

COMMITTEE OF THE WHOLE - JUNE 1, 2010

ASSUMPTION – PINE VALLEY ESTATES 19T-86102 / 65M-2868 WARD 1

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-2868 subject to the Owner providing the City with a voluntary cash payment of \$45,000 in lieu of planting certain street trees and buffer planting within the Plan; and
2. that the Municipal Services Cash Deposit held by the City for Plan 65M-2868 be returned to the Owner.

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 0.2 lane kilometers of roadway and associated municipal services including, street lighting and streetscaping, 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-2868 by the City.

Background - Analysis and Options

The Pine Valley Estates, Plan of Subdivision 65M-2868 is a 10 lot rural residential development located on the east side of Pine Valley Drive, and north of Major Mackenzie Drive West in Block 40 as shown on Attachment No.1.

The Subdivision Agreement with Gulfgrove Holdings Inc. was executed on February 19, 1991, and the Plan of Subdivision was subsequently registered on September 25, 1991. The construction of the roads and municipal services in Plan 65M-2868 was completed up to base asphalt in 1992. Since this is an estate subdivision, the house building phase took longer to complete than a traditional subdivision. In 2001, the top surface course of asphalt was placed on the roads in the Plan. In May 2006, the Municipal Services Letter of Credit was converted into a cash deposit due to a non-renewal notice from the financial institution.

It is important to note that the roads in the subdivision are showing signs of wear and tear, which is expected given the age of the infrastructure. The Developer has maintained the municipal services in the subdivision since being constructed and has rectified all noted deficiencies.

All documentation required by the Subdivision Agreement for assumption has been submitted to the City. 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 recognizing the age of the municipal services. 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.

The Parks Operations & Forestry and Development Planning Departments have noted that a component of the prescribed street tree and buffer planting in the Plan has not been installed due to conflicts with the existing road side ditches and extensive landscaping installed by homeowners in front of their properties. Accordingly, the Developer has agreed to provide the City with a voluntary cash payment of \$45,000 in lieu of installing this plant material. This money will be placed in the Subdividers Contribution Reserve and earmarked specifically for future landscaping in the Plan or in the surrounding open space areas. The Parks Operation & Forestry and Development Planning Departments are supportive of this cash-in-lieu arrangement.

Based on the above referenced cash-in-lieu payment, 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 Pine Valley Estates Plan of Subdivision 65M-2898 has been completed generally in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in plan 65M-2898 be assumed subject to the Developer providing the City with a voluntary cash payment of \$45,000 in lieu of installing certain street trees and buffer planting in the Plan. Once this cash-in-lieu payment is made, the Municipal Services Cash Deposit held by the City for Plan 65M-2868 will be returned to the Owner.

Attachments

1. Location Map

Report prepared by:

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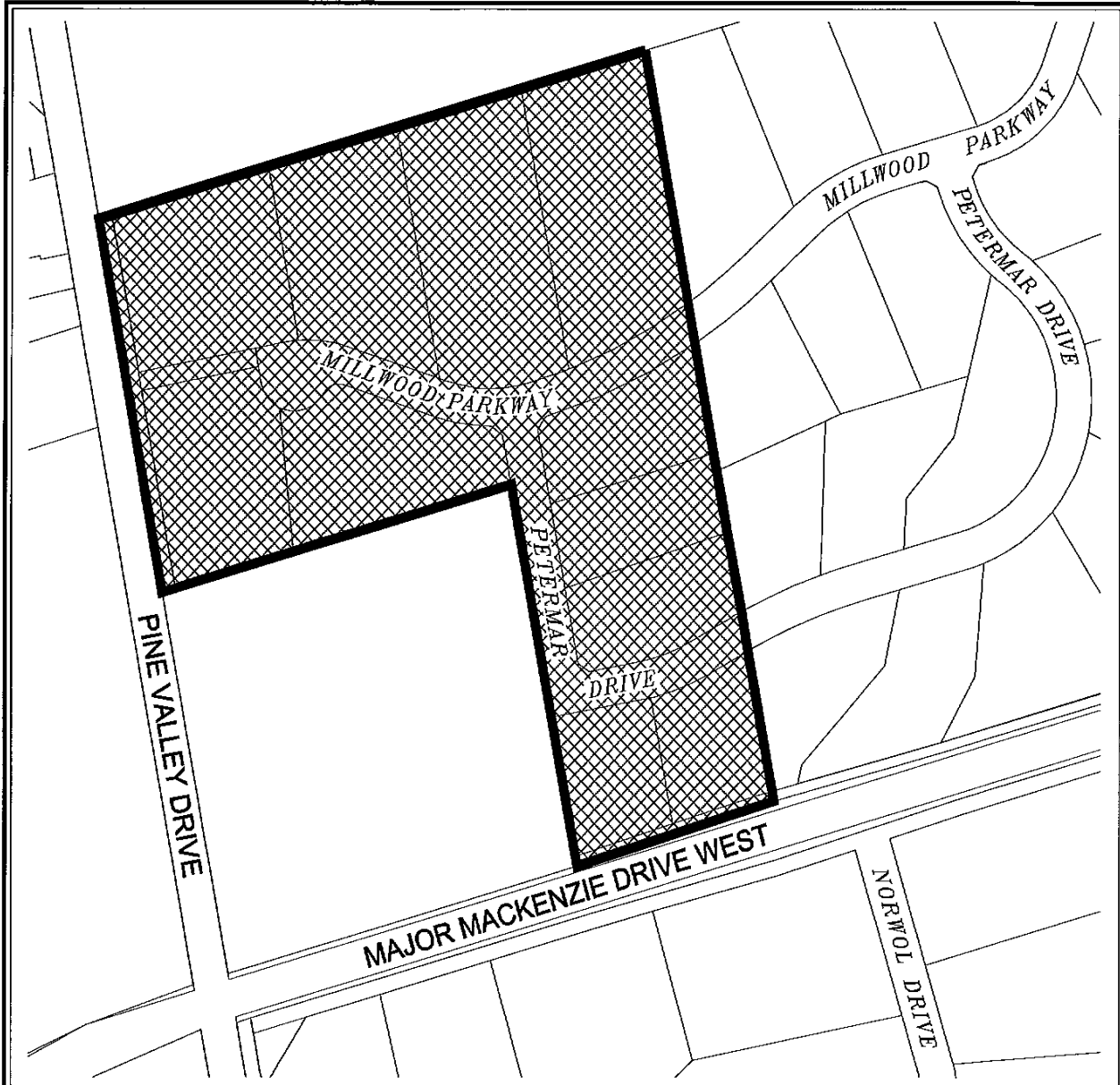
Respectfully submitted,

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



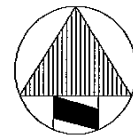
SUBDIVISION ASSUMPTION
PINE VALLEY ESTATES
19T- 86102 / 65M - 2868

LOCATION : Part of Lot 21, Concession 6

LEGEND



SUBJECT LANDS



NOT TO SCALE

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