

## **COMMITTEE OF THE WHOLE - FEBRUARY 2, 2010**

### **ASSUMPTION – KORTRIGHT RAVINES SUBDIVISION – EXCLUDING BLOCK 50 AND CANADA COMPANY AVENUE 19T-99V11 / 65M-3532 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 Subdivision Agreement for Plan 65M-3532, and that the municipal services letter of credit be reduced to \$ 20,000 and held until the City is satisfied with the condition of a recent trench repair on Blue Diamond Terrace.

#### **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 0.5 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-3532 by the City.

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

The Kortright Ravines Subdivision, Plan of Subdivision 65M-3532 is a 49 lot residential development located on the east side of Islington Avenue, and south of Major Mackenzie Drive in Block 53 as shown on Attachment No.1.

The Subdivision Agreement with Lakeview Homes (Woodbridge) Inc. was executed on September 12, 2001, and the Plan of Subdivision was subsequently registered on October 17, 2001. The construction of the roads and municipal services in Plan 65M-3532 was completed in September 2004.

The Subdivision Agreement was subsequently amended to address the development and servicing of Block 50 within the subdivision including the reconstruction of Canada Company Avenue. Separate financial guarantees were provided to the City to cover the construction of the additional services. The development of Block 50 and the reconstruction of Canada Company Avenue are not being recommended for assumption at this time.

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. It is recommended that securities in the amount of \$20,000 be retained until the maintenance period associated with some recent restoration work on Blue Diamond Terrace has been completed and final inspection confirms acceptability of the restoration work.

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 with the exception of the restoration works noted above.

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 Kortright Ravines Subdivision, Plan of Subdivision 65M-3532, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3532 be assumed with the exception of Block 50 and Canada Company Avenue, and the municipal services letter of credit be reduced to \$20,000 and held until the City is satisfied with the condition of a recent trench repair on Blue Diamond Terrace.

#### **Attachments**

1. Location Map

**Report prepared by:**

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Respectfully submitted,

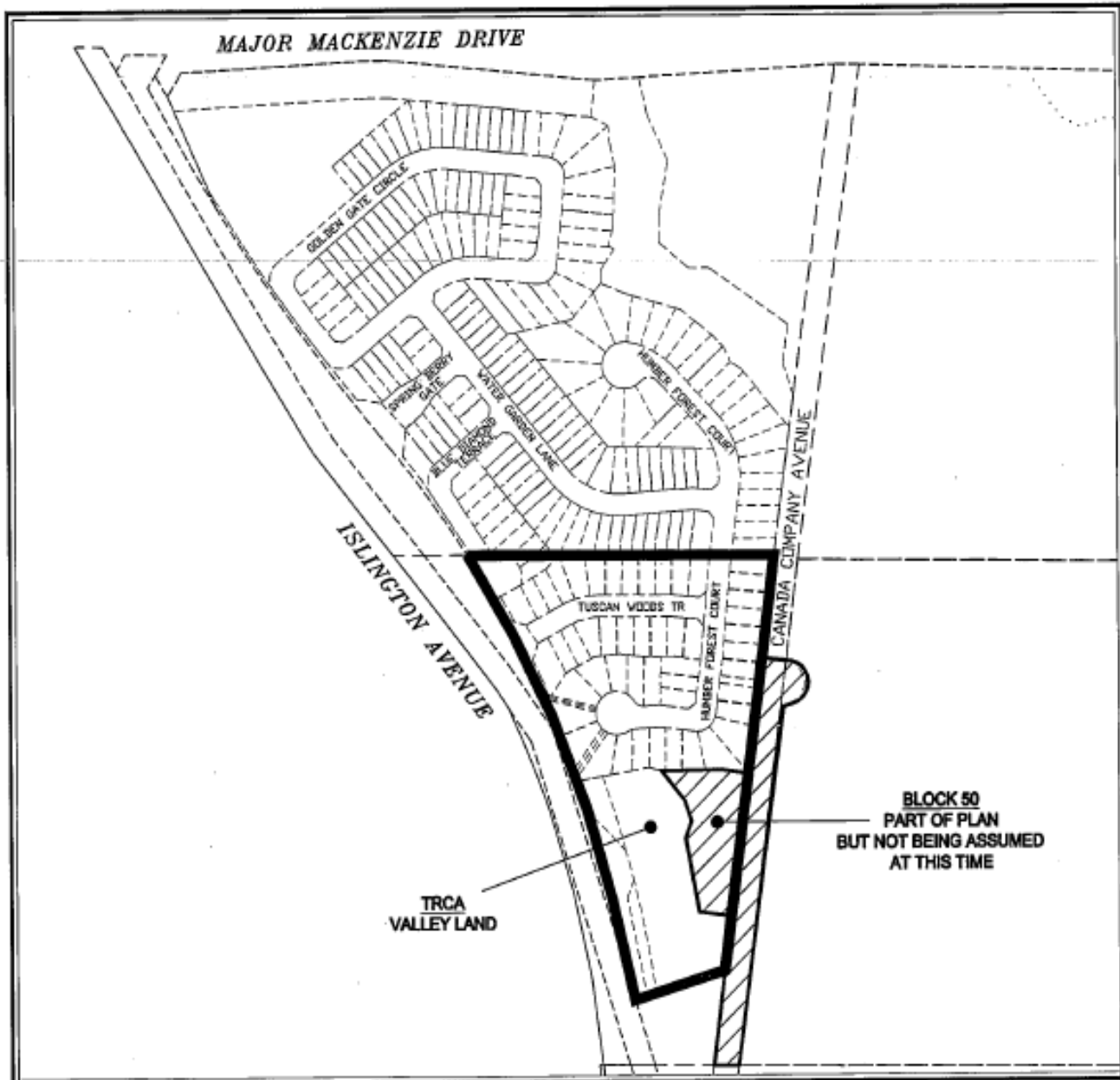
Bill Robinson, P. Eng.  
Commissioner of Engineering and Public Works

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

OM/vp



# ATTACHMENT No. 1



**SUBDIVISION ASSUMPTION  
KORTRIGHT RAVINES  
19T-99V11 / 65M-3532**

LOCATION: Part of Lot 19, Concession 7

**LEGEND**



SUBJECT LANDS



BLOCK 50 - PART OF AMENDING AGREEMENT



NOT TO SCALE