

COMMITTEE OF THE WHOLE - FEBRUARY 23, 2010

ASSUMPTION – UNITED CASTLEPOINT SOUTH INC., PHASE 4 19T-95053 / 65M-3470 AND 65M-3471 WARD 2

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-3470 Modesto Valley Court and Plan 65M-3471 Diletta Court, and that the Municipal Services Letter of Credit 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 these developments, approximately 0.25 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 these subdivisions.

Purpose

This report pertains to the assumption of the municipal services in Plans of Subdivision 65M-3470 and 64M-3471 by the City.

Background - Analysis and Options

The United Castlepoint South Inc. Phase 4, Plan of Subdivision 65M-3470 is a 12 lot residential development on Modesto Valley Court and 65M-3471 is a 10 lot residential development on Diletta Court. Both subdivisions are located east of Highway 27, and south of Major Mackenzie Drive in Block 53 as shown on Attachment No.1.

The Subdivision Agreement with United Castlepoint South Inc. was executed on December 11, 2000, and the Plans of Subdivision were subsequently registered on December 27, 2000. The construction of the roads and municipal services in Plans 65M-3470 and 65M-3471 was completed in August 2006.

The Developer has maintained the municipal services in these subdivisions during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in these subdivisions has been certified by the Developer's Engineering Consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivisions 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 subdivisions 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 these subdivisions have been satisfied.

Relationship to Vaughan Vision 2020

The development of these subdivisions 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 these subdivisions.

Conclusion

The construction of the roads and municipal services associated with the United Castlepoint South Inc, Phase 4, Plans of Subdivision 65M-3470 and 65M-3471 have been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in Plans 65M-3470 and 65M-3471 be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

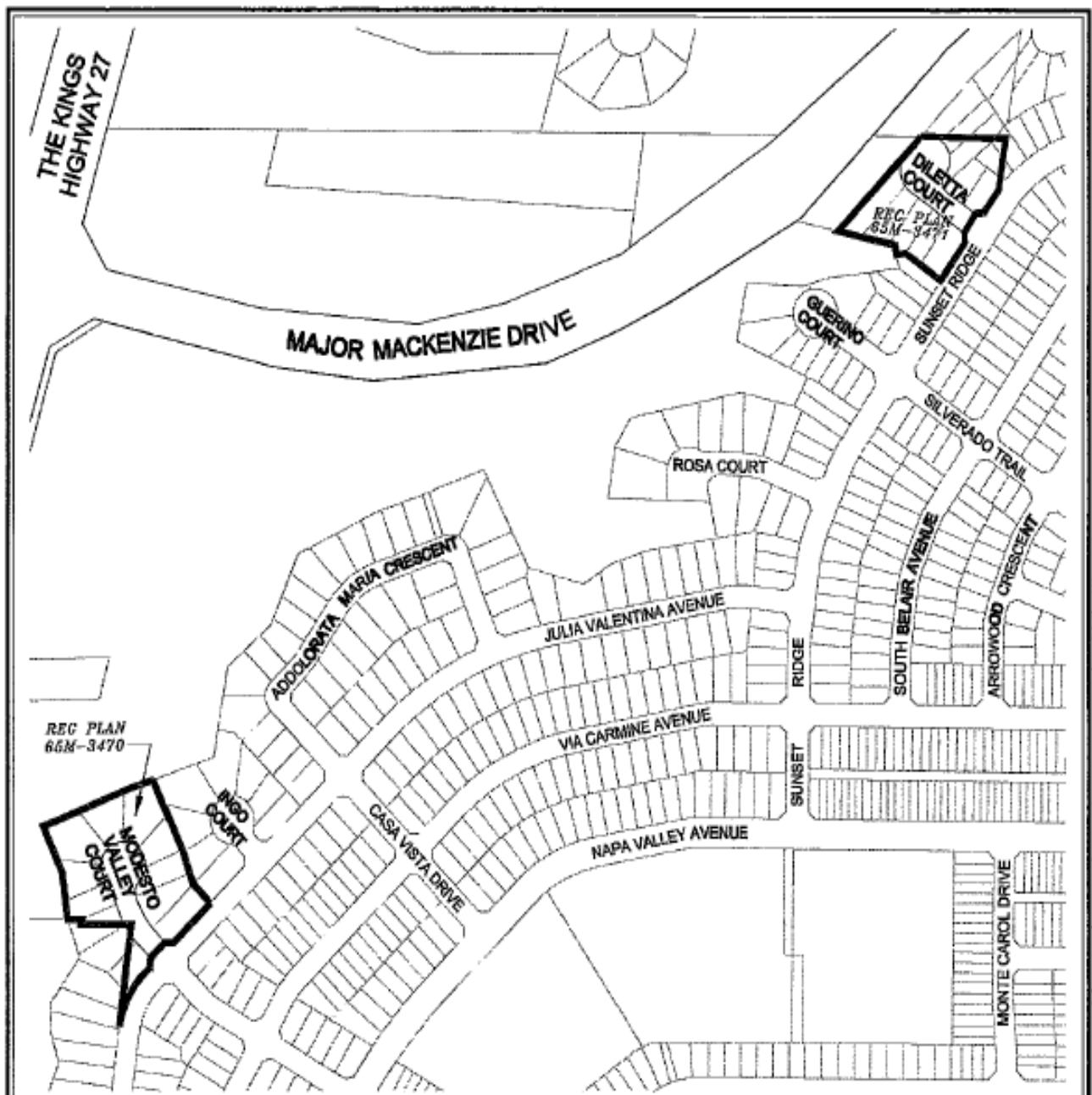
Respectfully submitted,

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

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

OM/vp

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION UNITED CASTLEPOINT - PHASE 4 65M-3470 / 65M-3471 / 19T-95053

LOCATION : Part of Lots 18 and 19, Concession 8

LEGEND



SUBJECT LANDS



NOT TO SCALE