

COMMITTEE OF THE WHOLE - DECEMBER 11, 2006

ASSUMPTION – H & R MAPLE PROJECT, PHASE 2 19T-98V08 / 65M-3415

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-3415 and that the municipal services letter of credit be reduced to \$7,500.

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, 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 5 Block development is a residential subdivision. The development is located east of Jane Street and north of Melville Drive as shown on Attachment 1.

The Subdivision Agreement was signed on April 25, 2000. The municipal services in Plan 65M-3415 were installed in June 1999 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, Parks Operations and Forestry and Clerks. Development Planning is requesting that \$7,500 be held back to rectify landscaping deficiencies in the Spring of 2007. 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-3415 be assumed and the municipal services letter of credit be reduced to \$7,500. The letter of credit will be released once the landscaping deficiencies are rectified to the satisfaction of the City.

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



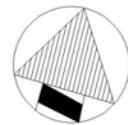
SUBDIVISION ASSUMPTION
H & R MAPLE PHASE 2
19T- 98V02 / 65M- 3415

LOCATION : Part of Lot 24, Conc. 4

LEGEND



SUBJECT LANDS



NOT TO SCALE