

COMMITTEE OF THE WHOLE - APRIL 3, 2006

ASSUMPTION – WOODBRIDGE SUMMIT – PHASE 1 19T-95113 / 65M-3318

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-3318, and that the municipal services letter of credit be reduced to \$41,500.00 for the completion of line painting and the completion of decorative paving material repairs as per the Engineering Services Department's and Development Planning Department's requests, 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 3 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 243 lot development is a residential subdivision. The development is located east of Islington Avenue, south of Major Mackenzie Drive, as shown on Attachment 1.

The Subdivision Agreement was signed on April 20, 1999. The municipal services in Plan 65M-3318 were installed in June 1999 and the top course asphalt was placed in July 2002.

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 Engineering Services Department is requesting that \$16,500 be held back as securities for the completion of roadway line painting in the springtime. The Development Planning Department is requesting that \$25,000 be held back as securities for the completion of decorative paving material repairs. 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-3318 be assumed and the municipal services letter of credit be reduced to \$41,500. Once the roadway line painting is completed and the decorative paving material repairs are completed to the satisfaction of the City, the letter of credit will be released.

Attachments

1. Location Map

Report prepared by:

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

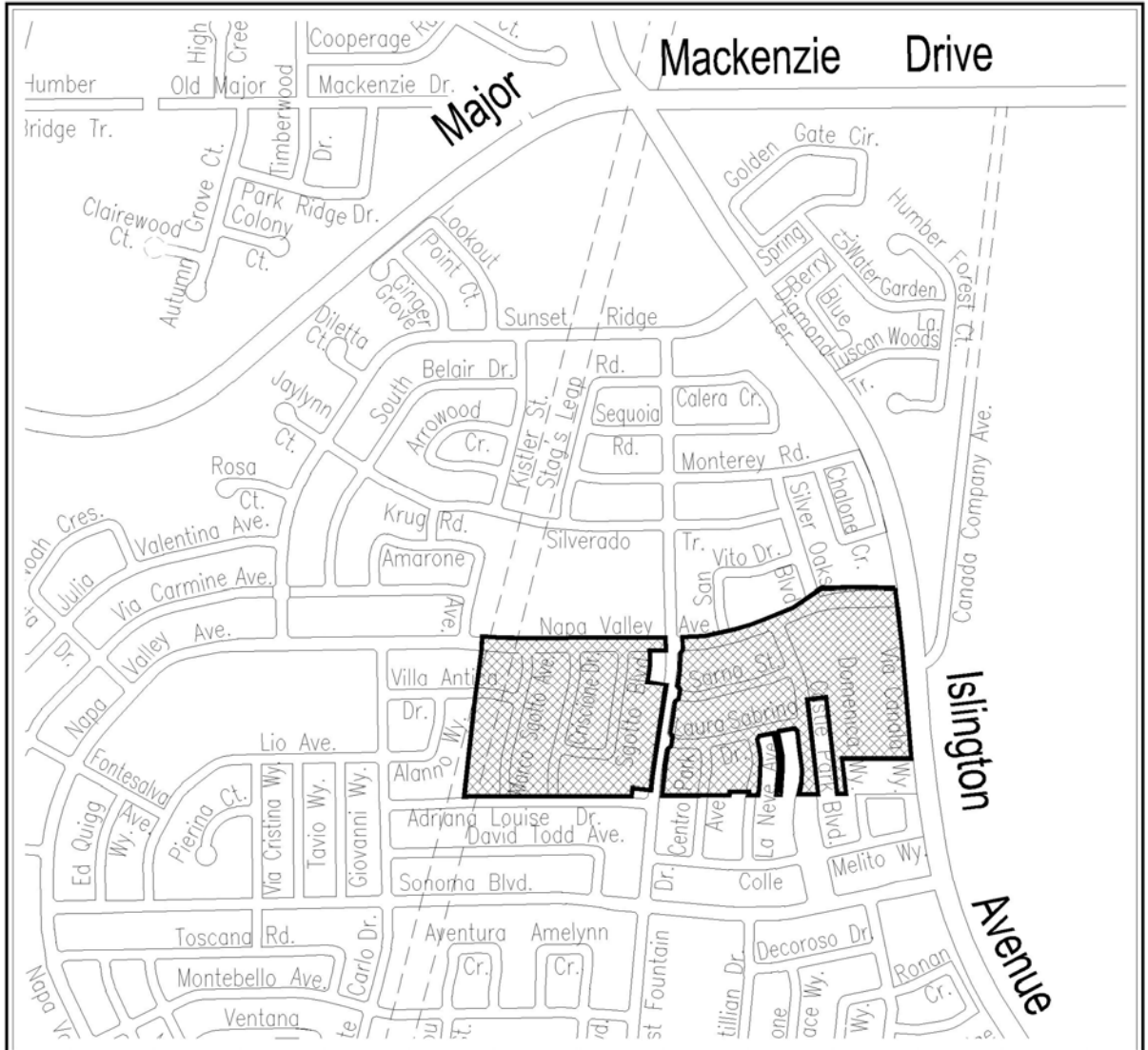
Respectfully submitted,

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

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

VR/fc

ATTACHMENT No. 1



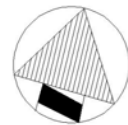
**SUBDIVISION ASSUMPTION
WOODBRIDGE SUMMIT Phase 1
19T- 95113 / 65M- 3318**

LOCATION : Part of Lot 18, Conc. 8

LEGEND



SUBJECT LANDS



NOT TO SCALE