

COMMITTEE OF THE WHOLE - DECEMBER 11, 2006

ASSUMPTION – ARTIBUS – PHASE 1 19T-97V15 / 65M- 3646

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-3646 and that the municipal services letter of credit be reduced to \$122,750.

Economic Impact

Upon assumption of this development, approximately 1.4 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 142 lot development is a residential subdivision. The development is located west of Weston Road and south of Major Mackenzie Road as shown on Attachment 1.

The Subdivision Agreement was signed on December 6, 2002. The municipal services in Plan 65M-3646 were installed in July 2002 and the top course asphalt was placed in September 2004.

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, Parks Operations and Forestry, Development Planning and Clerks. The Engineering Services Department is requesting that \$10,000 be held back in securities for two undeveloped lots. The Parks and Forestry Department is requesting that \$20,000 be held back in securities for the guarantee of trees planted. The Development/Transportation Engineering Department is requesting that \$92,750 be held back in securities to facilitate the potential need for temporary in-house booster pumps, should they be required, prior to the construction of the City's Major Mackenzie Pressure District No. 6 Watermain. This watermain is anticipated to be constructed in the near future through the development of the north portion of Block 39. 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.

Conclusion

It is therefore appropriate that the municipal services in 65M-3646 be assumed and the municipal services letter of credit be reduced to \$122,750. The letter of credit will be released once the works and future infrastructure are completed to the satisfaction of the City.

Attachments

1. Location Map

Report prepared by:

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Respectfully submitted,

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Commissioner of Engineering and Public Works

VR/fc

Michael Won, P. Eng.
Director of Development/
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ATTACHMENT No. 1

