

COMMITTEE OF THE WHOLE - APRIL 3, 2006

ASSUMPTION – BELVEDERE ESTATES, PHASE 1 19T-89066 / 65M-3407

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-3407, and that the municipal services letter of credit be reduced to \$25,000, for minor curb repairs and lot grading as per the requests of the Engineering Services Department and Building Standards Department, respectively. Once these works are completed to the satisfaction of the City, the letter of credit will be released.

Economic Impact

Upon assumption of this development, approximately 0.4 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 47 lot development is a residential subdivision. The development is located south of Rutherford Road, west of Islington Avenue, as shown on Attachment 1.

The Subdivision Agreement was signed on March 27, 2000. The municipal services in Plan 65M-3407 were installed in September 1999 and the top course asphalt was placed in July 2003.

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, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Engineering Services Department is requesting that \$5,000 be held back in securities for the minor repairs to the curbs in the springtime. The Building Standards Department is requesting that \$20,000 be held back as securities for the completion of lot grading. 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-3407 be assumed and the municipal services letter of credit be reduced to \$25,000. Once the repairs to the curbs and the lot grading are completed to the satisfaction of the City, the letter of credit will be released. The letter of credit will be released when all works have been re-inspected and approved by the City.

Attachments

1. Location Map

Report prepared by:

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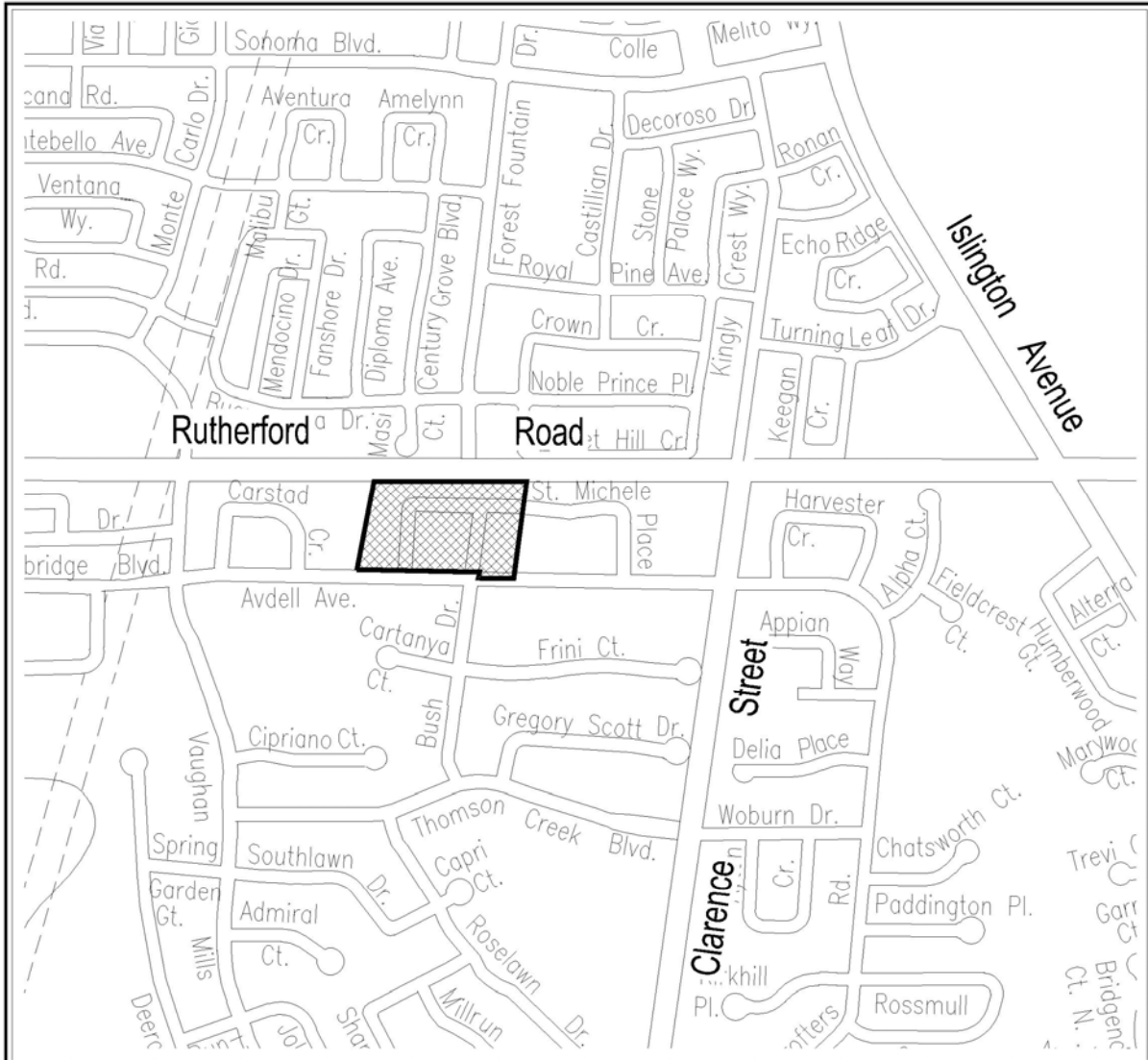
Respectfully submitted,

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

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

VR/fc

ATTACHMENT No. 1



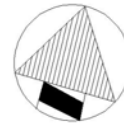
**SUBDIVISION ASSUMPTION
BELVEDERE ESTATES - PHASE 1
19T- 89066 / 65M- 3407**

LOCATION : Part of Lot 15, Conc. 8

LEGEND



SUBJECT LANDS



NOT TO SCALE