ASSUMPTION – TRI-DIN SUBDIVISION
19T-97V25 / 65M-3566

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-3566, and that the municipal services letter of credit be released.

Economic Impact

Upon assumption of this development, approximately 0.4 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, 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

The pertinent City departments will be notified of the assumption of this subdivision.

Purpose

This report pertains to the assumption of the municipal services in plan of subdivision 65M-3566 by the City.

Background - Analysis and Options

The Tri-Din Subdivision, Plan of Subdivision 65M-3566 is a 35 lot residential development located on south of Rutherford Road and west of Weston Road as shown on Attachment No.1.

The subdivision agreement with Tri-Din Development Corporation was executed on December 21, 2001, and the Plan of Subdivision was subsequently registered on May 20, 2002. The construction of the roads and municipal services in Plan 65M-3566 was completed in September 2005.

The developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and 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.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, 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.

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 services in this subdivision.

Conclusion

The construction of the roads and municipal services associated with the Tri-Din Plan of Subdivision 65M-3566 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3566 be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

Report prepared by:

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461
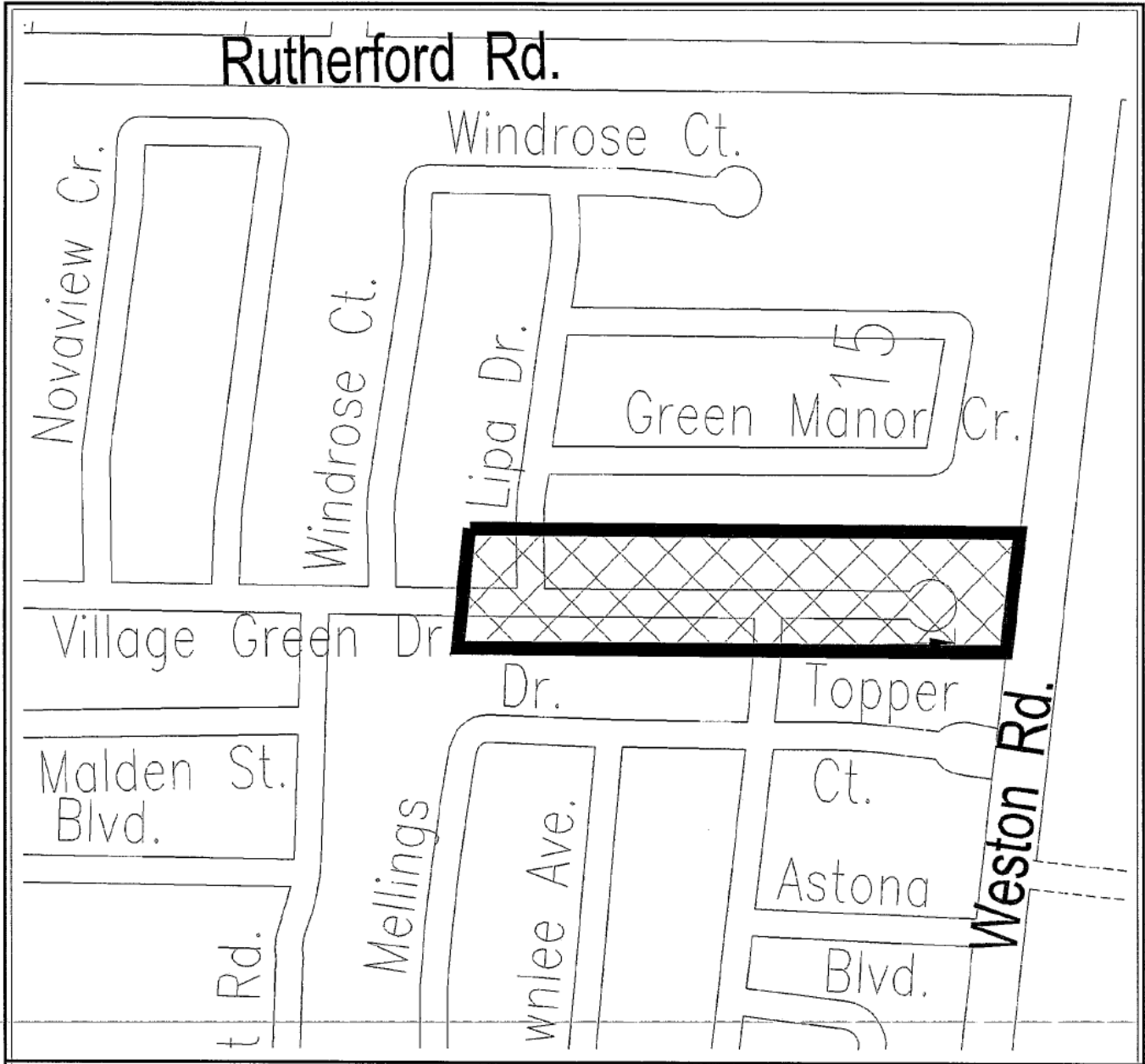Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

Bill Robinson, P. Eng.   Andrew Pearce, C.E.T.
Commissioner of Engineering and Public Works   Director of Development/
                                                        Transportation Engineering

VR/st

ATTACHMENT No. 1

Rutherford Rd.

Windrose Ct.

Novaview Cr.

Windrose Ct.

Lipa Dr.

Green Manor Cr.

15

Village Green Dr.

Dr.

Topper

Malden St.
Blvd.

Ct.

Mellings

wnlee Ave.

Astona

Blvd.

Weston Rd.

t Rd.

SUBDIVISION ASSUMPTION
TRI-DIN
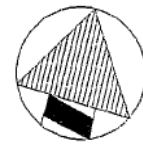### 19T- 97V25 / 65M- 3566

LOCATION : Part of Lot 15, Conc. 6

LEGEND

SUBJECT LANDS

NOT TO SCALE

CITY OF VAUGHAN – ENGINEERING DEPARTMENT

DRAFTSPERSON: HH

Drawing name: O:\Engineering Services\Design Services\Design Drafting\$DEVELOP\SUBDIVIS\VICK.R\Assumption 2008\Tri-Din.dwg