

COMMITTEE OF THE WHOLE - MAY 29, 2006

ASSUMPTION – KEELE/407 BUSINESS PARK 19T-00V08 / 65M-3570

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-3570, and that the municipal services letter of credit be reduced to \$44,900.00 for street tree replacements and boulevard sodding repairs as per the request of the Parks Operations and Forestry Department and Engineering Services 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 1.2 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 4 industrial block development is an industrial subdivision. The development is located east of Keele Street at Highway 407 as shown on Attachment 1.

The Subdivision Agreement was signed on March 14, 2002. The municipal services in Plan 65M-3570 were installed in April 2002 and the top course asphalt was placed in July 2005.

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, Development Planning and Clerks. The Parks Operations and Forestry Department is requesting that \$34,900.00 be held back as securities for street tree replacement and the Engineering Services Department is requesting that \$10,000.00 be held back as securities for minor repairs to the boulevard sod. 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-3570 be assumed and the municipal services letter of credit be reduced to \$44,900.00. Once the boulevard trees have been replaced and the sodding 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

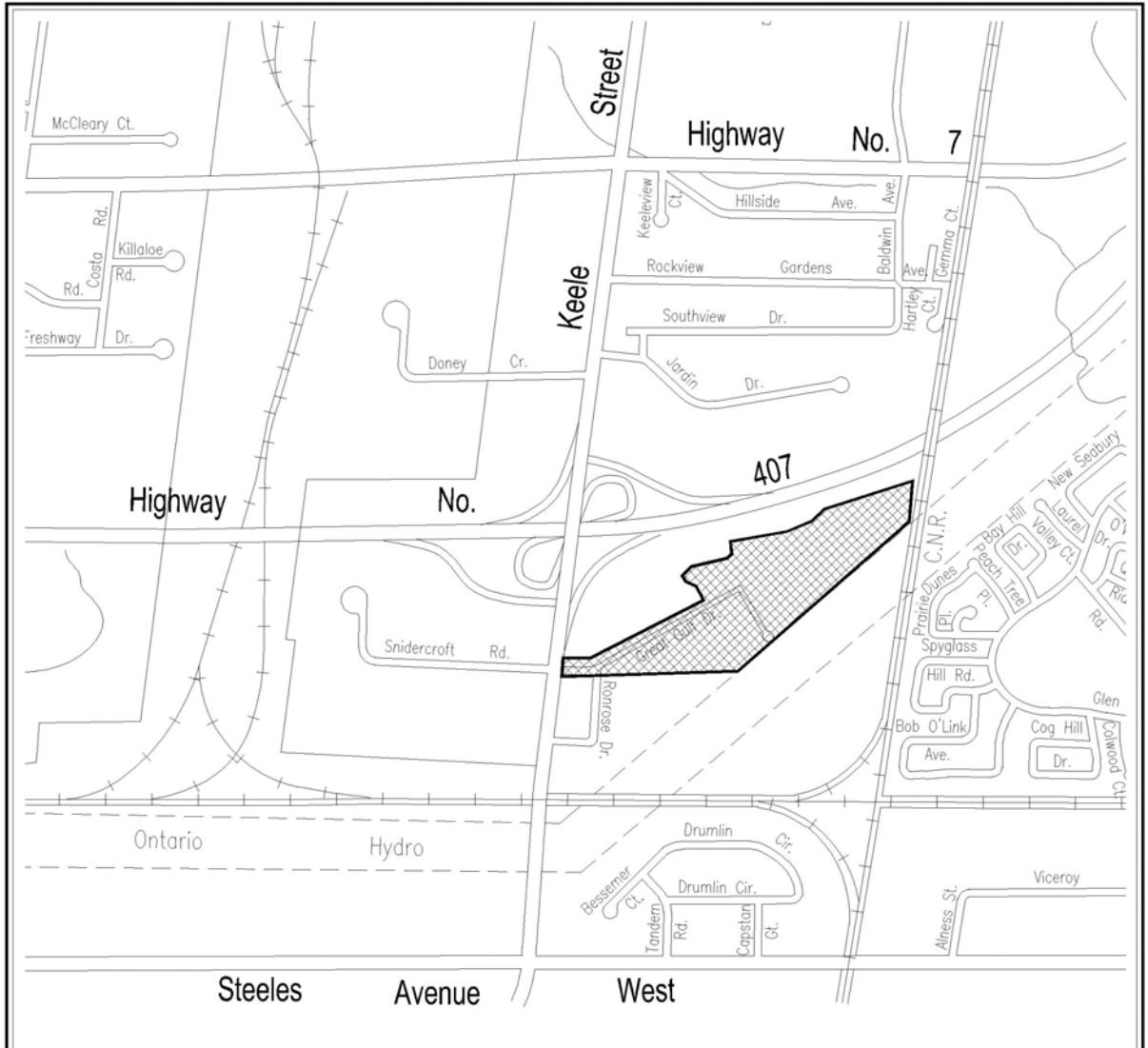
Respectfully submitted,

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

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

VR/fc

ATTACHMENT No. 1



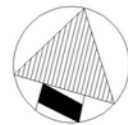
SUBDIVISION ASSUMPTION KEELE / 407 BUSINESS PARK 19T-00V08 / 65M-3570

LOCATION : Part of Lot 2, 3 & 4, Conc. 3

LEGEND



SUBJECT LANDS



NOT TO SCALE