

COMMITTEE OF THE WHOLE - OCTOBER 4, 2011

PARTIAL ASSUMPTION – PARKTRAIL INDUSTRIAL SUBDIVISION

19T-99V01 / 65M-3692

WARD 4

Recommendation

The Commissioner of Engineering and Public Works recommends:

THAT Council enact the necessary by-law assuming the roadways and municipal services that are set out in the Subdivision Agreement for Plan 65M-3692, on Edgeley Boulevard, Four Valley Drive (east of Edgeley Boulevard), Romina Drive, Gensal Gate and Bass Pro Mills Drive.

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 1.80 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, stormwater management facility, 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 partial assumption of the municipal services in Plan of Subdivision 65M-3692.

Background - Analysis and Options

The Parktrail Industrial Plan of Subdivision, 65M-3692 is an industrial development located between Highway No.400 and Jane Street, north of Langstaff Road in Block 31 as shown on Attachment No.1.

The Subdivision Agreement with Parktrail Estates Inc. was executed on August 13, 2003, and the Plan of Subdivision was subsequently registered on September 16, 2003. The construction of the roads and municipal services in Plan 65M-3692 was completed in November, 2007.

The majority of the industrial lots in the Plan that are located east of Edgeley Boulevard have been developed. In comparison, the development of the lots on the west side of Edgeley Boulevard has been slow. Accordingly, a phased assumption process has been adopted for this subdivision. The portion of the subdivision that is east of Edgeley Boulevard was issued completion approval on March 31, 2009. The Developer has maintained the municipal services on Edgeley Boulevard, Four Valley Drive (east of Edgeley Boulevard) Romina Drive, Gensal Gate and Bass Pro Mills Drive in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. Accordingly, the Developer has requested that the roads and municipal services on this portion of the subdivision be assumed by the City. The balance the subdivision that is west of Edgeley Boulevard will be recommended for assumption at a later date.

All documentation required by the Subdivision Agreement for assumption of the east portion of the subdivision has been submitted. Development/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.

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 on Edgeley Boulevard, Four Valley Drive (east of Edgeley Boulevard), Romina Drive, Gensal Gate and Bass Pro Mills Drive in the Parktrail Industrial Subdivision, Plan 65M-3692 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that these municipal services be assumed by the City.

Attachments

1. Location Map

Report prepared by:

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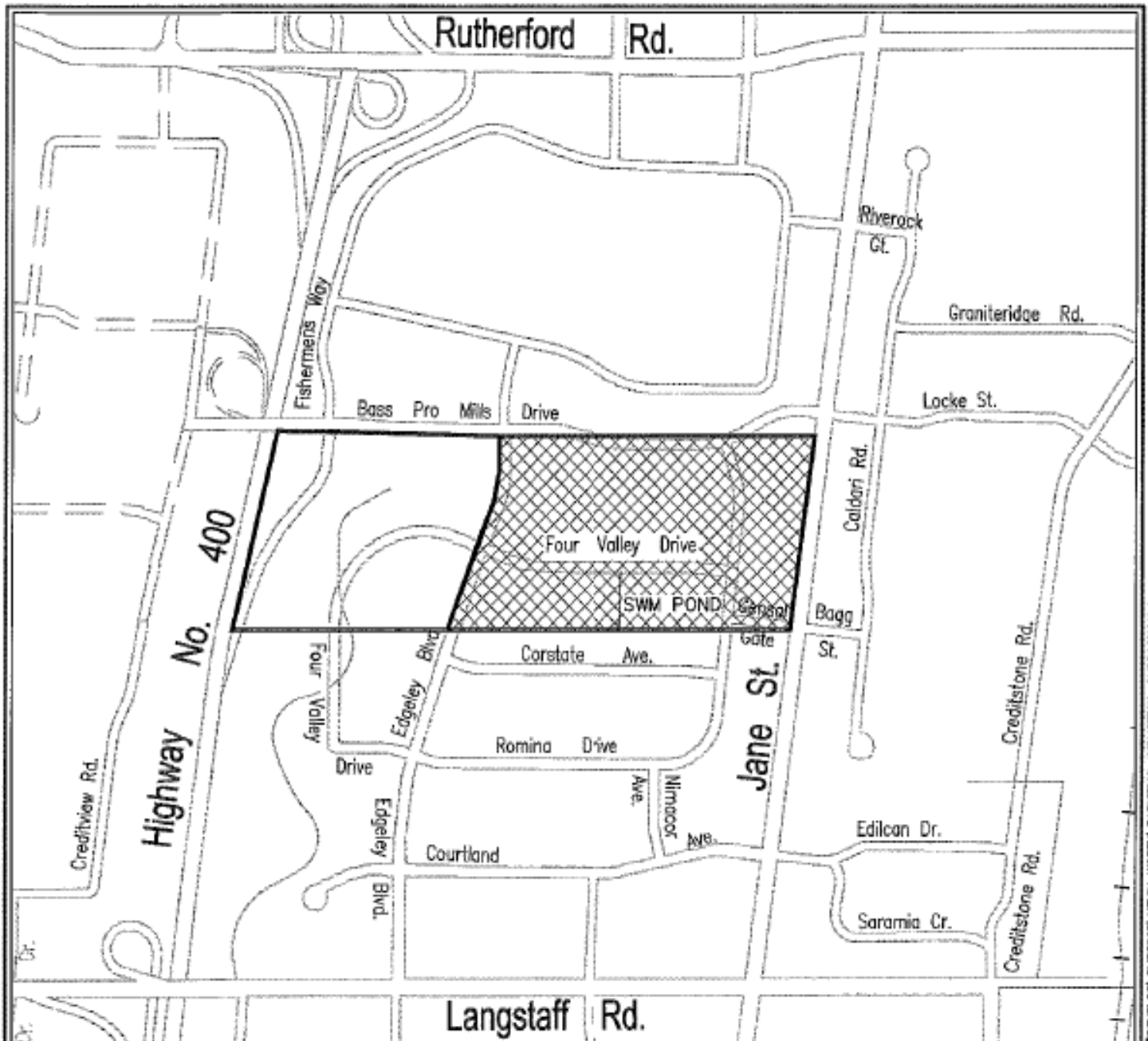
Respectfully submitted,

Paul Jankowski, P. Eng.
Commissioner of Engineering and Public Works

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

FS/kw

ATTACHMENT No. 1



PARTIAL ASSUMPTION APPROVAL PARKTRAIL INDUSTRIAL SUBDIVISION

19T-99V01

LOCATION: Part of Lot 13
Concession 5

LEGEND



SUBJECT LANDS

OVERALL BOUNDARY



NOT TO SCALE