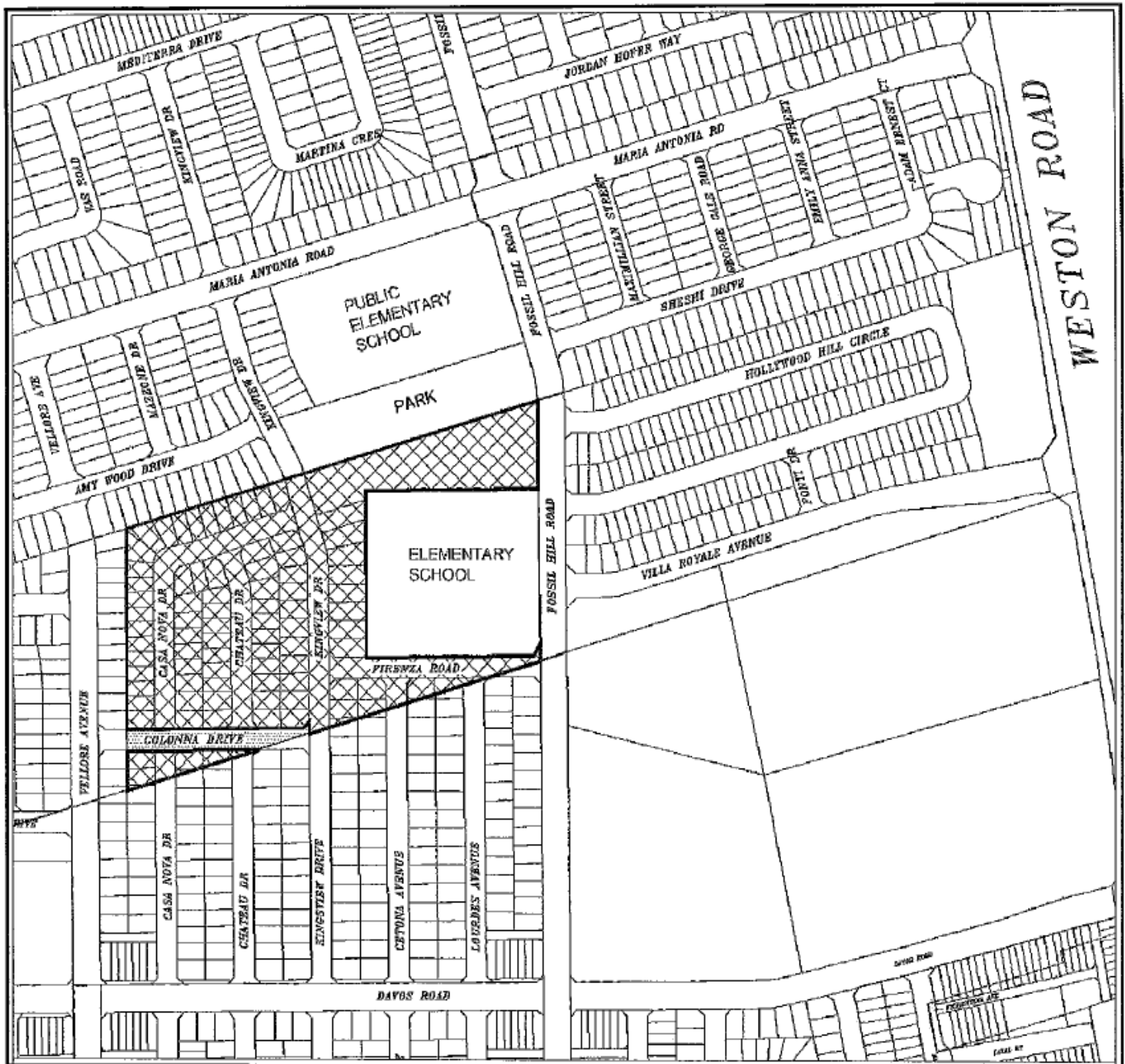
Respectfully submitted,

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

VR/vp

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

# ATTACHMENT No. 1

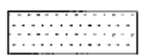


**ASSUMPTION PLAN**  
**ROYALE VILLA DEVELOPMENT INC.**  
 19T-89081 / 65M-3604  
 LOCATION: Part of Lot 19, Conc. 6

**LEGEND**



SUBJECT LANDS



THE ROAD IS PART OF THIS PLAN,  
 BUT IS NOT BEING ASSUMED AT THIS TIME



NOT TO SCALE