

## **COMMITTEE OF THE WHOLE - JUNE 19, 2006**

### **ASSUMPTION – COMDEL PHASE 1 (EXCLUDING VELLORE WOODS BOULEVARD & COMDEL BOULEVARD) 19T-97V26 / 65M-3348**

#### **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-3348, and that the municipal services letter of credit be reduced to \$14,000 for the guarantee of boulevard trees and completion of “as -built drawings” as per the Parks Operations and Forestry Department. 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 1.9 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 133 lot development is a residential subdivision. The development is located east of Weston Road, north of Rutherford Road as shown on Attachment 1.

The Subdivision Agreement was signed on June 14, 2001. The municipal services in Plan 65M-3348 were installed in August 2000 and the top course asphalt was placed in September 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, Public Works, Building Standards, Parks Development, Development Planning and Clerks. The Parks Operations and Forestry Department is requesting that \$14,000 be held back as securities for the guarantee of boulevard trees and completion of “as-built” drawings. 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-3348 be assumed and the municipal services letter of credit be reduced to \$14,000. Once the works are completed to the satisfaction of the City, the letter of credit will be released.

**Attachments**

1. Location Map

**Report prepared by:**

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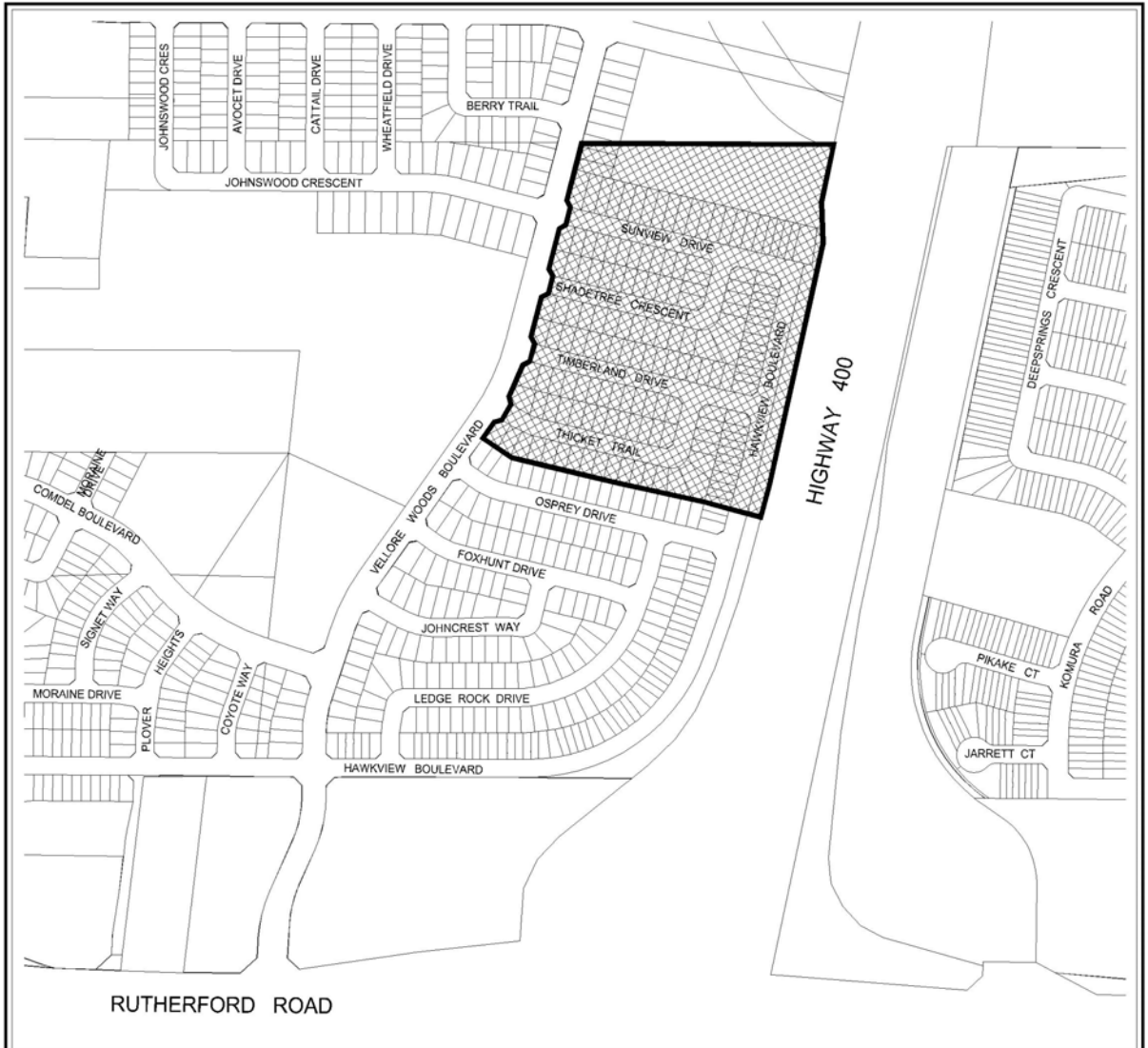
Respectfully submitted,

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

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

VR/fc

# ATTACHMENT No. 1



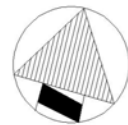
## SUBDIVISION ASSUMPTION COMDEL SUBDIVISION - Phase 1 19T- 97V26 / 65M- 3348

LOCATION : Part of Lots 16 & 17, Conc. 5

### LEGEND



SUBJECT LANDS



NOT TO SCALE

