

COMMITTEE OF THE WHOLE - JUNE 16, 2008

ASSUMPTION – MULTIPLE FAMILY DEVELOPMENT 19T-93008 / BLOCK 1 ON PLAN 65M-3063

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 West Maple Creek Lands Ltd. and the City, dated December 11, 1995 for the development on part of Block 1 on Plan 65M-3063, and that the municipal services securities in the amount of \$26,500 be retained pending the rectification of some minor streetscape deficiencies to the satisfaction of the City. Once the streetscape deficiencies are rectified to the satisfaction of the City, then the securities will be released.

Economic Impact

Upon assumption of this development, approximately 0.9 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, park, 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 that are set out in the Development Agreement between the City and West Maple Creek Lands Ltd., dated December 11, 1995.

Background - Analysis and Options

The Multiple Family Development, plan of development is a 42 lot residential development located on the east side of Jane Street and north of Rutherford Road as shown on Attachment No. 1.

The Development Agreement with West Maple Creek Lands Ltd. for the development of the subject lands was executed on December 11, 1995. The construction of the roads and municipal services in the development was completed in July 2000.

The municipal services in the development have now completed the required minimum thirteen month maintenance period and the developer has rectified 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 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. 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 now satisfied with the extent of the works with the exception of the Development Planning Department which

has requested that \$26,500 be retained to ensure landscaping deficiencies on Melville Avenue and Parktree Road are repaired.

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, Public Works, 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.

The Development Planning Department has requested that \$26,500 be held back in securities for streetscape deficiencies. The deficiencies include the wood fence repairs and maintenance and clean up of planting beds. The developer has begun to rectify these deficiencies and should be completed in the next few weeks.

Relationship to Vaughan Vision 2020

The development of this development 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

The construction of the roads and municipal services that are set out in the Development Agreement between the City and West Maple Creek Lands Ltd., dated December 11, 1995 have been completed with the exception of some minor deficiencies. Accordingly, it is appropriate that the roads and municipal services set out in the Development Agreement be assumed and the municipal services securities be held in the amount of \$26,500. Once the streetscape deficiencies are repaired and completed to the satisfaction of the City, the municipal securities will be released.

Attachments

1. Location Map

Report prepared by:

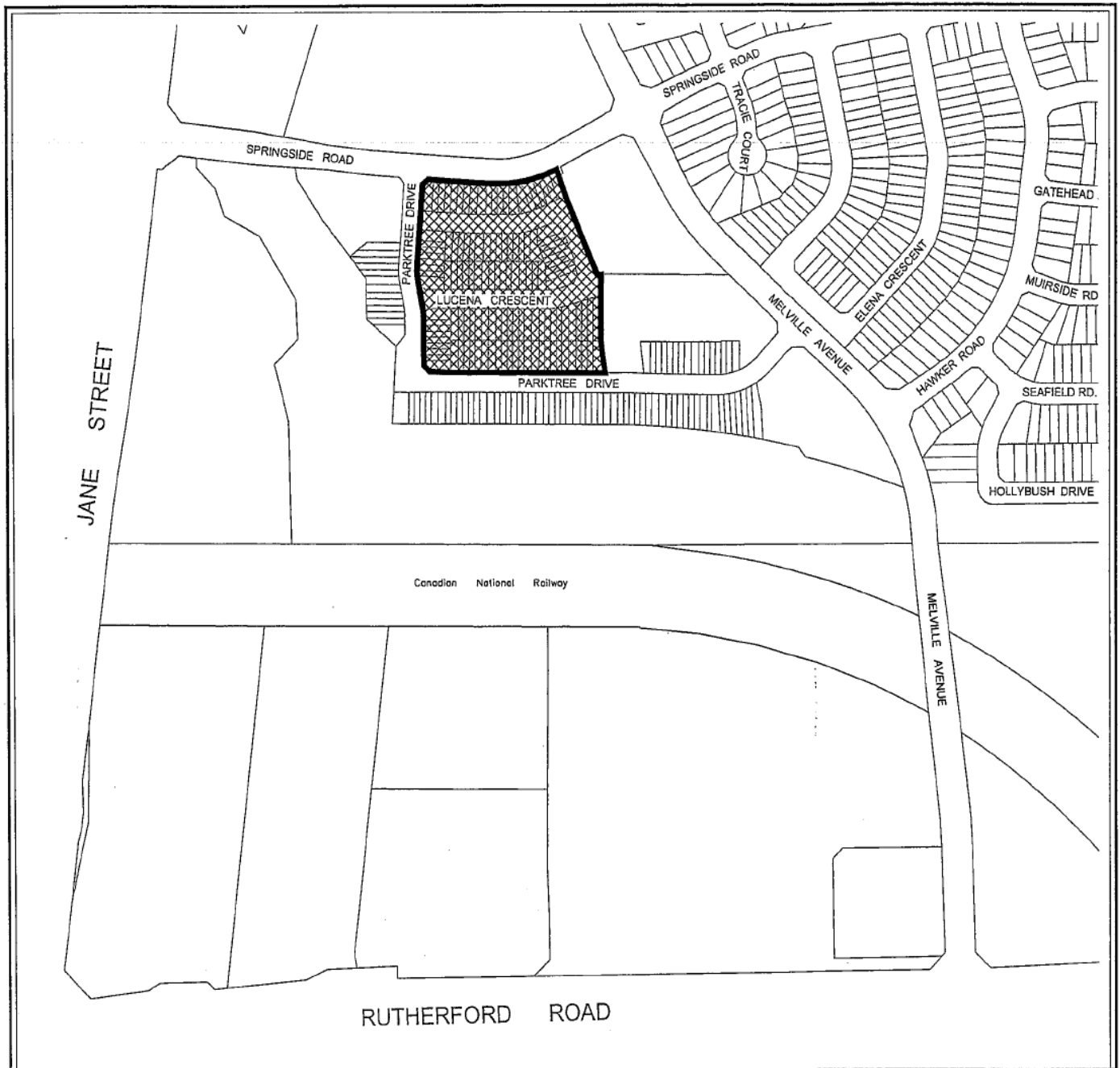
Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461

Respectfully submitted,

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

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

ATTACHMENT No. 1



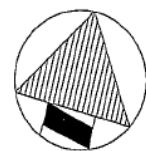
SUBDIVISION ASSUMPTION
MULTIPLE FAMILY HOUSING - PHASE 3
19T- 93008 / 65R - 19830, Part of 65M- 3063

LOCATION: Part of Lot 17, Conc. 4

LEGEND



SUBJECT LANDS



NOT TO SCALE