

COMMITTEE OF THE WHOLE - FEBRUARY 6, 2006

ASSUMPTION – WESTON WOODS – PHASE 2 19T-97V30 / 65M-3592

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 Plan 65M-3592, and that the municipal services letter of credit be reduced to \$29,250.00 for the maintenance of boulevard trees and the completion of line painting, as per the Parks Operations and Forestry Department's and Engineering Services Department's requests, respectively.

Economic Impact

Upon assumption of this development, approximately 3.0 lane kilometers 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 163 lot development is a residential subdivision. The development is located west of Weston Road, south of Major Mackenzie Drive as shown on Attachment No. 1.

The Subdivision Agreement was signed on July 17, 2002. The municipal services in Plan 65M-3592 were installed in June 2001 and the top course asphalt was placed in September 2004.

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 Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Parks Operations and Forestry Department is requesting that \$19,250 be held back as securities for the maintenance of boulevard trees. The Engineering Services Department is requesting that \$10,000 be held back as securities for the completion of line painting in the spring. 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 and the necessary resources have been allocated and approved.

Conclusion

It is therefore appropriate that the municipal services in 65M-3592 be assumed and the municipal services letter of credit be reduced to \$29,250.00. Once staff are satisfied that the trees are viable and the outstanding lane markings have been completed, the Letter of Credit will be released.

Attachments

1. Location Map

Report prepared by:

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461

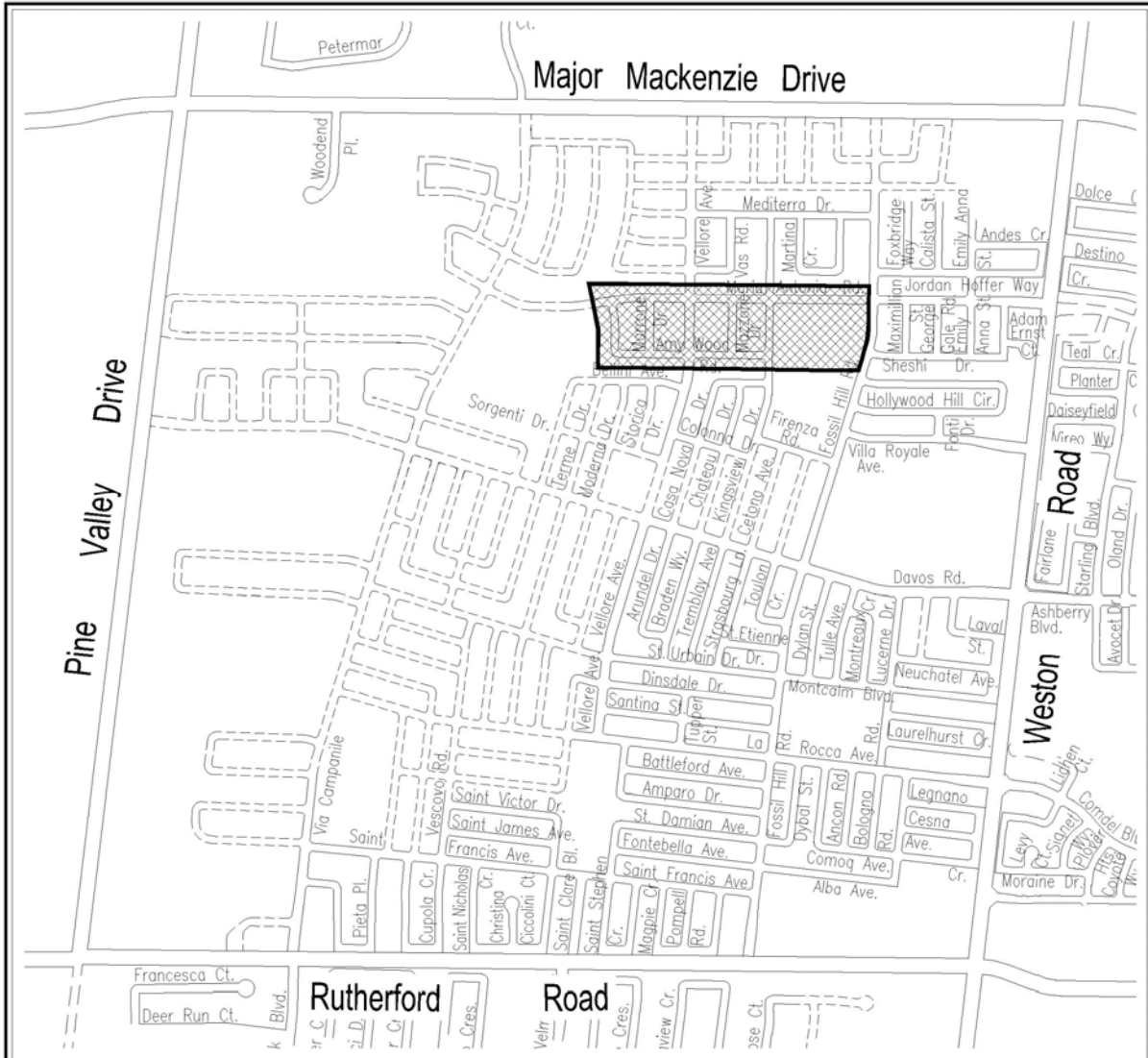
Respectfully submitted,

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

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

VR/fc

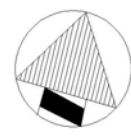
ATTACHMENT No. 1



**SUBDIVISION ASSUMPTION
WESTON WOODS PH. 2
19T- 97V30 / 65M- 3592**

LOCATION : Part of Lot 19, Conc. 6

LEGEND
 SUBJECT LANDS



NOT TO SCALE

CITY OF VAUGHAN — ENGINEERING DEPARTMENT

DRAFTSPERSON: SMM

Drawing name: R:\ENGDRAFT\ENGINEERING\VIC\F\Assumption 2006\Weston Woods Ph 2.dwg