

COMMITTEE OF THE WHOLE – NOVEMBER 18, 2002

TRANSFER OF RESPONSIBILITY FOR CONSTRUCTION OF OLD MAJOR MACKENZIE DRIVE (WEST OF ISLINGTON AVENUE) FROM NORTH HUMBER INVESTMENTS LIMITED TO JOFIAN HOLDINGS LIMITED

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the Subdivision Agreements for North Humber Investments Limited and Jofian Holdings Limited be amended to provide that:
 - a) North Humber Investments Limited “cash out” to the City of Vaughan the cost (G.S.T. and City Administration cost) of the remaining roadworks on Old Major Mackenzie Drive as required by subdivision agreement 19T-81035, subject to an Engineer’s Certification and supporting geotechnical test results; and
 - b) The City reimburse the funds received from North Humber Investments Limited (not including City administration costs) to Jofian Holdings Limited upon completion of Old Major Mackenzie Drive to base course asphalt in the spring of 2003.

Purpose

To obtain Council approval for the transfer of responsibility for the reconstruction of Old Major Mackenzie Drive from North Humber Investments Limited to Jofian Holdings Limited.

Background - Analysis and Options

North Humber Investments Limited’s North Humber Phase 2 subdivision (19T-81035) is located north of Old Major Mackenzie Drive (refer to Attachment 1). The subdivision agreement and approved engineering drawings require reconstruction of Old Major Mackenzie Drive (from Islington west to Westridge Drive) from the existing gravel road to an asphalt, rural cross-section road. Construction of the North Humber Phase 2 subdivision commenced in the fall of 1997 and the subdivision was completed and ready for Completion Approval (start of the 13 month maintenance period) in May 2002, with the exception of the required works on Old Major Mackenzie Drive. These works have not been completed.

Jofian Holdings Limited is now proceeding to commence construction of their Klein Ridge Estates subdivision (19T-98V04) located south of Old Major Mackenzie Drive (refer to Attachment 1). The engineering drawings (submitted for review) and the pending subdivision agreement (anticipated to be completed by year end) will require reconstruction of Old Major Mackenzie Drive (from Islington west to its west limit) to a City standard urban cross-section road by Jofian Holdings and will provide access to the Klein Ridge Estates subdivision.

City staff met with both developers and their engineers September 18, 2002 to discuss options to complete the required reconstruction of Old Major Mackenzie Drive. Following discussions and correspondence over the past several weeks it was agreed that the following proposal would be recommended to Committee for approval:

- That North Humber Investments Limited “cash out” to the City of Vaughan the cost (G.S.T. and City Administration cost) of the remaining roadworks on Old Major Mackenzie Drive as required by subdivision agreement 19T-81035, subject to an Engineer’s Certification and supporting geotechnical test results; and

- That the City reimburse the funds received from North Humber Investments Limited (not including City administration costs) to Jofian Holdings Limited upon completion of Old Major Mackenzie Drive to base course asphalt in the spring of 2003.

This arrangement will allow Jofian to commence the construction of their underground services (watermain and storm sewer) along Old Major Mackenzie this fall and complete the roadworks to base asphalt in the spring of 2003. With the transfer of responsibility for Old Major Mackenzie from North Humber Investments to Jofian, North Humber will be able to proceed with their subdivision maintenance period.

Conclusion

It is in the best interest of the City and the developers to transfer responsibility from the reconstruction of Old Major Mackenzie Drive from North Humber Investments Limited to Jofian Holdings Limited and the subdivision agreement amendments will facilitate this transfer.

Attachments

1. Location Map

Report prepared by:

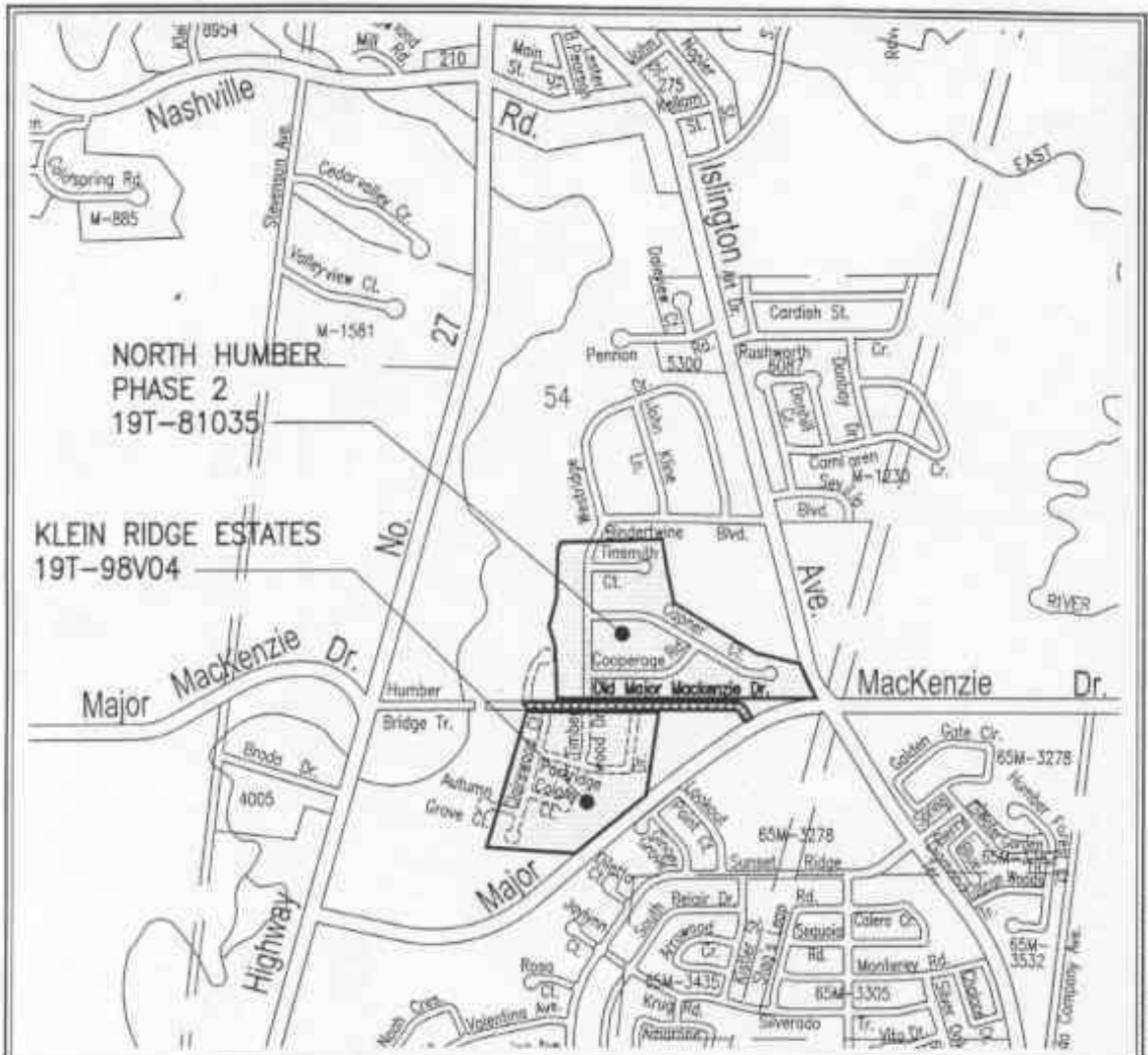
Dan Stevens, P. Eng. – Manager of Engineering/Construction Services

Respectfully submitted,

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

DS:MC

ATTACHMENT No. 1



OLD MAJOR MACKENZIE DRIVE

LOCATION : Part of Lots 20 & 21,
Concession 8

LEGEND



SUBJECT ROAD



NOT TO SCALE

CITY OF VALHALLA - ENGINEERING DEPARTMENT

Drawing name: W:\PROJECTS\2002\MAJOR MACKENZIE\DWG\01 Major Mackenzie Drive.dwg