

## **COMMITTEE OF THE WHOLE - SEPTEMBER 5, 2006**

### **ASSUMPTION – ROSE RODARO SUBDIVISION 19T-77037 / 65M- 2186**

#### **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-2186.

#### **Economic Impact**

Upon assumption of this development, approximately 0.5 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, street lighting, streetscaping, storm water management ponds, parks, etc.

#### **Purpose**

The subdivision has been sufficiently completed and is ready to be assumed by the City.

#### **Background - Analysis and Options**

The 12 lot development is a residential subdivision. The development is located at the southeast corner of Kipling Avenue and Teston Road as shown on Attachment 1. The subdivision consists of two rural cross-section roads, High Valley Court and Green Valley Court, and the lots within the subdivision are serviced by individual septic systems and private water wells.

The development of this estate residential subdivision has been long standing since its commencement in the early 1980's. The municipal services in plan 65M-2186 were installed in the summer of 1982 and the subdivision agreement was signed February 15, 1983. The majority of the subdivision has since been built out and occupied. There are deficiencies in the roadway including asphalt repairs, boulevard tree planting and a remonumentation certificate from an Ontario Land surveyor. The City has notified the Developer on numerous occasions to fulfill these obligations of this subdivision agreement, however, the Developer has not responded. Subsequently, under the provisions of the Agreement, the City drew upon the municipal services letter of credit providing cash securities in the amount of \$37,100.

This estate residential subdivision is over 25 years old and the roads now require rehabilitation. Typically, the life expectancy of roads of these types is in the order of 20 to 25 years. The Developer has since been absent and cannot be located. The Engineering Services Department intends to reconstruct High Valley Court and Green Valley Court this year as part of the 2006 Capital Road Reconstruction Program. Therefore, it is recommended that the City assume the municipal services within this subdivision and use the securities to partially fund the deficiency repair and reconstruction work.

### **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**

The subject subdivision described by 65M-2186 is over 25 years old and the Developer has long been absent and cannot be located. As these roads within the subdivision now need to be rehabilitated it is therefore appropriate that the municipal services in 65M-2186 be assumed and the remaining cash securities in the amount of \$37,100 be utilized to partially fund the road reconstruction works for High Valley Court and Green Valley Court.

### **Attachments**

1. Location Map

### **Report prepared by:**

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

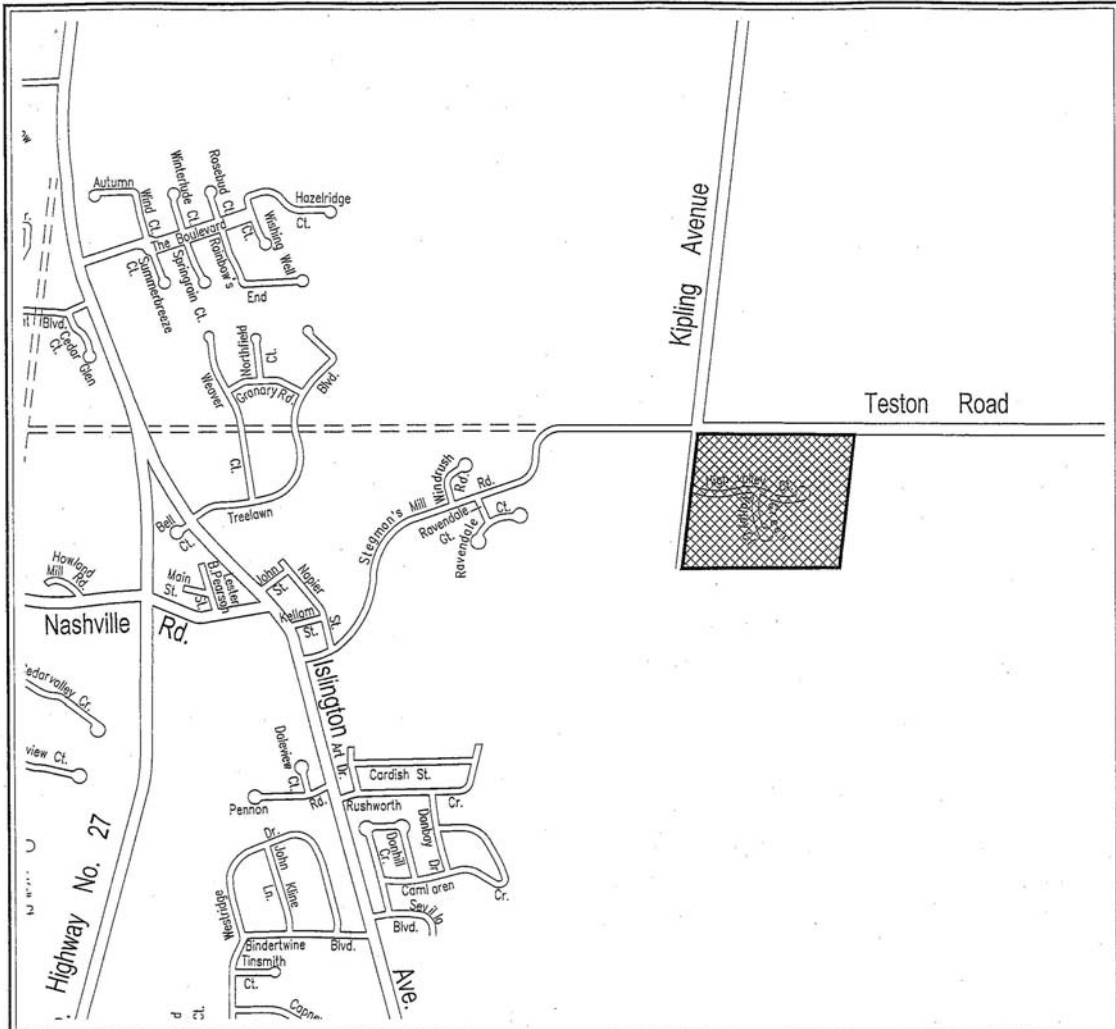
Respectfully submitted,

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

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

VR/

# ATTACHMENT No. 1



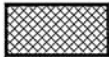
## SUBDIVISION ASSUMPTION

ROSE RODARO

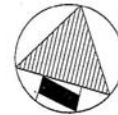
19T-77037 / 65M-2186

LOCATION : Part of Lot 25, Conc. 7

### LEGEND



SUBJECT LANDS



NOT TO SCALE