

COMMITTEE OF THE WHOLE - MARCH 31, 2009

ASSUMPTION –TUDOR VALLEY BUSINESS PARK - PHASE 2 19T-86076 / PLAN 65R-17462 WARD 4

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 Municipal Servicing Agreement between the City and 941615 Ontario Inc., dated December 12, 1994, and that the municipal services letter of credit be released.

Economic Impact

Upon assumption of this development, approximately 0.8 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

If Council adopts the recommendations of this report then the pertinent City departments will be notified of the assumption of the municipal services in the second phase of the Tudor Valley Business Park development.

Purpose

The purpose of this report is to recommend the assumption of the municipal services that are set out in the Municipal Servicing Agreement between the City and 941615 Ontario Inc., dated December 12, 1994.

Background - Analysis and Options

The second phase of the Tudor Valley Business Park is a four block industrial development located east of Keele Street, south of Rutherford Road in Block 17 as shown on Attachment No.1.

The Municipal Servicing Agreement between the City and 941615 Ontario Inc. was executed on December 12, 1994. The roads and municipal services in this development were substantially completed by October 2000. It is important to note that the top lift of asphalt was placed in 1989, and after nearly 20 years, is showing signs of normal wear. Some visible wear in the surface asphalt is to be expected after this time frame and isn't considered a deficiency in workmanship by the Developer.

The Developer has maintained the municipal services in the Municipal Servicing Agreement during the required minimum thirteen month maintenance period and has rectified all deficiencies. Accordingly, the Developer has requested that the roads and municipal services be assumed by the City, and that the development securities held by the City be released.

All documentation required by the Municipal Servicing 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 and are satisfied with the extent of the works considering the age of the development.

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 the Municipal Servicing Agreement have been satisfied.

Relationship to Vaughan Vision 2020

The development of this business park 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. This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this development.

Conclusion

The construction of the roads and municipal services associated with the second phase of the Tudor Valley Business Park has been completed in accordance with the Municipal Servicing Agreement between the City and 941615 Ontario Inc. Accordingly, it is appropriate that the roads and municipal services covered under this Agreement 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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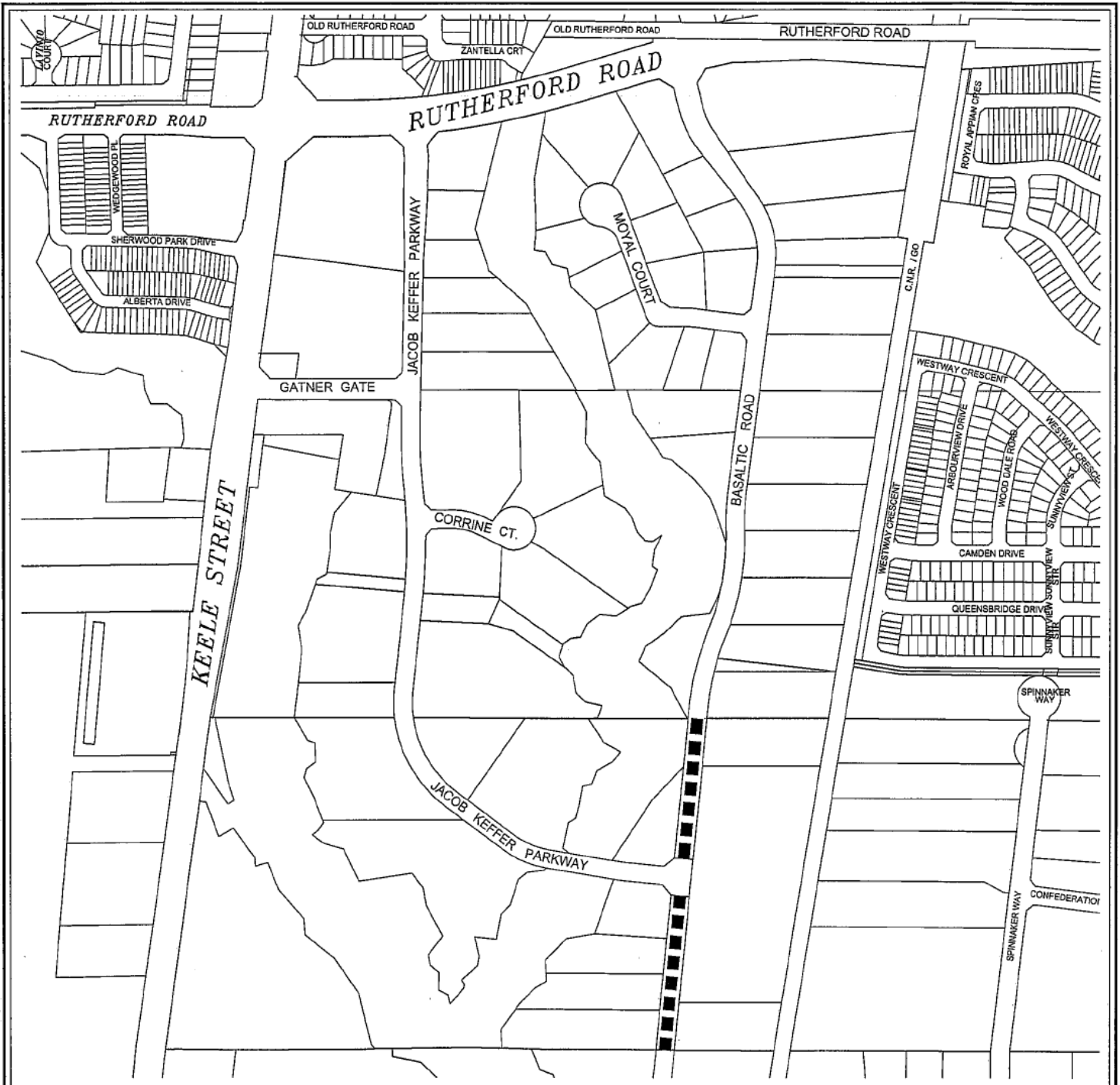
Respectfully submitted,

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

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

VR/vp

ATTACHMENT No. 1

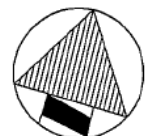


ASSUMPTION
TUDOR VALLEY BUSINESS PARK - PHASE 2
19T- 86076 / 65R-17462

LOCATION: Part of Lot 13, Conc. 3

LEGEND

■■■■■■ SUBJECT ROAD



NOT TO SCALE