

COMMITTEE OF THE WHOLE - JUNE 14, 2011

ASSUMPTION OF MUNICIPAL SERVICES CORTELLUCCI DEVELOPMENT AGREEMENT WARD 1

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 Development Agreement between the City and Mario and Nick Cortellucci dated November 1, 2002, 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 services, approximately 0.44 lane kilometers of sanitary sewers and 0.28 lane kilometers of watermain 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 municipal services.

Purpose

This report pertains to the assumption of the municipal services that were constructed pursuant to the Development Agreement for the site development located at the North West corner of Keele Street and Kirby Road.

Background - Analysis and Options

The Cortellucci Development Agreement provides for the construction of municipal services to the commercial site located at the north west corner of the intersection of Keele Street and Kirby Road as shown on Attachment No.1.

The Development Agreement with Mario and Nick Cortellucci was executed on November 1, 2002. The construction of the municipal services was completed in April, 2003.

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

All documentation required by the Development Agreement for assumption has been submitted. Department/Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services and are now satisfied with the extend of the works. Accordingly, the Development/Transportation Engineering

Department has no objection to the assumption of the municipal services completed as per the Agreement.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering, Public Works and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this Development Agreement have been satisfied.

Relationship to Vaughan Vision 2020

The construction and the assumption of these 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

All regional implications have been satisfied as they have conducted their own inspection of the municipal services located within the Keele Street right of way and have found the works to be satisfactory.

Conclusion

The construction of the municipal services associated with the Cortellucci Development Agreement has been completed in accordance with the terms of the Agreement. Accordingly, it is appropriate that the municipal services be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

Report prepared by:

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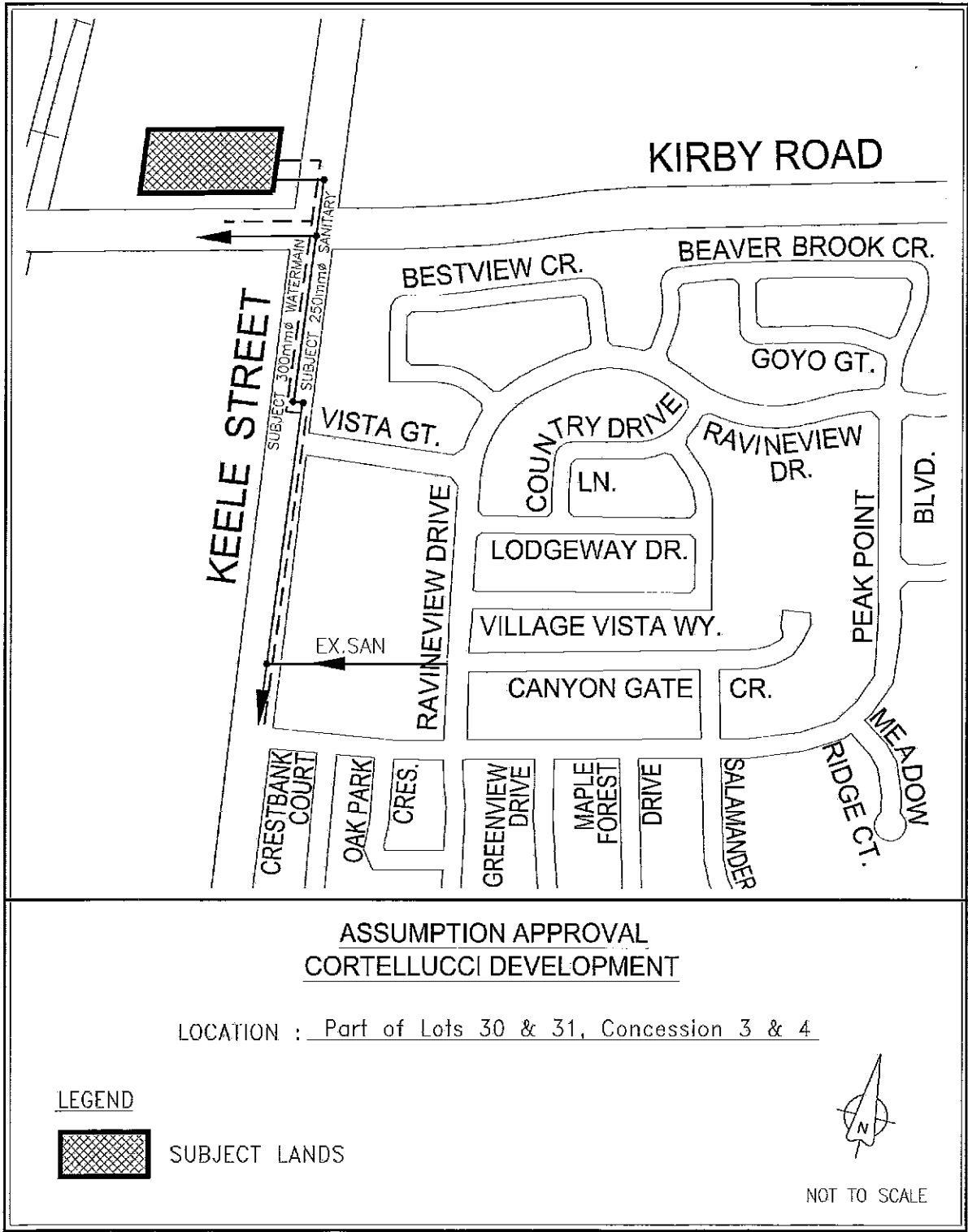
Respectfully submitted,

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

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

KW/kw


ATTACHMENT No. 2



ASSUMPTION APPROVAL CORTELLUCCI DEVELOPMENT

LOCATION : Part of Lots 30 & 31, Concession 3 & 4

LEGEND

 SUBJECT LANDS



NOT TO SCALE

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