

## **COMMITTEE OF THE WHOLE - JANUARY 12, 2010**

### **ASSUMPTION – ROMSEY - FISTON**

**19T-98V14 / 65M-3543**

### **WARD 1**

#### **Recommendation**

The Commissioner of Engineering and Public Works recommends that:

1. Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3543; and
2. that the Municipal Services Letter of Credit be reduced to \$5,000 and held until the owner has rectified minor streetscape deficiencies at the north and south entry feature planting beds to the satisfaction of the Development Planning Department. Once the streetscape deficiencies are rectified to the satisfaction of the City, then the Letter of Credit will be released.

#### **Contribution to Sustainability**

The municipal services recommended for assumption in this report have been designed and constructed in accordance with City standards which include consideration for sustainability.

#### **Economic Impact**

Upon assumption of this subdivision, approximately 2.2 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-3543 by the City.

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

The Romsey-Fiston, Plan of Subdivision 65M-3543 is a 218 lot residential development located on the east side of Jane Street, and the south side of Major Mackenzie Drive in Block 25 as shown on Attachment No.1.

The Subdivision Agreement with Fiston Holdings Limited and Baif Developments Limited was executed on October 23, 2001, and the Plan of Subdivision was subsequently registered on December 19, 2001. The construction of the roads and municipal services in Plan 65M-3543 was completed in September 2006.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies with the exception of some minor streetscape works. 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,

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, Parks Development, Parks and Forestry Operations, 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 \$5,000.00 be held back in securities to ensure some minor streetscape deficiencies are repaired. The deficiencies include missing plant material in the north entry feature planting bed and the replacement of the dead plant material, including re-mulching along the retaining wall in the south entry feature.

### **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. 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 subdivision development.

### **Conclusion**

The construction of the roads and municipal services associated with the Romsey-Fiston Plan of Subdivision 65M-3543 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3543 be assumed and the municipal services letter of credit be reduced to \$5,000.00 to ensure some minor streetscape deficiencies are repaired to the satisfaction of the Development Planning Department. Once these deficiencies are rectified then the Municipal Services Letter of Credit will be released.

### **Attachments**

1. Location Map

### **Report prepared by:**

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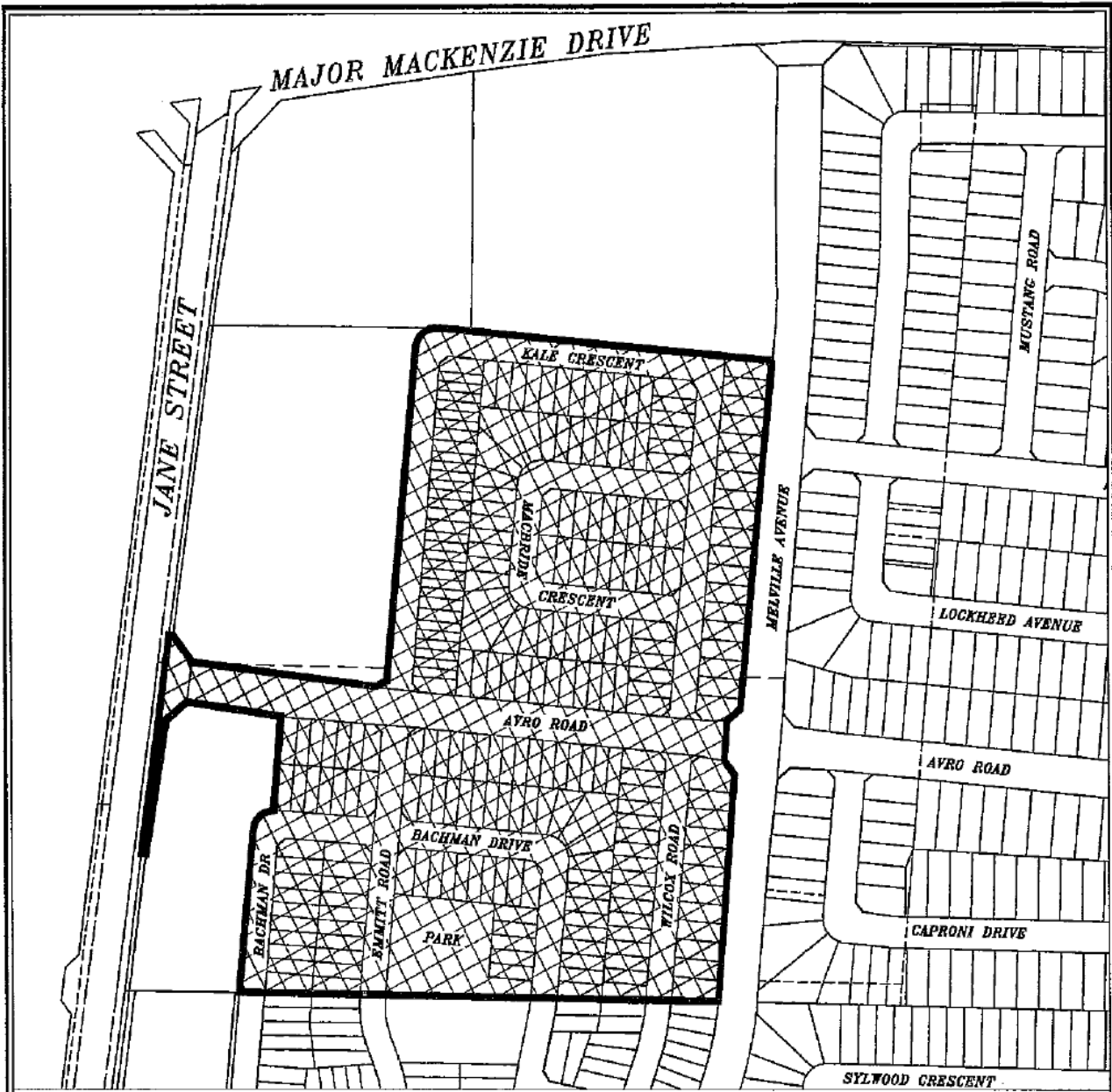
Respectfully submitted,

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

VR/vp

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

# ATTACHMENT No. 1



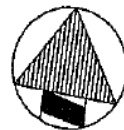
**ASSUMPTION PLAN  
ROMSEY - FISTON  
19T-98V14 / 65M-3543**

LOCATION: Part of LotS 19 & 20 Concession 4

**LEGEND**



SUBJECT LANDS



NOT TO SCALE

Drawing name: C:\Engineering Services\Design Services\Develop\SUBDIMS\WICK\F\Assumption 2009\Romsey - Fiston 19T-98V14.dwg