

COMMITTEE OF THE WHOLE - JUNE 19, 2012

**ASSUMPTION – ROYALE VILLA PHASE 2- COLONNA DRIVE
19T-89081 / 65M-3604
WARD 3- VICINITY OF WESTON ROAD AND MARIA ANOTNIA ROAD**

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the remaining municipal services on Colonna Drive that are set out in the Subdivision Agreement for Plan 65M-3604, 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 street, approximately 0.30 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, trees, sidewalk, etc., will be added to the City's network of infrastructure. The additional infrastructure is valued at \$183,294 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$30,020 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 40,374	\$ 12,010
Storm sewers	\$ 41,257	\$ 540
Sanitary Sewers	\$ 23,496	\$ 11,510
Road	\$ 66,978	\$ 4,690
Street lights	\$ 4,460	\$ 720
Trees	\$ 7,359	\$ 550
Totals	\$183,924	\$30,020

() Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary and the Parks and Forestry Operations Department.*

The life cycle costs associated with this additional infrastructure will be accounted for in the City's future multi-year budgets.

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 on Colonna Drive in the Royale Villa Subdivision Phase 2 can now be considered for assumption by the City.

Background - Analysis and Options

The Royale Villa, Phase 2, Plan of Subdivision 65M-3604, is located on the west side of Weston Road, and south of Maria Antonia Road in Block 39 as shown on Attachment No.1. On December 14, 2009, the majority of the Royale Villa, Phase 2 Subdivision was assumed with Bylaw # 274-2009, with the exception of Colonna Drive because this road was being used as the construction access road for phases 3 and 4 of the Royale Villa Subdivision and lacked the top asphalt course. In addition, the dwellings on Blocks 85 and 86, which are adjacent to this segment of Colonna Drive, were under construction. Accordingly, the Municipal Services Letter of Credit was reduced to \$52,000 to guarantee the completion of the remaining works. As this work is now completed, it is being recommended to assume Colonna Drive in Plan of Subdivision 65M-3604.

The Subdivision Agreement with Royale Villa Development Inc. was executed on July 15, 2002, and the Plan of Subdivision was subsequently registered on October 1, 2002. The construction of Colonna Drive was completed in May 2011.

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 Colonna Drive 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. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services on Colonna Drive 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, Parks and Forestry Operations, 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 on Colonna Drive.

Conclusion

The construction of Colonna Drive in Registered Plan 65M-3604 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that Colonna Drive and relevant municipal services in 65M-3604 be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

Report prepared by:

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Respectfully submitted,

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

Andrew Pearce, C.E.T.
Director of Development/
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ATTACHMENT No. 1



ASSUMPTION PLAN
ROYALE VILLA DEVELOPMENT INC.

Colonna Drive
19T-89081/65M-3604

LOCATION: Part of Lot 19,
Concession 6

LEGEND

 Colonna Drive



NOT TO SCALE