

COMMITTEE OF THE WHOLE - JUNE 21, 2004

HIGHWAY #7 AND KEELE STREET DITCH RECONSTRUCTION AND LAND CONVEYANCE

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That Council grants Glen-Keele Developments Three Limited approval to reconstruct approximately 450 meters of ditching along the north side of Highway #7 immediately west of Keele Street to provide for protection of the flood plain, at no cost to the City and that the Mayor and Clerk be authorized to execute a Development Agreement with respect to the aforementioned works; and
2. That upon execution of the Development Agreement, the conveyance of the private lands from Glen-Keele Developments Three Limited for the proposed ditch improvements fronting Highway #7 to the City, at no cost to the City, be authorized.

Purpose

The purpose of this report is to:

1. Seek Council approval for the reconstruction of approximately 450 meters of ditching along the north side of Highway #7 immediately west of Keele Street in advance of a site plan application for a future commercial development;
2. Seek Council approval for the conveyance of land (1.68 Ha land parcel fronting onto Highway #7), to the City, for the proposed ditch improvements as required by the Toronto and Region Conservation Authority (TRCA); and
3. Seek authorization of Council for the Mayor and Clerk to execute a servicing agreement for the ditch improvements.

Background - Analysis and Options

Glen-Keele Developments Three Limited owns 7.2 hectares of land at the northwest quadrant of Highway #7 and Keele Street that they wish to develop in the near future. A portion of the land is currently located within the designated flood plain for the Don River watershed as established by the Toronto and Region Conservation Authority.

Glen-Keele Developments Three Limited proposes that approximately 450 meters of ditch abutting their property along Highway #7 be reconstructed and widened in order to accommodate the required flood line storage as determined by the TRCA. This improvement requires the ditch to be widened onto private lands owned by Glen-Keele Developments Three Limited.

A requirement of the TRCA in this proposal is that Glen-Keele Developments Three Limited conveys the private lands which incorporates the reconstructed ditch, to the City. The TRCA requires such a conveyance in order to protect the flood line from future development. It is proposed that upon the execution of the Servicing Agreement the land will be conveyed to the City.

Staff from the Engineering Department and the TRCA have reviewed the proposed ditch reconstruction and support the works in principle.

Glen-Keele Developments Three Limited has submitted construction drawings to the Engineering Department for approval and have agreed to enter into a servicing agreement with the City to satisfy any conditions, financial and otherwise, concerning the ditch reconstruction. The works will be completed at no cost to the City.

Relationship to Vaughan Vision 2007

This ditch improvement project is consistent with the Vaughan Vision in that it establishes the appropriate infrastructure required to attract business (2.2.3)

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is recommended that Council authorizes the Mayor and Clerk to execute a Development Agreement with Glen-Keele Developments Three Limited to reconstruct approximately 450 meters of ditching along the north side of Highway #7 immediately west of Keele Street in order to provide the required floodplain storage for the Don River watershed. Furthermore, upon execution of the Development Agreement it is recommended that Glen-Keele Developments Three Limited conveys the private lands for the ditch reconstruction to the City at no cost to the City.

Attachments

1. Location Map

Report prepared by:

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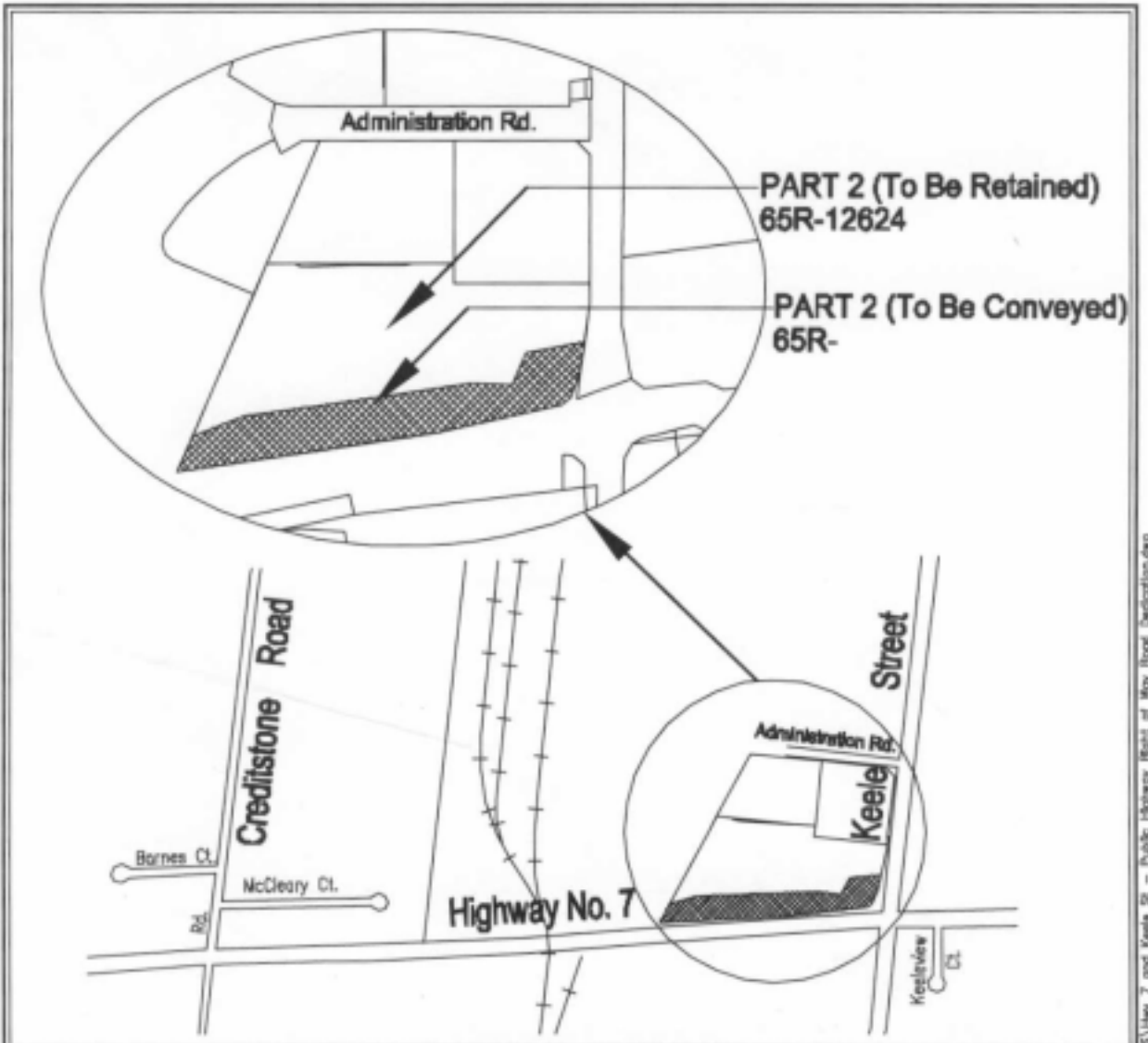
Respectfully submitted,

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

Michael Won, P. Eng.
Director of Development/ Transportation
Engineering

DA/fc

ATTACHMENT No. 1



**LANDS TO BE ACQUIRED
FOR RECONSTRUCTED DITCH**
Part 2 of 65R-12624
Part 2 of 65R- (DRAFT)

LEGEND



SUBJECT LANDS

LOCATION : Part of Lot 6
Concession 4



NOT TO SCALE