

## **COMMITTEE OF THE WHOLE - FEBRUARY 19, 2008**

### **ASSUMPTION – RAINBOW CREEK VILLAGE 19T-95090 / 65M-3141**

#### **Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3141, and that the municipal services letter of credit be reduced to \$30,000.

#### **Economic Impact**

Upon assumption of this development, approximately 0.3 lane kilometers of roadway and associated municipal services including storm and sanitary sewers, watermain, street lighting, streetscaping, sidewalk, storm water management facilities, parks, etc., will be added to the City's network of infrastructure. This additional infrastructure will incur the normal expense associated with annual operation and maintenance activities plus eventual life cycle renewal.

#### **Communications Plan**

Not applicable.

#### **Purpose**

This report pertains to the assumption of the municipal services in plan of subdivision 65M-3141 by the City.

#### **Background - Analysis and Options**

The Rainbow Creek Plan of Subdivision 65M-3141 is a 12 lot residential development located on the north side north of Highway #7 and east of Martingrove Road as shown on Attachment No.1.

The subdivision agreement with National Homes (Woodbridge) Inc. was executed on July 8, 1997, and the Plan of Subdivision was subsequently registered July 15, 1997. The construction of the roads and municipal services in Plan 65M-3141 were completed in June 1997 and top course asphalt was placed in May 2000.

The municipal services in the subdivision have now completed the required minimum thirteen month maintenance period and the developer has rectified all deficiencies. In addition, the grading of all lots in the subdivision has been certified by the Developer's engineering consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City, and that the development securities held by the City be released.

All documentation required by the subdivision agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works subject to the final restoration of the top course asphalt on a section of Parkfield Court that was recently excavated in order to repair a short section of sanitary sewer as detailed below.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

A short section of the sanitary sewer on Parkfield Court settled after it was originally constructed causing some operational problems in the system. In the Fall of 2007, the developer open cut the road and replaced this section of sewer. The Public Works Department is satisfied with the extent of the sewer repair work but has requested that \$30,000 be held back in securities to guarantee the final restoration of the asphalt surface on Parkfield Court where the sewer repair took place and to complete the final video inspection and flushing of the replaced sewer section. This work will be carried out by the developer in the spring of 2008.

### **Relationship to Vaughan Vision 2020**

The development of this subdivision and the assumption of the municipal services are consistent with Vaughan Vision 2020, which encourages management excellence through planned and managed growth and the maintenance of City assets and infrastructure. Accordingly, this report is consistent with the priorities established by Council in the Vaughan Vision Strategic Plan 2020.

### **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-3141 be assumed and the municipal services letter of credit be reduced to \$30,000. Once the deficiencies are repaired and completed to the satisfaction of the City, the municipal 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

Andrew Pearce, C.E.T.  
Director of Development/  
Transportation Engineering

VR/fc

# ATTACHMENT No. 1



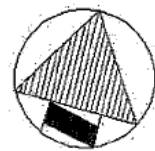
## SUBDIVISION ASSUMPTION RAINBOW CREEK 19T-95090 / 65M-3141

LOCATION : Part of Lot 6, Conc. 8

### LEGEND



SUBJECT LANDS



NOT TO SCALE