

COMMITTEE OF THE WHOLE - OCTOBER 1, 2007

ASSUMPTION – PINE VALLEY COURT 19T-99V10 & 19T-00V22, 65M-3562, 65M-3563

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-3562 and 65M-3563 and that the municipal services letter of credit be reduced to \$7,900.

Economic Impact

Upon assumption of this development, approximately 1.5 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.

Communications Plan

Not applicable.

Purpose

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

Background - Analysis and Options

The 149 lot development is a residential subdivision. The development is located west of Pine Valley Drive and South of Hwy #7 as shown on Attachment 1.

The Subdivision Agreement was signed on April 4, 2002. The municipal services in Plan 65M-3562 and 65M-3563 were installed in May 2002 and the top course asphalt was placed in June 2005.

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, Development/Transportation Engineering, Public Works, Building Standards, Parks Development, Development Planning and Clerks. Parks Operations and Forestry has requested that \$7,900 be held back in securities for the guarantee of trees and plant material. 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.

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

It is therefore appropriate that the municipal services in 65M-3562 and 65M-3563 be assumed and the municipal services letter of credit be reduced to \$7,900. Once the trees and plant materials have been completed and re-inspected to the satisfaction of the City, the municipal letter of credit will be released.

Attachments

1. Location Map

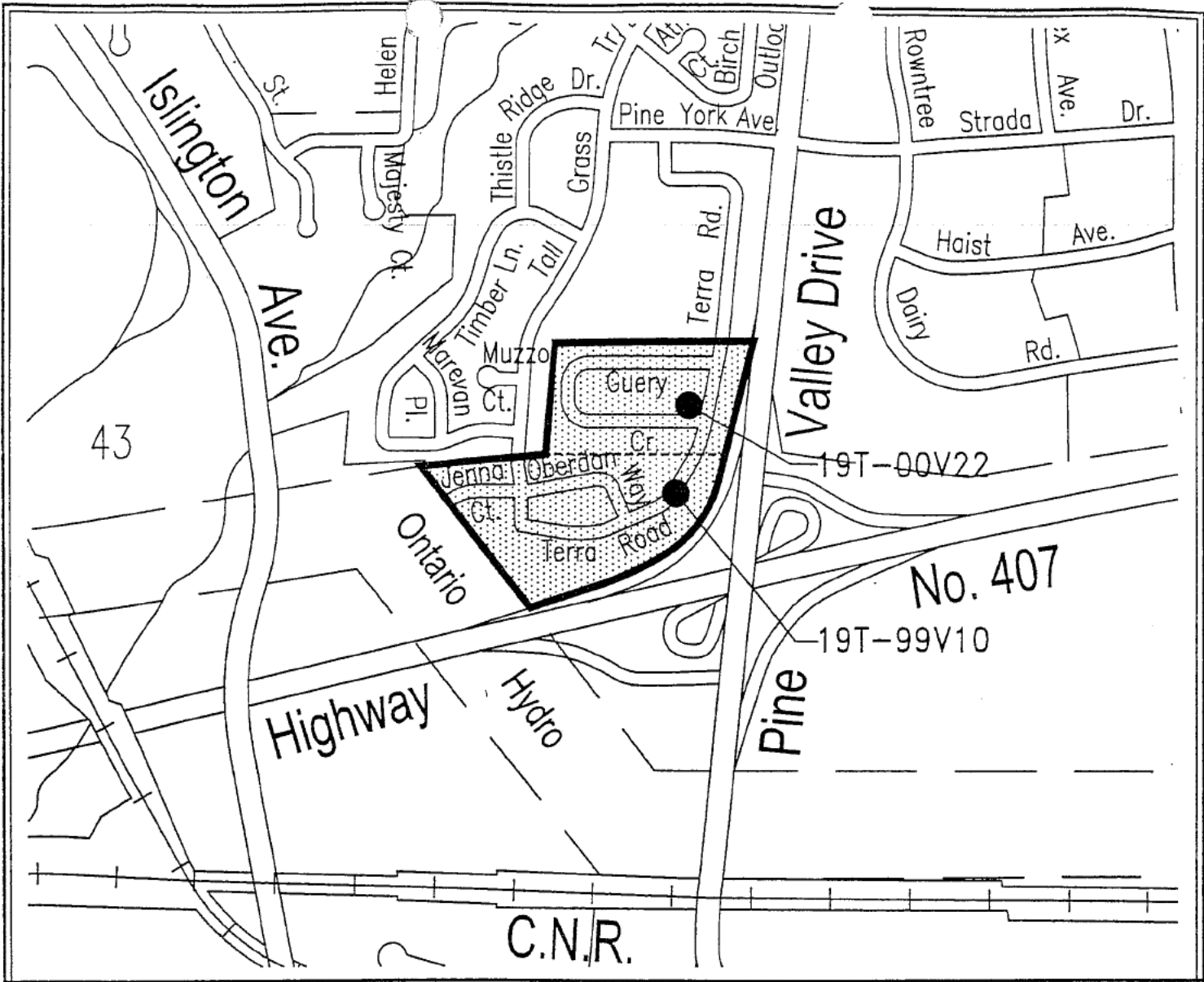
Report prepared by:

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

Respectfully submitted,

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


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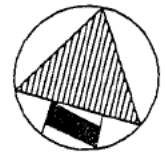


PINE VALLEY COURT SUBDIVISION-
19T-99V10 & 19T-00V22

Location: Part of Lot 3 & 4, Concession 7

LEGEND

 SUBJECT LANDS



NOT TO SCALE