

COMMITTEE OF THE WHOLE - FEBRUARY 22, 2011

ASSUMPTION – VIA D'ORO SUBDIVISION

19T-89103 / 65M-2830

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 Subdivision Agreement for Plan 65M-2830, 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 this subdivision, approximately 0.02 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, 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-2830 by the City.

Background - Analysis and Options

The Via D'oro Subdivision, Plan of Subdivision 65M-2830 is a 3 lot, 4 part lot residential development located on the south side of Major Mackenzie Drive, east of Keele Street in Block 18 as shown on Attachment No.1.

The Subdivision Agreement with 647261 Ontario Ltd., was executed on September 17, 1990 and the Plan of Subdivision was subsequently registered on October 15, 1990. The construction of the roads and municipal services in Plan 65M-2830 was completed in June, 1998.

The Developer maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and rectified all deficiencies at that time. In addition, the grading of all lots in the subdivision were certified by the Developer's Engineering Consultant. The Plan of Subdivision did not proceed to assumption because there were outstanding issues related to downstream channel improvements. City staff are now satisfied that the aforementioned issues related to downstream channel improvements have now been resolved. Accordingly, the Developer has requested that the roads and municipal services in the subdivision 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 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, 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 this subdivision 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. 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 Via D'Oro Subdivision, Plan of Subdivision 65M-2830 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-2830 be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

Report prepared by:

Kevin Worth Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

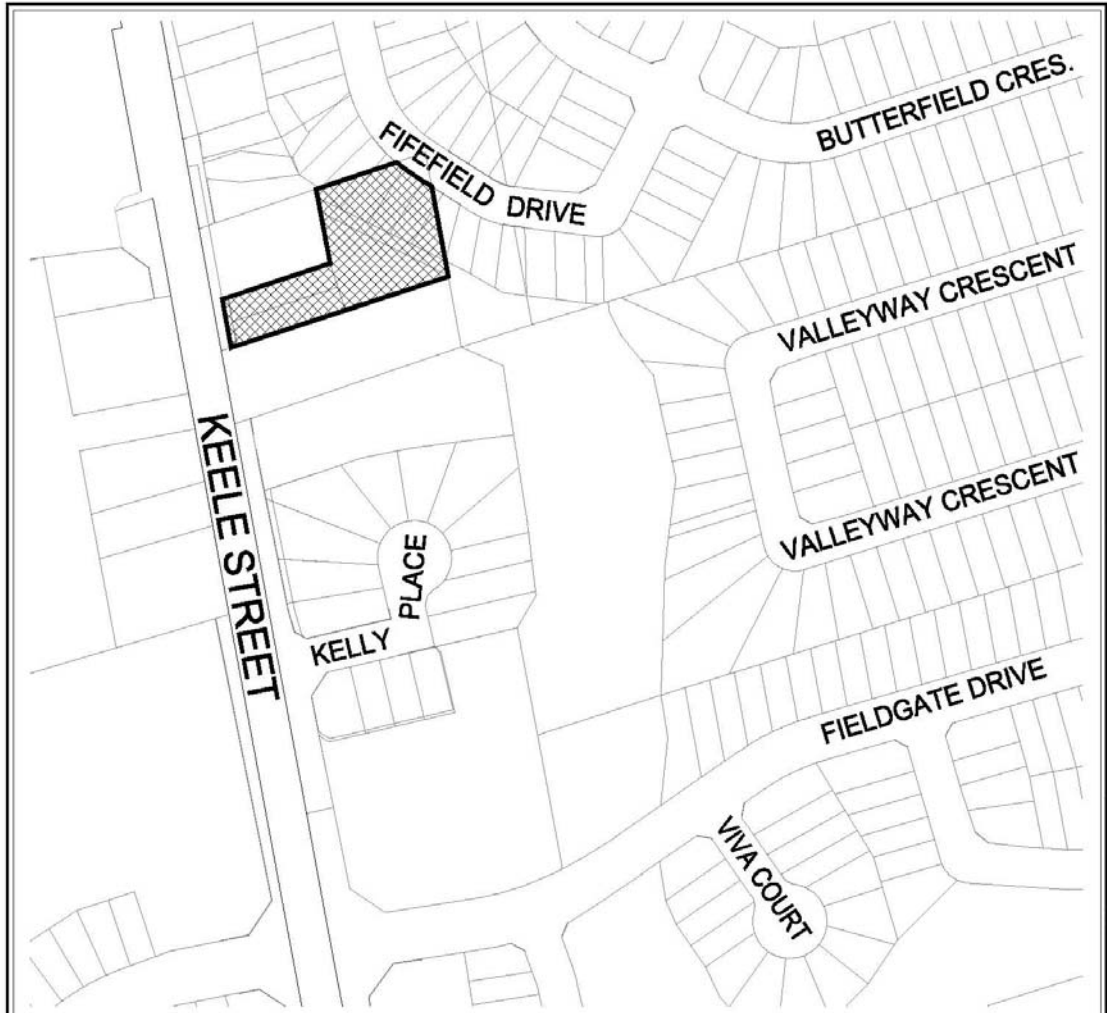
Respectfully submitted,

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

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

KW/vp

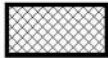
ATTACHMENT No. 1



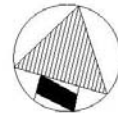
ASSUMPTION APPROVAL
VIA D'ORO 647261 ONTARIO LTD.
19T-89103 - 65M-2830

LOCATION : Part of Lot 18, Concession 3

LEGEND



SUBJECT LANDS



NOT TO SCALE