

COMMITTEE OF THE WHOLE - SEPTEMBER 18, 2006

ASSUMPTION – VELLORE VILLAGE – PHASE 3 TORSONO HOLDINGS INC. & HOPECREST BUILDERS LTD. 19T-89024 / 65M-3549 AND 65M-3550

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-3549 and 65M-3550 and that the municipal services letter of credit be reduced to \$194,500 for the guarantee of boulevard trees and potential remediation of sanitary service laterals to the satisfaction of the City.

Economic Impact

Upon assumption of this development, approximately 4.5 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, 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 524 lot development is a residential subdivision. The development is located west of Weston Road and north of Rutherford Road as shown on Attachment 1.

The Subdivision Agreement was signed on February 1, 2002. The municipal services in Plan 65M-3549 and 65M-3550 were installed in August 2001 and the top course asphalt was placed in October 2004.

As part of the requirement of assumption the sanitary sewers are video inspected. Through this inspection hairline cracks were noticed on several service lateral "tee" fittings. However, no signs of separation, leaks or other deformities were evident. Public Works and Development/Transportation Engineering staff determined that the minor cracking in the fittings did not warrant the excavation of the finished road and the replacement of the fittings. The potential for road settlements due to the excavation, as well as, the associated inconvenience to the homeowners would result from digging up the road and replacing the fittings. Therefore, staff is recommending that \$155,000 be held back as securities until this issue is fully resolved.

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, Building Standards, Parks Development, Development Planning and Clerks. The Parks Operations and Forestry Department is requesting that \$39,500 be held back as securities for the guarantee of boulevard trees. 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-3549 and 65M-3550 be assumed and the municipal services letter of credit be reduced to \$194,500. The letter of credit will be released when the boulevard trees are inspected and the issue of the potential remediation of the sanitary sewer service laterals is resolved to the satisfaction of the City.

Attachments

1. Location Map

Report prepared by:

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

Respectfully submitted,

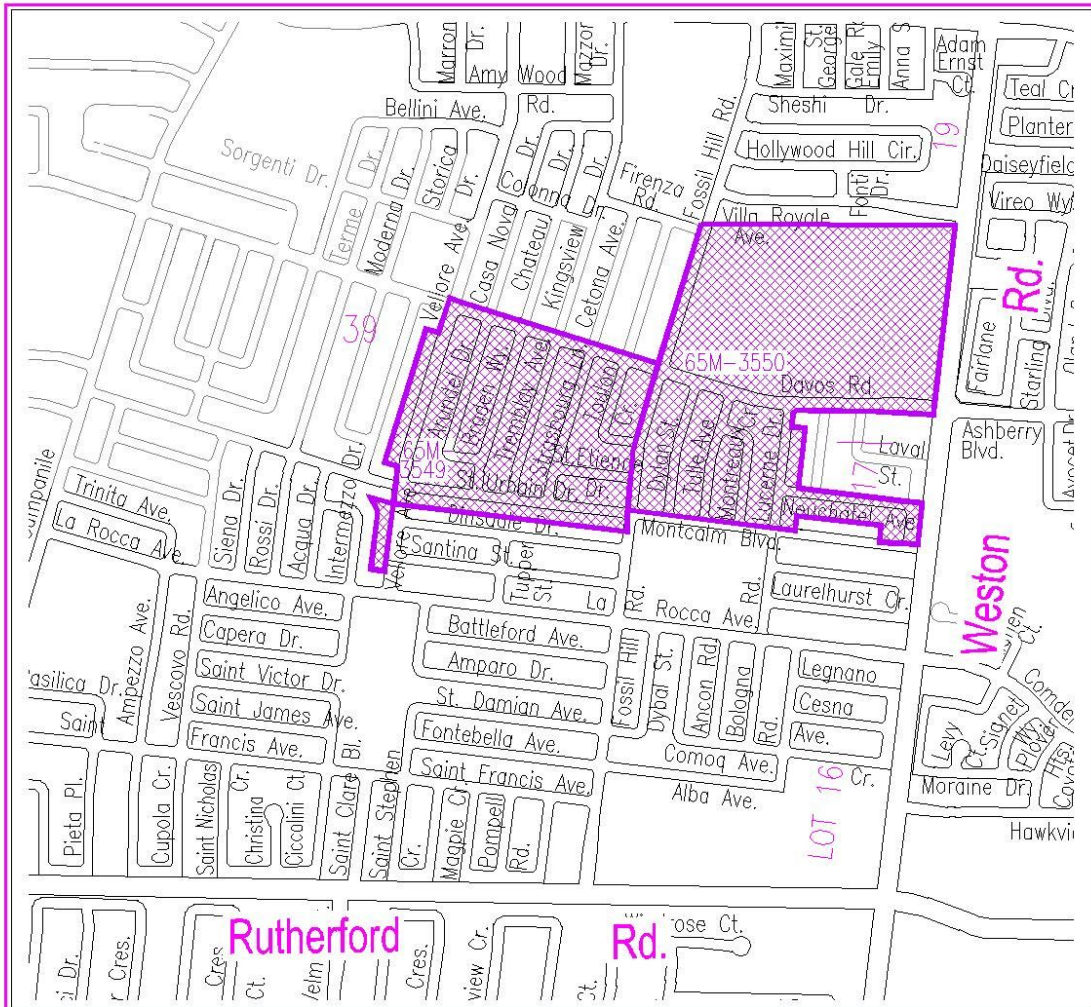
Bill Robinson, P. Eng.
Commissioner of Engineering and Public Works

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

Brian T. Anthony,
Director of Public Works

VR/fc

ATTACHMENT No. 1



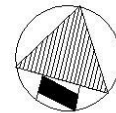
SUBDIVISION ASSUMPTION
VELLORE VILLAGE Phase 3
19T-89024 / 65M-3549, 65M-3550

LOCATION : Part of Lot 18, Conc. 6

LEGEND



SUBJECT LANDS



NOT TO SCALE