

**COMMITTEE OF THE WHOLE - DECEMBER 1, 2008**

**ASSUMPTION OF ZENWAY BOULEVARD (OLD HUNTINGTON ROAD TO HIGHWAY 27)  
VAUGHAN WEST NORTH BUSINESS PARK - PLAN 65M-3627  
VAUGHAN WEST II INDUSTRIAL BUSINESS PARK - PLAN 65M-3992/65R-29226**

**RECOMMENDATION**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the travelled portion of Zenway Boulevard between Old Huntington Road to Highway 27 together with the underground storm and sanitary sewer systems but excluding the boulevards, sidewalks, streetlights, water distribution system and appurtenances as set out in the Subdivision Agreement for Plan 65M-3627 and the Development Agreement for the Vaughan West II Industrial Business Park dated July 21, 2006.

**Economic Impact**

Upon final assumption of this section of Zenway Boulevard, approximately 4.0 lane kilometers of roadway and the associated underground sanitary and storm sewers will be added to the City's network of infrastructure.

**Communications Plan**

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

**Purpose**

The purpose of this report is to seek Council's approval to assume the travelled portion of Zenway Boulevard between Old Huntington Road and Highway 27, which was completed early by Vaughan West II Limited, Conair Consumer Products Inc. and Roybridge Holdings Limited to provide an adequate collector road link to the Highway 427 Arterial Road Extension.

**Background - Analysis and Options**

The Vaughan West II Limited (Plan 65M-3992/65R-29226) and Roybridge Holdings Limited (Plan 65M-3627) are industrial developments located north of Highway 7 and west of Hwy 27 as shown on Attachment No.1. The municipal infrastructure in these two developments included the construction of Zenway Boulevard between Old Huntington Road and Highway 27.

The 2003 Regional Boundary Area Transportation Study identified the need to extend Highway 427 as an arterial road between Highway 7 and Zenway Boulevard to relieve road congestion in the area, in particular at the intersection of Highway 7 and 50. In 2007, the Region initiated the design and construction of the Highway 427 Arterial Road Extension.

Since Zenway Boulevard serves as the collector road link to the Highway 427 Arterial Road Extension, the travel portion of the road needed to be completed early to accommodate the projected high traffic volumes which will be using Zenway to access and egress the Highway 427 Arterial Road Extension. The developers agreed to advance the completion of Zenway with the understanding that the City would assume the road.

Council, at its meeting on June 23, 2008 resolved as follows:

- 3. That staff be authorized to amend the Subdivision Agreement with Vaughan West II Limited and Conair Consumer Products Inc. (Plan 65M- 3992) and Roybridge Holdings*

*Limited (Plan 65M-3627) to provide for the early completion and assumption of Zenway Boulevard between Huntington Road and Highway 27 in order to establish an adequate collector road link to the Highway 427 Arterial Road Extension; and*

4. *That the Region of York be requested to enter into an agreement with the City to facilitate the remediation of any damage or accelerated deterioration of Zenway Boulevard between Old Huntington Road and Highway 27 resulting from the projected high traffic volumes that will be using Zenway Boulevard to access or egress the Highway 427 Arterial Road Extension.*

Over the summer months in 2008, the developers completed the base road works, rectified all the deficiencies and placed the top course of asphalt on Zenway Boulevard. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the road works and related underground municipal services and are now satisfied with the extent of the works. On November 4, 2008, the Region of York opened the Highway 427 Arterial Road Extension to traffic.

All the necessary documentation required for the assumption of the travel portion of Zenway Boulevard has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Public Works, and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with Zenway Boulevard 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**

Pursuant to Council's resolution of June 23, 2008, the Region of York has been requested to enter into an agreement with the City to rectify any damages caused by the accelerated deterioration of Zenway Boulevard between Old Huntington Road and Hwy 27 as a result of the higher than normal traffic volumes that will be using Zenway Boulevard to access and exit the 427 Arterial Road extension. To date, staff has yet to receive a response from the Region in this regard.

#### **Conclusion**

Vaughan West II Limited and Roybridge Holdings Limited have satisfactorily completed the construction of the travel portion of Zenway Boulevard between Old Huntington Road and Highway 27. The completion of Zenway Boulevard was advanced in order to establish an adequate collector road link to the Highway 427 Arterial Road Extension. On November 4, 2008, the Region of York opened the Highway 427 Arterial Road Extension to traffic. Pursuant to Council's direction of June 23, 2008, it is appropriate that the City assume the travelled portion of Zenway Boulevard together with the associated underground sanitary and storm sewer systems at this time.

The developers are still required to complete the sidewalks, streetlights and underground services within the boulevards of Zenway Boulevard in the usual manner.

**Attachments**

1. Location Map

**Report prepared by:**

Frank Suppa, – Manager Development Inspection and Grading, ext. 8073

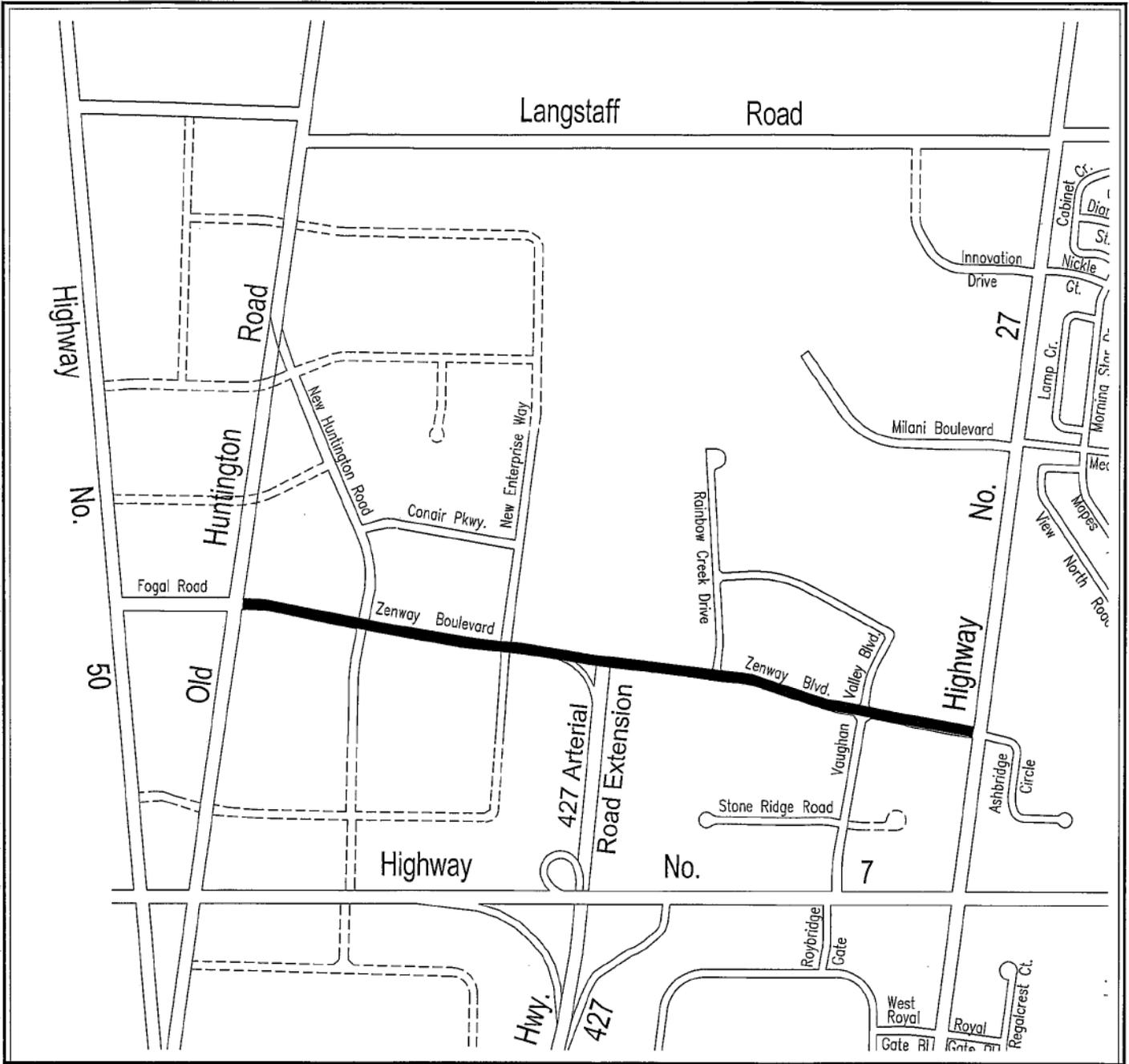
Respectfully submitted,

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

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

FS/st

# ATTACHMENT No. 1



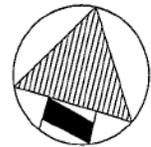
**ASSUMPTION  
ZENWAY BOULEVARD**

**19T- 89058 / 65M- 3627 & 19T- 03V19 / 65M- 3992 / 65R-29226**

LOCATION : Part of Lot 7, Conc. 9

**LEGEND**

**—————** SUBJECT ROAD



NOT TO SCALE