

COMMITTEE OF THE WHOLE - FEBRUARY 19, 2007

ASSUMPTION – HULLMARK 19T-97V36 / 65M-3510, 65M-3511

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 Plans 65M-3510 and 65M-3511 and that the municipal services letter of credit be reduced to \$70,000.

Economic Impact

Upon assumption of this development, approximately 4.7 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 337 lot development is a residential subdivision. The development is located south of Rutherford Road and west of Dufferin Street as shown on Attachment 1.

The Subdivision Agreement was signed on February 28, 2001. The municipal services in Plans 65M-3510 and 65M-3511 were installed in June 2000 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. The Development Planning Department is requesting that \$70,000 be held back in securities to ensure all streetscape deficiencies are repaired to the satisfaction of the City. 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 Plans 65M-3510 and 65M-3511 be assumed and the municipal services letter of credit be reduced to \$70,000. The letter of credit will be released once the streetscape deficiencies are repaired and completed to the satisfaction of the City.

Attachments

1. Location Map

Report prepared by:

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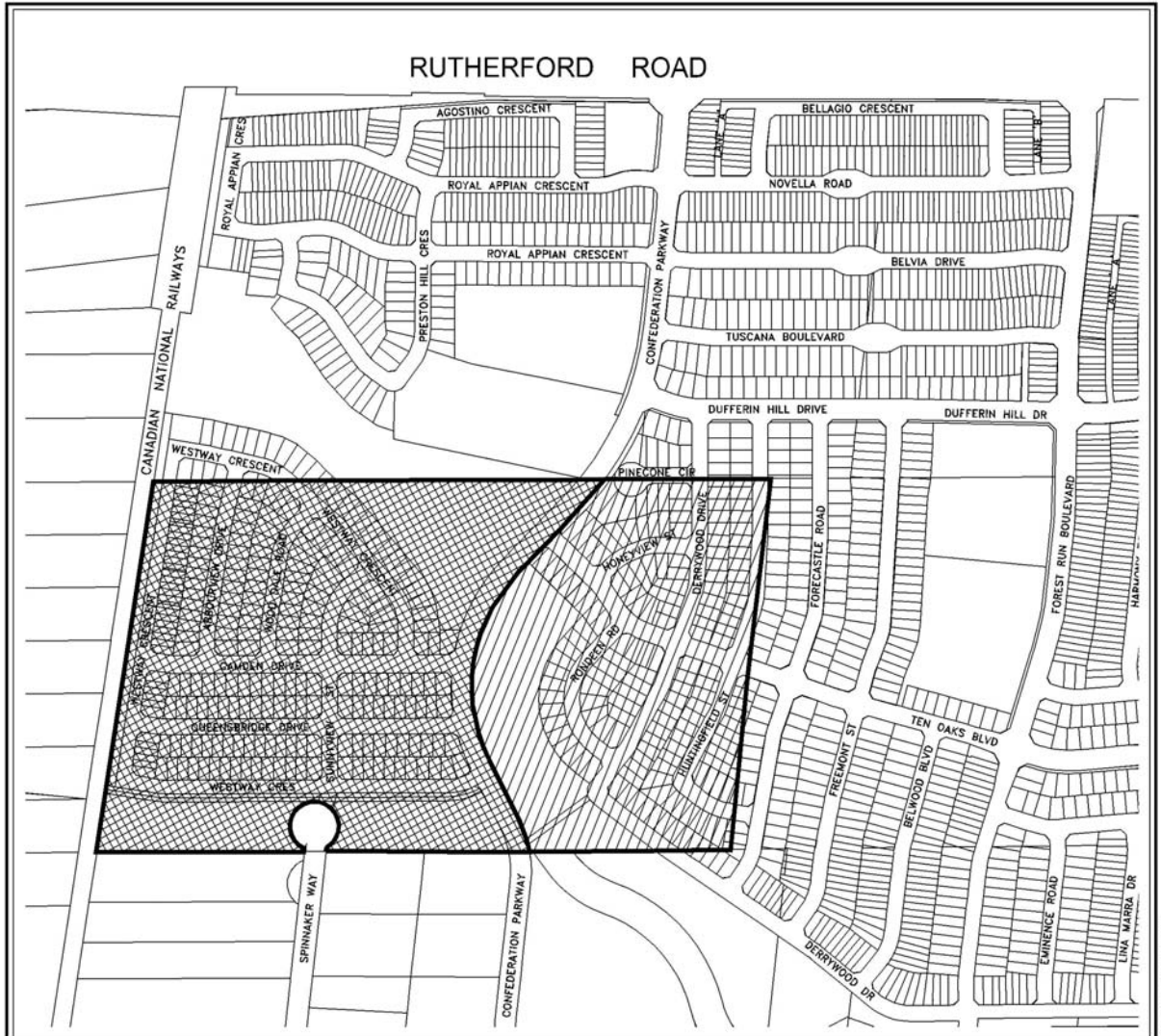
Respectfully submitted,

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

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



VR/fc

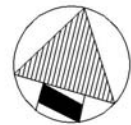
ATTACHMENT No. 1



SUBDIVISION ASSUMPTION
HULLMARK SUBDIVISION
19T- 97V36 / 65M - 3510 & 65M - 3511
 LOCATION : Part of Lot 14, Conc. 3

LEGEND

-  65M-3510
-  65M-3511



NOT TO SCALE