

COMMITTEE OF THE WHOLE - MAY 2, 2005

ASSUMPTION – WEST MAPLE CREEK – PHASE 2 19T-93008/ 65M-3061, 65M-3062

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plans 65M-3061 and 65M-3062 and that the municipal services letter of credit be released.

Economic Impact

Upon assumption of this development, approximately 5.0 lane kilometres of roadway and associated municipal infrastructure will be added to the City of Vaughan's system. There will be a future cost associated with the operation and long-term maintenance of the additional inventory of lands and public highways that may include roads, sewers, watermains, street lighting, streetscaping, storm water management ponds, parks, etc.

Purpose

The subdivision has been completed and is ready to be assumed by the City.

Background - Analysis and Options

The 292 lot development is a residential subdivision. The development is located west of Jane Street, north of Rutherford Road, as shown on Attachment 1.

The Subdivision Agreement was signed on March 6, 1995. The municipal services in Plans 65M-3061 and 65M-3062 were installed in September 1995 and the top course asphalt was placed in August 1998.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

Relationship to Vaughan Vision 2007

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600 (4.7.1). OPA policies require that development take place in accordance with the requirements and standards of the City and relevant agencies.

This report is consistent with the priorities previously set by Council.

Conclusion

It is therefore appropriate that the municipal services in 65M-3061 and 65M-3062 be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

Report prepared by:

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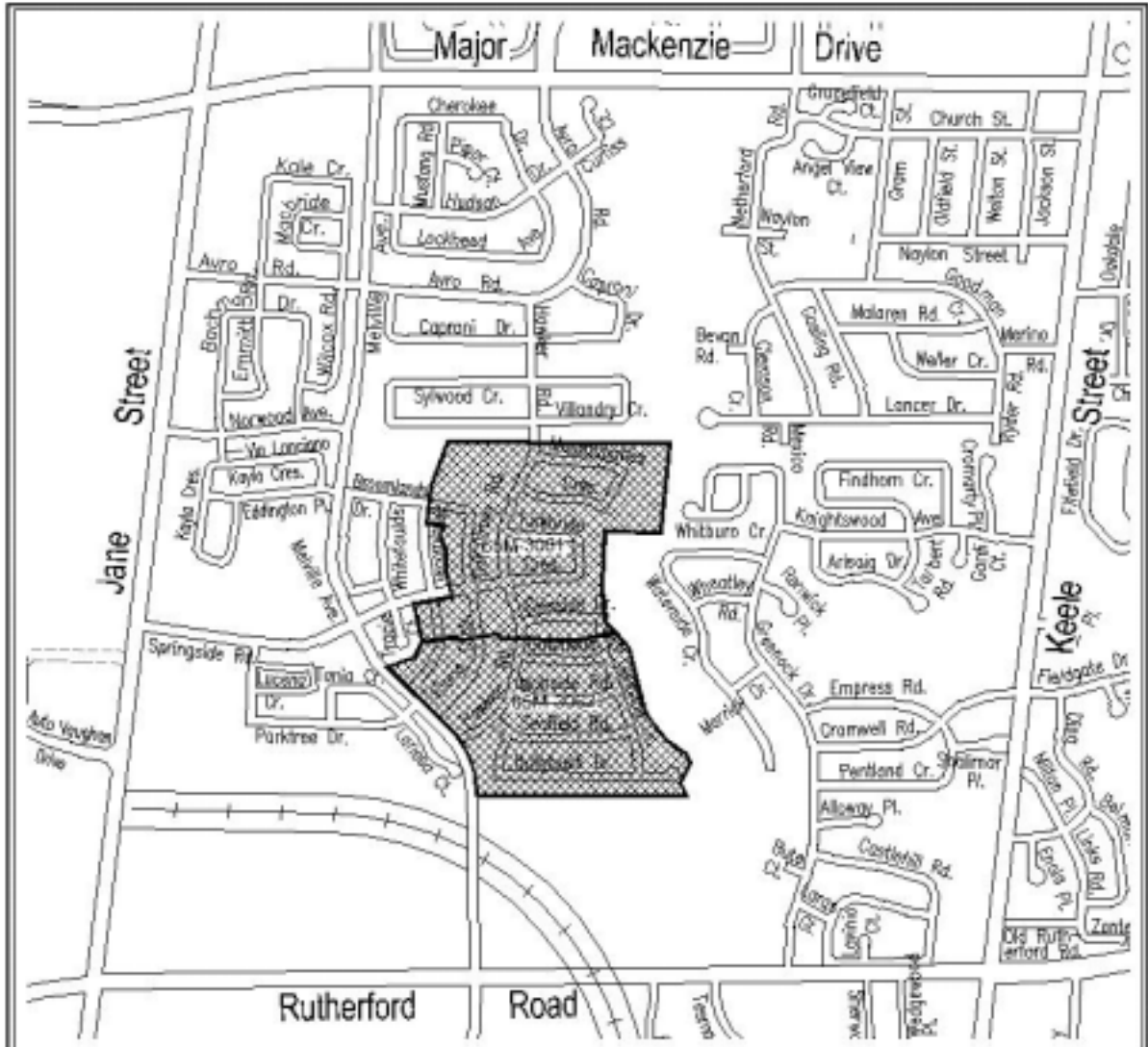
Respectfully submitted,

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

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

VR/fc

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION
WEST MAPLE CREEK - Phase 2
19T- 93008 / 65M- 3061, 65M- 3062

LOCATION : Part of Lot 17, Conc. 4

LEGEND



SUBJECT LANDS



NOT TO SCALE