

COMMITTEE OF THE WHOLE - OCTOBER 4, 2011

ASSUMPTION – MACKENZIE GLEN DEVELOPMENT- PHASE 6C

19T-04V07 / 65M-3879

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-3879, and that the Municipal Services Letter of Credit be reduced to \$15,000.00 and held until the driveway to 26 Leor Court has been fully restored to the satisfaction of the Development/Transportation Engineering Department, following which the 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 0.16 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, 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-3879, by the City.

Background - Analysis and Options

The Mackenzie Glen Subdivision, Phase 6C, Plan of Subdivision 65M-3879 is a 33 lot residential development located west of Keele Street and south of Teston Road in Block 26 as shown on Attachment No.1.

The Subdivision Agreement with Mackenzie Glen Developments Ltd. was executed on November 14, 2005, and the Plan of Subdivision was subsequently registered on January 5, 2006. The construction of the roads and municipal services in Plan 65M-3692 was completed in October 2007.

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 the final restoration of the driveway to the dwelling at 25 Leor Court. This work is being programmed by the developer for the summer 2012 to allow sufficient time for the base asphalt to sit for one winter before the top coat of asphalt is applied in accordance with City standards. The value of the driveway work is estimated at \$15,000. Staff supports the assumption of the subdivision now subject to retaining sufficient security to guarantee the driveway works are completed to the satisfaction of the City.

All documentation required by the Subdivision Agreement for assumption has been submitted. Development/Transportation 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. 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, and that the development securities held by the City be reduced to \$15,000 to guarantee the final restoration of the driveway to the dwelling at 25 Leor Court.

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. The Development/Transportation Engineering Department has no objections to the assumption of the Plan subject to final restoration of the driveway noted above. 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 Mackenzie Glen Subdivision, Phase 6C, Plan of Subdivision 65M-3879 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in Plan 65M-3879 be assumed and the Municipal Services Letter of Credit be reduced to \$15,000.00 and held until the driveway to 26 Leor Court has been fully restored to the satisfaction of the Development/Transportation Engineering Department, following which the 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,

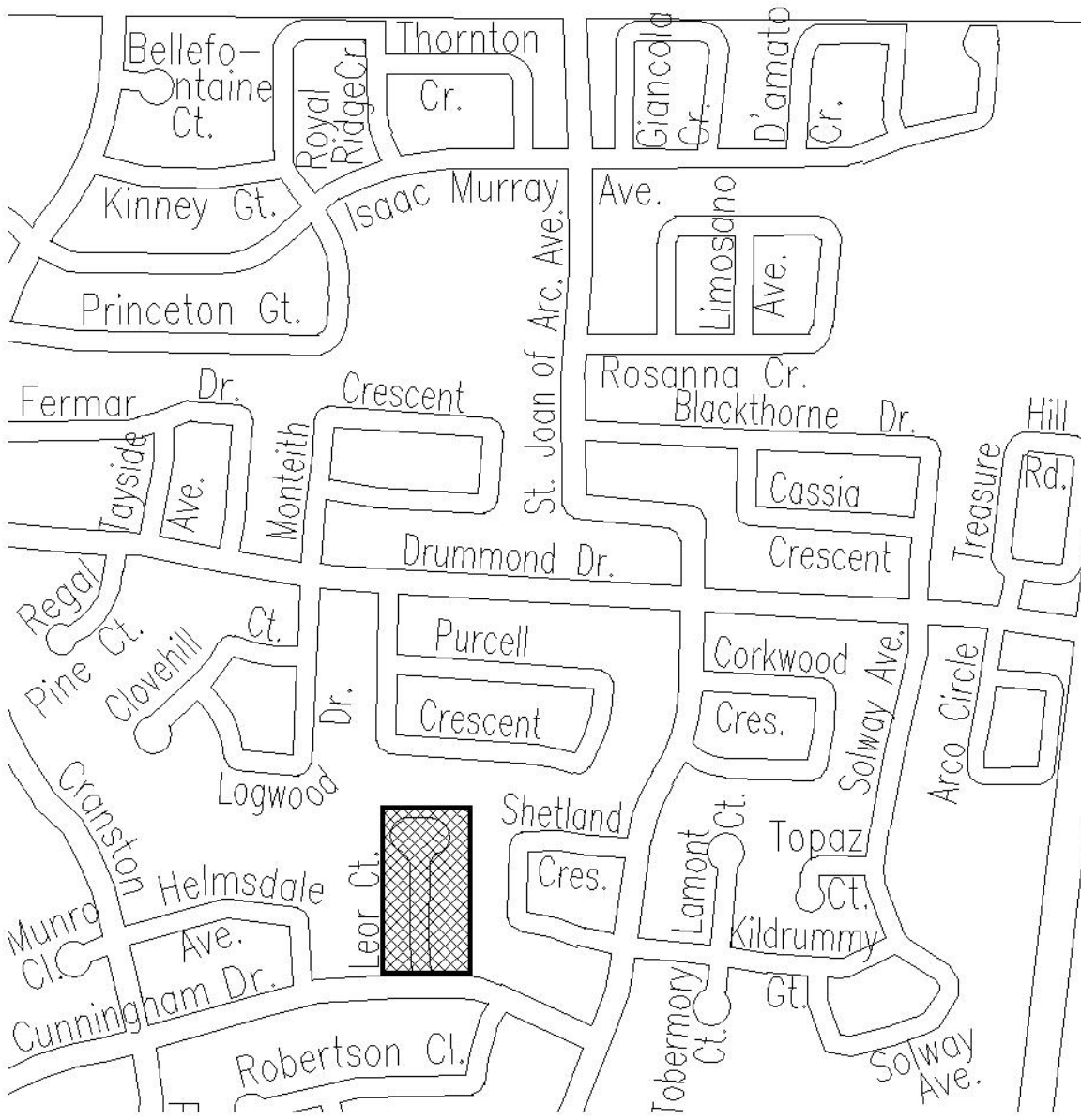
Paul Jankowski, P. Eng.
Commissioner of Engineering and Public Works

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

FS/kw

ATTACHMENT No. 1

Teston Rd.

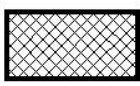


Keele St.

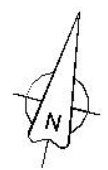
**ASSUMPTION APPROVAL
MACKENZIE GLEN DEVELOPMENTS
RESIDENTIAL SUBDIVISION
19T-04V07**

LOCATION : Part of Lot 23
Concession 4

LEGEND



SUBJECT LANDS



NOT TO SCALE

Drawing name: D:\Engineering Services\Design Services\Design Drafting\DEVELOP\SUBDIVIS\KEVIN WORTH\Mackenzie Glen Developments-Assumption Approval.dwg