

COMMITTEE OF THE WHOLE - JANUARY 11, 2011

ASSUMPTION – TRULLWORK INDUSTRIAL SUBDIVISION 19T-98V12 / 65M-3531 WARD 5

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-3531, and that the Municipal Services Letter of Credit be reduced to \$50,000.00 pending the rectification of the stormwater management pond landscaping deficiencies to the satisfaction of the City. Once the landscaping deficiencies are rectified to the satisfaction of the City, then the Municipal Services Letter of Credit will 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 0.9 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, stormwater management pond, 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-3531 by the City.

Background - Analysis and Options

The Trullwork Industrial Subdivision, Plan of Subdivision 65M-3531, is a 5 block industrial development located on the south side of Highway No.7, east of Dufferin Street in Block 9 as shown on Attachment No.1.

The Subdivision Agreement with Trullwork Investments Limited was executed on April 23, 2001, and the Plan of Subdivision was subsequently registered on October 17, 2001. The construction of the roads and municipal services in Plan 65M-3531 was completed in March, 2009.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies with the exception of some minor landscaping issues. The Developer has requested that the roads and municipal services in the Industrial subdivision be assumed by 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 stormwater pond landscape deficiencies relating to the repair of damaged turf areas, landscape maintenance relating to weed removal and mow strips and re-surfacing of the pond maintenance road.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Building Standards, Parks Development, Parks Operations and Forestry, Public Works, and Clerks. The Development Planning Department has no objection to the assumption of the plan, subject to the rectification of the landscaping deficiencies noted above. The value of these deficiencies are estimated to be approximately \$50,000.00. The Developer has committed to the completion of these works in the Spring of 2011.

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 municipal services located within the Dufferin Street right of way and have found the works to be satisfactory. The Region of York provided their release on April 19, 2007.

Conclusion

The construction of the roads and municipal services associated with the Trullwork Industrial Subdivision, Plan of Subdivision 65M-3531, has been completed in accordance with the Subdivision Agreement. It is therefore appropriate that the roads and municipal services in 65M-3531 be assumed and the Municipal Services Letter of Credit be reduced to \$50,000.00, pending the rectification of the aforementioned landscaping works within the stormwater management pond in the Spring of 2011. Once the deficiencies are repaired and completed to the satisfaction of the City, the Municipal Services Letter of Credit will be released.

Attachments

1. Location Map

Report prepared by:

Kevin Worth Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

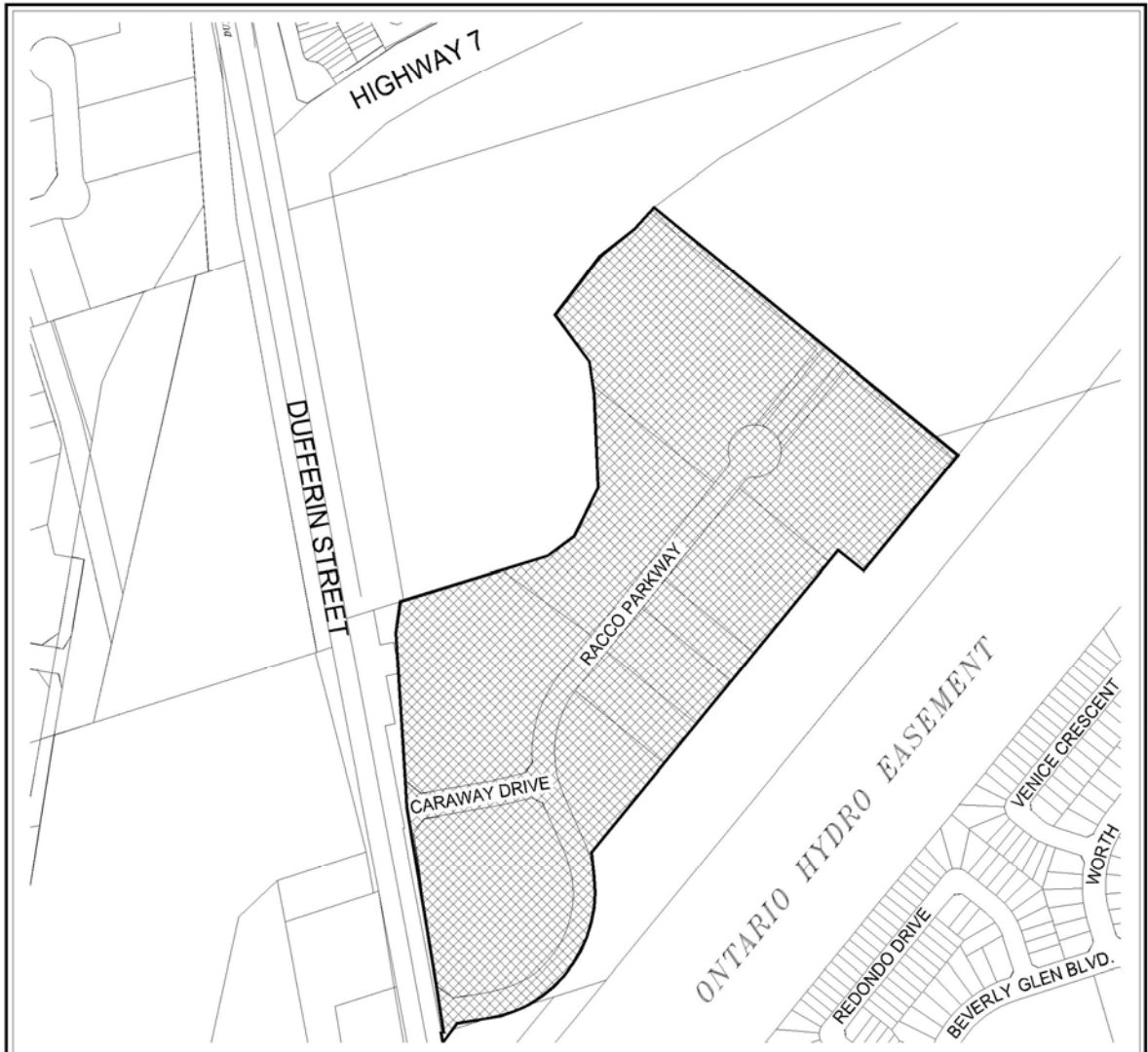
Respectfully submitted,

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

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

KW/vp

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION

19T-98V12

LOCATION : Part of Lot 8, Concession 2

LEGEND



SUBJECT LANDS



NOT TO SCALE