

## **COMMITTEE OF THE WHOLE - APRIL 16, 2007**

### **ASSUMPTION – WEST MAPLE CREEK LANDS 19T-98V16 / 65M-3505**

#### **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-3505 and that the municipal services letter of credit be reduced to \$10,000.

#### **Economic Impact**

Upon assumption of this development, approximately 1.2 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 129 lot development is a residential subdivision. The development is located east of Jane Street and south of Major Mackenzie Drive as shown on Attachment 1.

The Subdivision Agreement was signed on January 29, 2000. The municipal services in Plan 65M-3505 were installed in September 1999 and the top course asphalt was placed in June 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, Public Works, Development/Transportation Engineering, 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 driveway deficiencies. 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 Registered Plan 65M-3505 be assumed and the municipal services letter of credit be reduced to \$10,000. Once the deficiencies have been rectified to the satisfaction of the City, the letter of credit will be released.

### **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



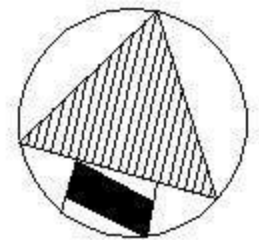
## WEST MAPLE CREEK 19T-98V16 / 65M-3505

LOCATION : Part of Lot's 18 & 19  
Conc. 4

### LEGEND



SUBJECT LANDS



NOT TO SCALE