

COMMITTEE OF THE WHOLE - MAY 11, 2010

ASSUMPTION –THE MANORS OF CORSICA

19T-05V07 / 65M-3944

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-3944, 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 subdivision, municipal services such as watermain, sanitary and storm sewer connections, 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-3944 by the City.

Background - Analysis and Options

The Manors of Corsica, Plan of Subdivision 65M-3944 is located on the north side of Major Mackenzie Drive, west of Keele Street in Maple as shown on Attachment No.1. A common element residential townhouse development was constructed in conjunction with the subdivision under Site Plan file DA.05.038.

The Manors of Corsica Subdivision Agreement with 2294 Major Mackenzie Ltd. was executed on July 25, 2006, and the Plan of Subdivision was subsequently registered on December 6, 2006. The construction of the municipal services in Plan 65M-3944 which included watermain, sanitary and storm sewer connections, street lighting, streetscaping and sidewalk on Major Mackenzie Drive was completed in 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 municipal services in the subdivision be assumed by the City, and the Municipal Services Letter of Credit be released.

All documentation required by the Subdivision Agreement for assumption has been submitted. Development 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

All regional implications have been satisfied as they have conducted their own inspection of the municipal services located within the Major Mackenzie right of way and have found the works to be satisfactory.

Conclusion

The construction of the municipal services associated with the Manors of Corsica, Plan of Subdivision 65M-3944, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the municipal services in 65M-3944 be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

Report prepared by:

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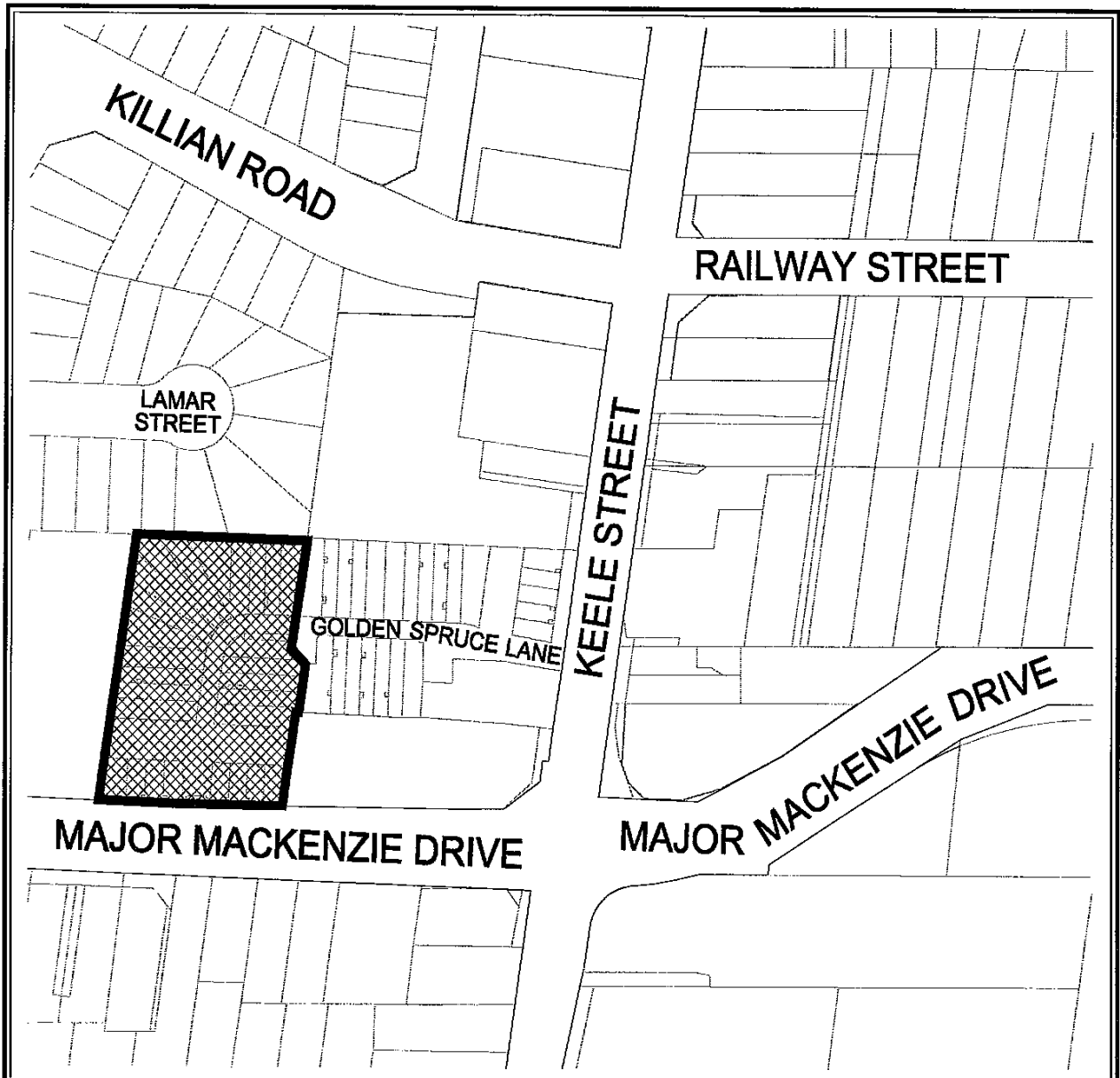
Respectfully submitted,

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

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

OM/vp

ATTACHMENT No. 1



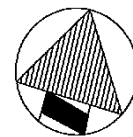
SUBDIVISION ASSUMPTION
THE MANORS OF CORSICA
65M-3944 - 19T-05V07

LOCATION : Part of Lot 21, Concession 4

LEGEND



SUBJECT LANDS



NOT TO SCALE

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