

COMMITTEE OF THE WHOLE - JUNE 19, 2006

ASSUMPTION – KERROWOOD NORTH SUBDIVISION 19T-84075 / 65M-2928

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3348, and that the securities be reduced to \$245,000 pending the Region's clearance regarding the construction of the sanitary outfall on Highway 27 between Islington Avenue and Cedar Glen Court and payment to the City in lieu of sidewalks along Highway 27, Cedar Glen Court and Forest Heights Boulevard.
2. When the clearance letter has been received and the payment in lieu of sidewalks has been made, the securities will be released.

Economic Impact

Upon assumption of this development, approximately 1.3 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 41 lot development is a residential subdivision. The development is located west of Highway No. 27, north of Nashville Road as shown on Attachment 1.

The Subdivision Agreement was signed on November 1, 1993. The municipal services in Plan 65M-2928 were installed in July 1993 and the top course asphalt was placed in June 1999.

The City originally approved the subdivision on the basis that the development would be serviced by the City's municipal water supply and by private septic systems located on the individual lots. Council subsequently enacted Bylaws 240-98 and 357-98 to permit the installation of a municipal sanitary sewage system including a pumping station; servicing allocation was also granted for sewage capacity to the development. A Subdivision Amending Agreement was entered into on December 30, 1998 between the City of Vaughan and Kerrowood Estates Owners obligating the participating owners to construct and pay for the works. The works were constructed in 1999/2000 and have been completely paid for by the lot owners.

The matter of the sidewalks was dealt with in the June 23, 2003 Committee of the Whole Report No. 50 recommending that the proposed sidewalk on Forest Heights Boulevard and Cedar Glen Court be deleted and that the developer be requested to provide the City with funds equal to the estimated construction cost of the subject sidewalks to be used by the City for the trail system in the Kleinburg/Nashville Community. As well, the developer is obligated to pay towards the total cost of construction of sidewalks and streetlighting along Highway 27. This sidewalk along Highway 27 will be installed when it becomes warranted pending future development in the area.

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, Parks Operations and Forestry, Development Planning and Clerks. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been addressed to its satisfaction.

The Region of York is requesting that \$150,000 be held back as security for the sanitary outfall on Highway 27 between Islington Avenue and Cedar Glen Court. The Development/Transportation Engineering Department is requesting that \$95,000 be held back to ensure that sufficient funds are received in lieu of the installation of sidewalks along Highway 27, Forest Heights and Cedar Glen. Staff are finalizing an estimate for the sidewalk works and will require payment prior to release of securities.

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 securities be reduced to \$245,000. Once a clearance letter has been received from the Region of York for the sanitary outfall and payment for the sidewalk received, the securities will be released.

Attachments

1. Location Map

Report prepared by:

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

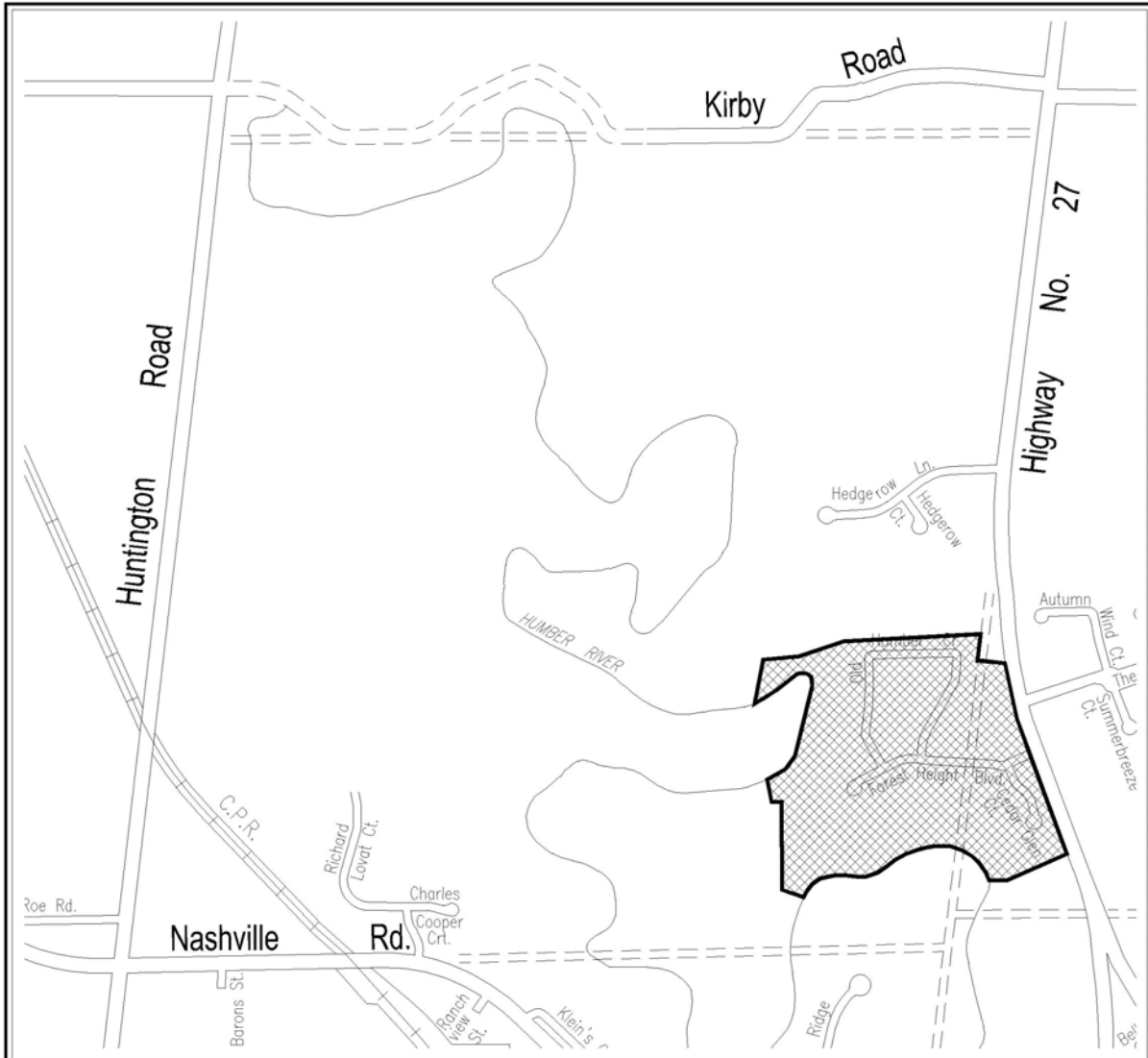
Respectfully submitted,

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

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

VR/fc

ATTACHMENT No. 1



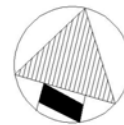
SUBDIVISION ASSUMPTION KERROWOOD NORTH & PUMPING STATION 19T- 84075 / 65M- 2928

LOCATION : Part of Lots 26 & 27, Conc. 8

LEGEND



SUBJECT LANDS



NOT TO SCALE