

## **COMMITTEE OF THE WHOLE - MARCH 25, 2008**

### **ASSUMPTION OF MUNICIPAL SERVICES MAPLEWOOD VILLAGES LTD. MAPLE HIGHLANDS - CENTRAL PARK LODGE**

#### **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 Development Agreement between the City and Maplewood Villages Ltd. dated July 3, 2001 and that the municipal services letter of credit be released.

#### **Economic Impact**

Upon assumption of this development, approximately 0.6 lane kilometers of roadway and associated municipal services including storm and sanitary sewers, watermain, street lighting, streetscaping, sidewalk and a storm water management facility 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 that were constructed in conjunction with the Maple Highlands Central Park Lodge development.

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

The Development Agreement between the City and Maplewood Villages Ltd., dated July 3, 2001, provides for the construction of the necessary municipal services associated with the Central Park Lodge Nursing Home development located on the east side of Keele Street just north of Peak Point Boulevard in Maple as shown on Attachment No. 1. The lands subject to this Development Agreement are defined on Reference Plan 65R-23829.

The construction of the roads and municipal services covered under the Maplewood Villages Ltd. Development Agreement were completed in September 2001 and the top course asphalt was placed on the roads in July 2005.

The municipal services in this development have now completed the required minimum thirteen month maintenance period and the developer has rectified all deficiencies. Accordingly, the developer has requested that the roads and municipal services in the development be assumed by the City, and that the development securities held by the City be released.

All documentation required by the Development Agreement for assumption has been submitted. In addition, Development Engineering staff, in conjunction with the developer's consulting engineer, have conducted all the necessary inspections of the municipal services in the development and are satisfied with the extent of the works.

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.

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

The assumption of the municipal services in this development is 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 associated with the assumption of the municipal services within this development.

### **Conclusion**

The construction of the roads and municipal services associated with the Maple Highlands Central Park Lodge development has been completed in accordance with the Development Agreement between the City and Maplewood Villages Ltd., dated July 3, 2001. Accordingly, it is appropriate that the roads and municipal services in this development be assumed by the City, and the municipal services letter of credit 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



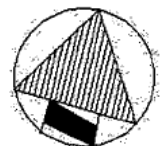
ASSUMPTION OF MUNICIPAL SERVICES  
MAPLEWOOD VILLAGES LTD.  
MAPLE HIGHLANDS (CENTRAL PARK LODGE)  
65R-23829

LOCATION : Part of Lot 29, Conc. 3

## LEGEND



SUBJECT LANDS



NOT TO SCALE