

COMMITTEE OF THE WHOLE - APRIL 20, 2010

PARTIAL ASSUMPTION – VAUGHAN MILLS MALL 19T-98V10 / 65M-3696 WARD 4

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the watermain, storm and sanitary sewer within the municipal easements, Fishermens Way and portions of Bass Pro Mills Drive as set out in the Subdivision Agreement for Plan 65M-3696, and that the municipal services letter of credit be reduced to an appropriate amount to reflect the remaining works to be completed.

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 800 meters of roadway and associated municipal services including, sanitary sewers, storm sewers and watermains 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-3696 by the City.

Background - Analysis and Options

The Vaughan Mills Mall, Plan of Subdivision 65M-3696 is a commercial development located on the west side of Jane Street and south of Rutherford Road in Block 31 as shown on Attachment No. 1.

The Subdivision Agreement with Ivanhoe Cambridge II Inc. and Vaughan Mills Advisory Services Inc. was executed on September 8, 2003 and the Plan of Subdivision was subsequently registered on October 3, 2003. The construction of the roads and municipal services in Plan 65M-3696 was completed in June 2005.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. All block conveyances have been completed and obligations fulfilled. Accordingly, the Developer has requested that the roads including Fishermens Way and portions of Bass Pro Mills Drive and municipal services including the storm & sanitary sewers and watermains within the municipal easements as indicated on Attachment No.1 in the subdivision be assumed by the City, and that the development securities held by the City be reduced to an appropriate amount to reflect the

remaining works which include minor concrete and asphalt repairs to the bridge over Highway 400 at Bass pro Mills Drive.

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 Mills Mall Plan of Subdivision 65M-3696 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3696 be partially assumed and the municipal services letter of credit be reduced to an appropriate amount to reflect the securities being held for the remaining works.

Attachments

1. Location Map

Report prepared by:

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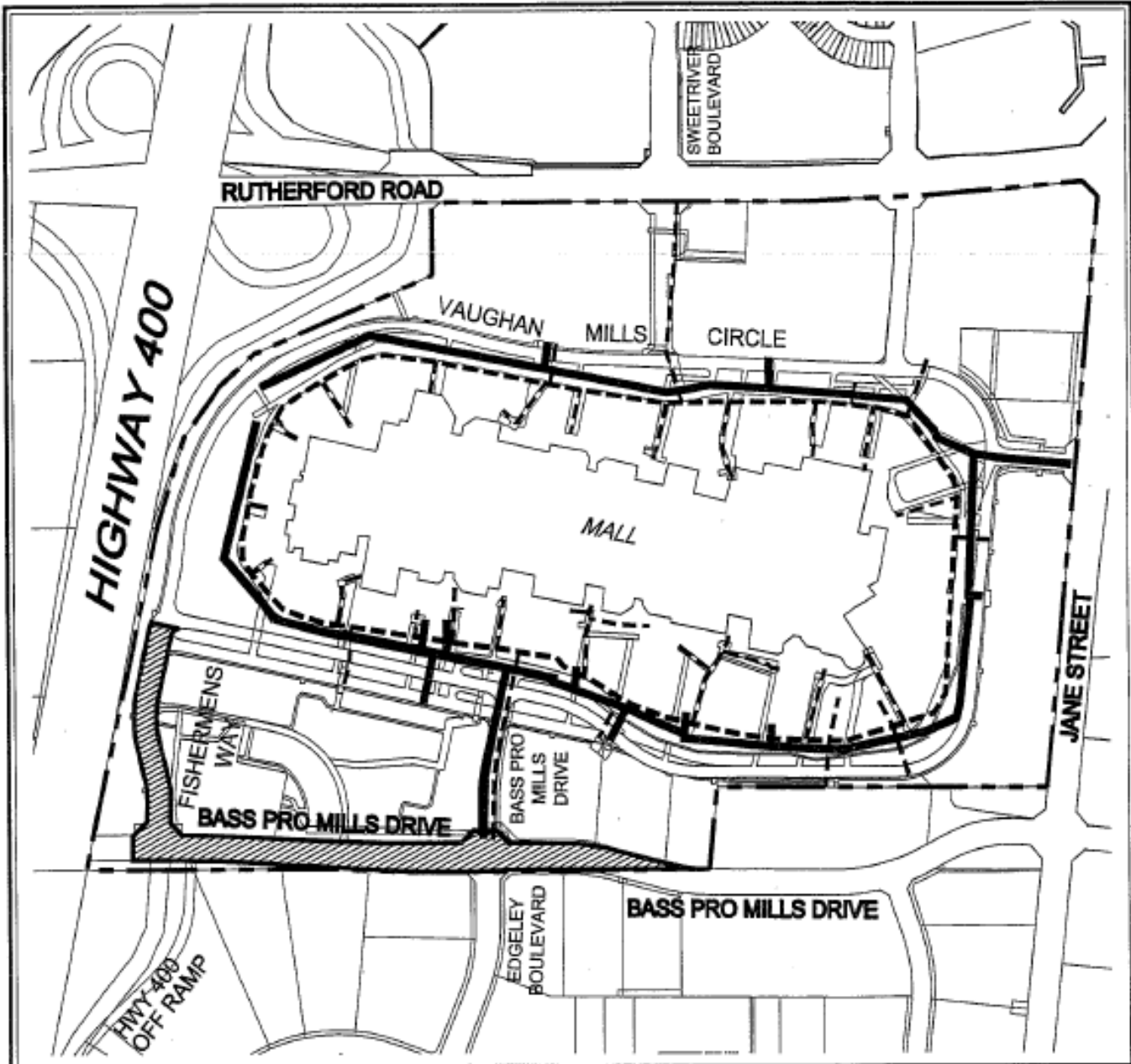
Respectfully submitted,

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

OM/vp

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




ATTACHMENT No. 1



**SUBDIVISION ASSUMPTION
VAUGHAN MILLS - FISHERMENS WAY
19T-98V10 / 65M-3696**

LOCATION : Part of Lots 14 & 15, Concession 5

LEGEND

-  WATERMAIN
-  SANITARY AND STORM SEWER
-  SUBJECT LANDS



NOT TO SCALE