

**COMMITTEE OF THE WHOLE - FEBRUARY 28, 2012**

**ASSUMPTION – RAINBOW CREEK HEIGHTS  
19T-02V06 / 65M-3870  
WARD 2**

**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-3870, 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 development, approximately 0.223 kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$380,790 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$21,927 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 70,801	\$8,806
Storm sewers	\$150,581	\$ 399
Sanitary Sewers	\$ 58,969	\$8,441
Road	\$ 88,938	\$3,441
Street lights	\$ 11,501	\$ 840
Totals	\$ 380,790	\$21,927

*(\*) Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary.*

The life cycle costs associated with this additional infrastructure will be accounted for in the City's Long Range Financial Plan.

**Communications Plan**

The pertinent City departments will be notified of the assumption of this subdivision.

**Purpose**

The purpose of this report is to inform Council that the municipal services in the Rainbow Creek Heights Subdivision are completed and can now be considered for assumption by the City.

## **Background - Analysis and Options**

The Rainbow Creek Heights subdivision is comprised of 44 residential lots and a landscaping buffer block along Langstaff Road. The subdivision is located east of Highway 27, and north of Langstaff Road as illustrated on Attachment No. 1.

The Subdivision Agreement with R.J.D. Realty Management Limited was executed on November 3, 2005, and the Plan of Subdivision 65M-3870 was subsequently registered on December 12, 2005. The construction of the roads and municipal services was completed in October 2007.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and rectified all deficiencies. In addition, the grading of all lots in the subdivision was 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 released.

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 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**

There are no Regional implications with respect to the assumption of the municipal works within this subdivision.

## **Conclusion**

The construction of the roads and municipal services associated with the Rainbow Creek Heights Subdivision, Plan of Subdivision 65M-3870, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3870 be assumed and the Municipal Services Letter of Credit be released.

## **Attachments**

1. Location Map

**Report prepared by:**

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461  
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

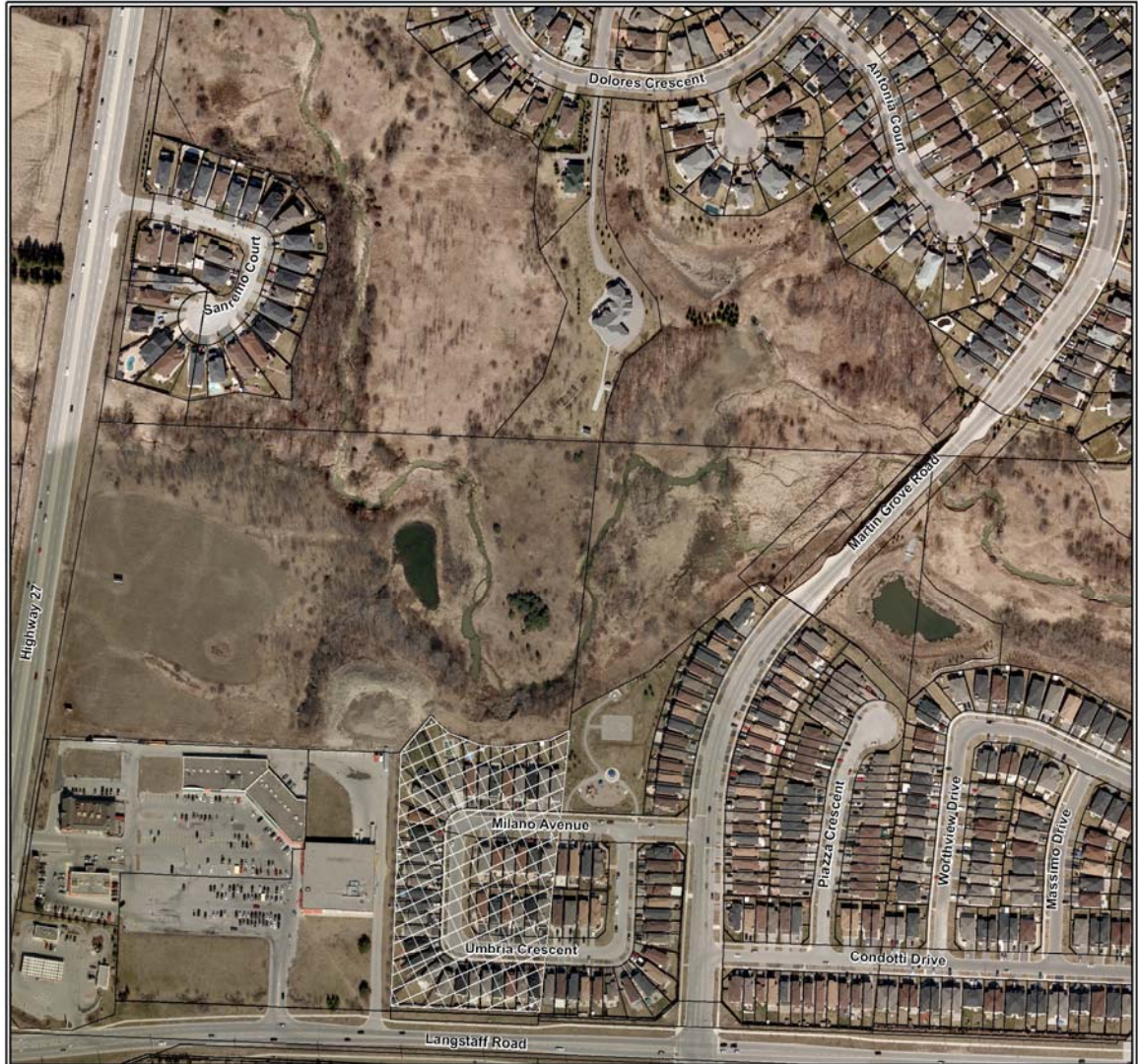
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Paul Jankowski, P. Eng.  
Commissioner of Engineering and Public Works

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

FS/om

# ATTACHMENT No. 1



**ASSUMPTION**  
**RAINBOW CREEK HEIGHTS SUBDIVISION**  
**19T-02V06 - 65M-3870**

LOCATION: Part of Lot 11, Concession 8

**LEGEND**

 SUBJECT LANDS



NOT TO SCALE