

COMMITTEE OF THE WHOLE - APRIL 12, 2011

ASSUMPTION – ROYBRIDGE HOLDINGS, PHASE 1 19T-97V33 / 65M-3391 WARD 3

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-3391, and that the Municipal Services Letter of Credit be reduced to \$5,000 pending the replacement of one damaged streetlight pole on Vellore Woods Boulevard. Once the streetlight pole is replaced to the satisfaction of the Development/Transportation Engineering Department, 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 3.2 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, stormwater management facility, Park, 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-3391 by the City.

Background - Analysis and Options

The Roybridge Holdings Phase 1, Plan of Subdivision 65M-3391 is a 247 lot residential development located on the east side of Weston Road, and north of Rutherford Road in Block 32 as shown on Attachment No.1. This phase of the plan also includes a stormwater management facility, an open space block and a Park.

The Subdivision Agreement with Roybridge Holdings Ltd was executed on November 11, 1999, and the Plan of Subdivision was subsequently registered on February 7, 2000. The construction of the roads and municipal services in Plan 65M-3391 was completed in October 2003.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. 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, and that the development securities held by the City be released.

All documentation required by the Subdivision 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 in the subdivision and are now satisfied with the extent of the works subject to the replacement of one streetlight on Vellore Woods Boulevard. The developer has committed to replace this streetlight when the weather permits in the spring. Accordingly, the Development/Transportation Engineering Department has no objection to the assumption of the subdivision subject to retaining securities in the amount of \$5,000 to guarantee the timely completion of the works.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including 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 Roybridge Holdings Phase 1 Plan of Subdivision 65M-3391 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3391 be assumed and the Municipal Services Letter of Credit be reduced to \$5,000. Once the streetlight on Vellore Woods Boulevard has been replaced to the satisfaction of the Development/Transportation Engineering Department, the Municipal Services Letter of Credit will 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

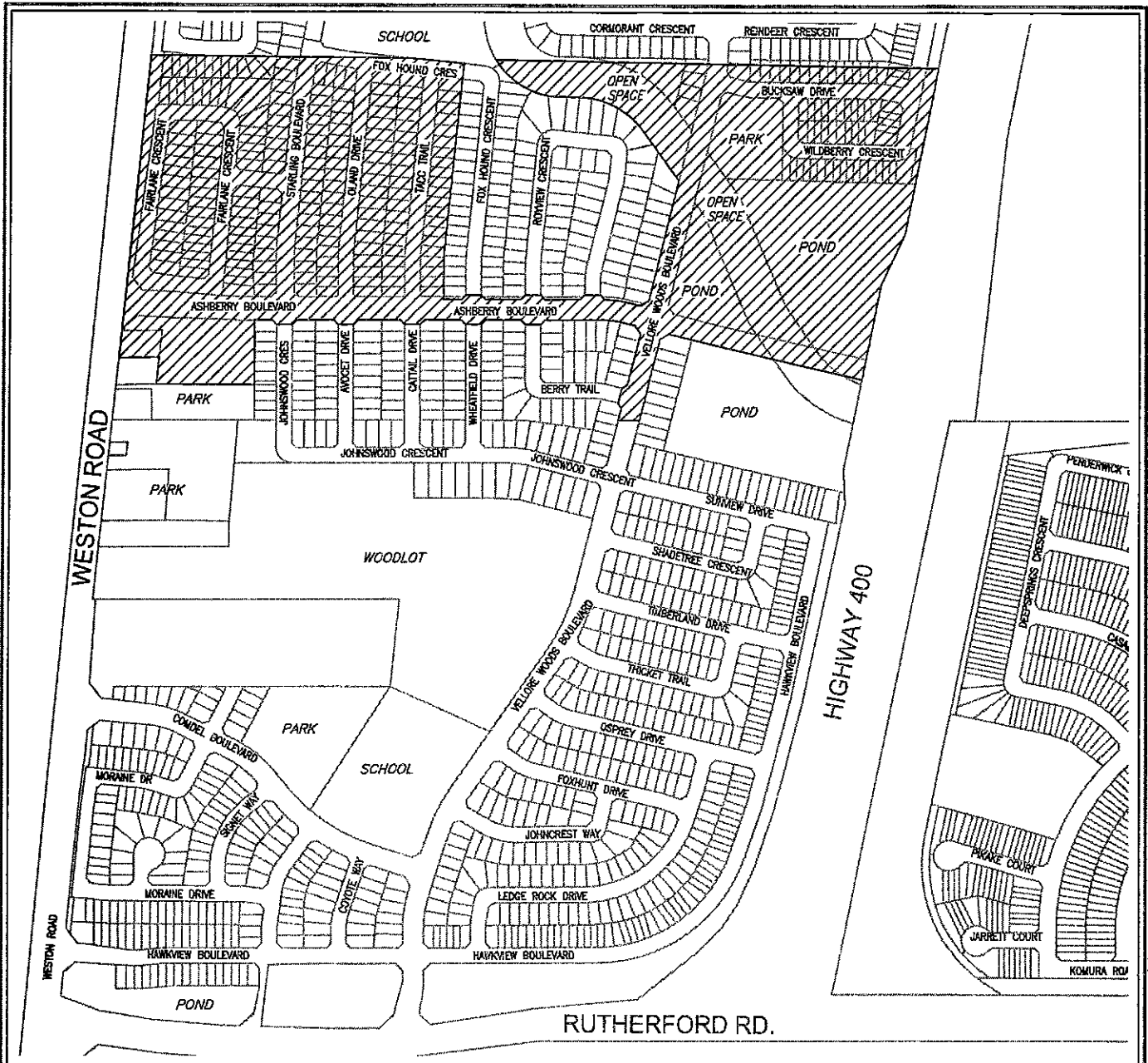
Respectfully submitted,

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



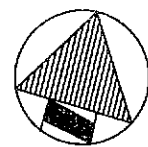
SUBDIVISION ASSUMPTION
ROYBRIDGE, PHASE 1
19T-97V33/65M-3391

LOCATION : Part of Lot 18, Concession 5

LEGEND



SUBJECT LANDS



NOT TO SCALE

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