

COMMITTEE OF THE WHOLE - APRIL 20, 2010

ASSUMPTION – CANADIAN NATIONAL RAILWAY, PHASE 4

19T-98V09 / 65M-3419

WARD 4

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 between the City and the Canadian National Railway dated May 11, 2000 for Plan of Subdivision 65M-3419, and that the Municipal Services Letter of Credit be reduced to \$300,000 pending the removal of the accumulated sediment in the storm water management pond in the Plan to the satisfaction of the City. Once the sediment in the storm water management pond has been removed and the affected area restored to the satisfaction of the City then the Municipal Letter of Credit shall 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 subdivision, approximately 1.52 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, 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-3419 by the City.

Background - Analysis and Options

The Canadian National Railway, Phase 4, Plan of Subdivision 65M-3419 is a 19 lot industrial development located south of Rutherford Road, and east of Jane Street in Block 24 as shown on Attachment No.1.

The Subdivision Agreement with Canadian National Railway Company was executed on May 11, 2000, and the Plan of Subdivision was subsequently registered on July 19, 2000. The construction of the roads and municipal services in Plan 65M-3419 was completed on October 28, 2005.

The Developer has maintained the municipal services in the Subdivision during the required minimum thirteen month maintenance period and has rectified all the noted deficiencies with the exception of the removal of the accumulated sediment in the storm water management pond located on the east side of Creditstone Road. The Developer has undertaken to remove the sediment from the storm water management pond and restore the affected areas in July 2010 when the weather is most conducive of doing this type of work. Staff has met with representatives of the Canadian National Railway Company and there is an agreement to retain \$300,000 in the Municipal Services Letter of Credit until the necessary works have been completed to the satisfaction of the City.

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 sediment removal from the storm water management pond.

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 Canadian National Railway Phase 4, Plan of Subdivision 65M-3419, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3419 be assumed and the Municipal Services Letter of Credit be reduced to \$300,000 pending the removal of the sediment from storm water management pond to the satisfaction of the City.

Attachments

1. Location Map

Report prepared by:

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

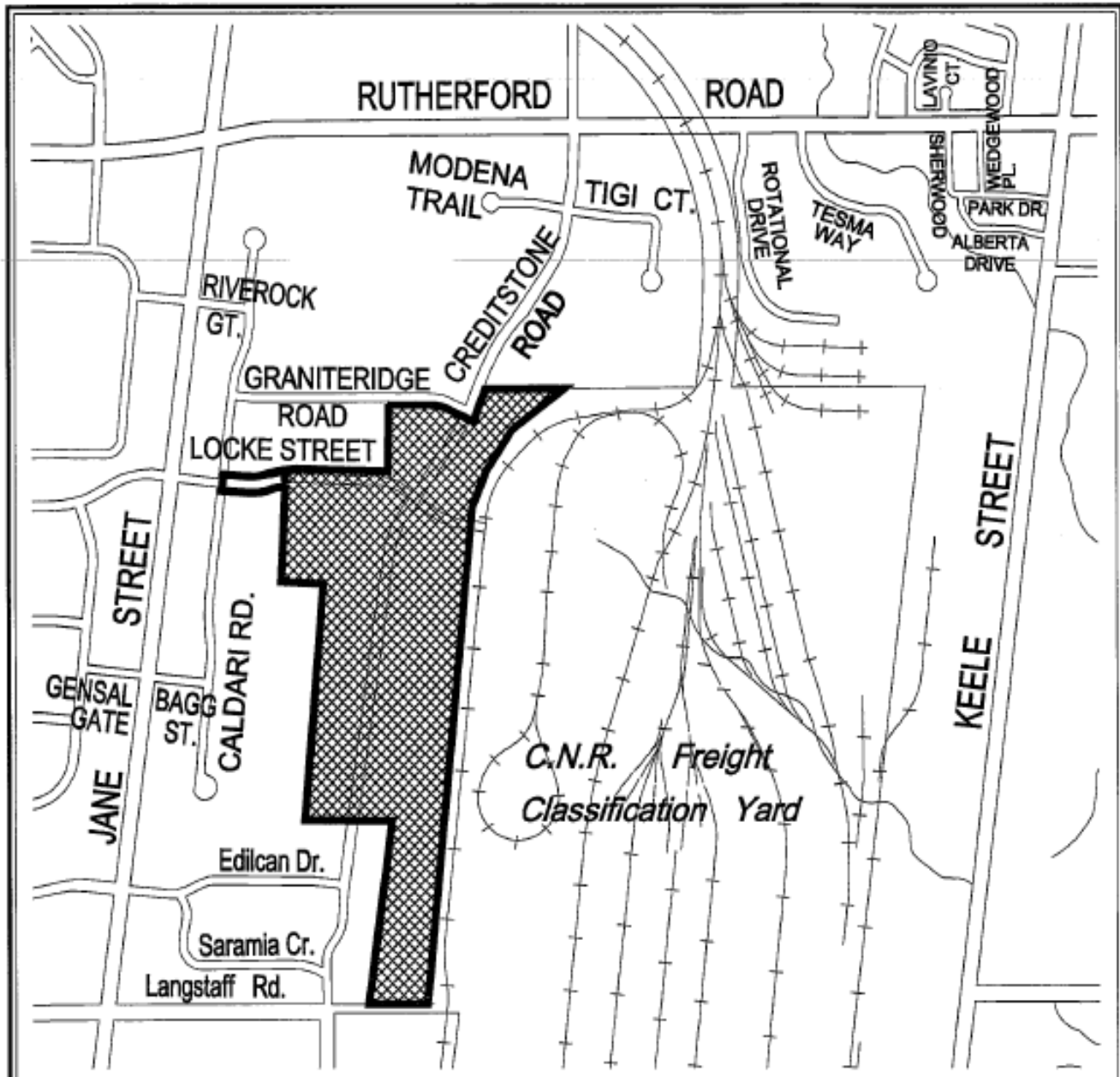
Respectfully submitted,

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

OM/vp

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

ATTACHMENT No. 1



CANADIAN NATIONAL RAILWAY COMPANY

PHASE 4

19T-98V09 / 65M-3419

LOCATION : Part of Lot 13, Concession 4

LEGEND



SUBJECT LANDS



NOT TO SCALE

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