

COMMITTEE OF THE WHOLE - NOVEMBER 15, 2011

ASSUMPTION – HEATHERWOOD PROPERTIES INC., PHASE 1 19T-89118 & 19T-00V16 / 65M-3685 & 65M-3686 WARD 4

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-3685 & 65M-3686, 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 residential subdivision, approximately 2.8 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 this subdivision.

Purpose

This report pertains to the assumption of the municipal services in Plan of Subdivision Plan 65M-3685 & 65M-3686 by the City.

Background - Analysis and Options

The Heatherwood Properties Inc. – Phase 1, Plan of Subdivision 65M-3685 & 65M-3686 is a 391 lot residential development comprised of 59 single, 154 semi and 178 townhouse lots, 3 neighbourhood park blocks, 3 commercial blocks and 1 school block, located on the south side of Rutherford Road and east of Dufferin Street, in Block 10 as shown on Attachment No.1.

The Subdivision Agreement with Heatherwood Properties Inc. was executed on April 2, 2003, and the Plan of Subdivision was subsequently registered on July 21, 2003. The construction of the roads and municipal services in Plan 65M-3685 & 65M-3686 was completed in October, 2005.

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. 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

All regional implications have been satisfied as they have conducted their own inspection of the municipal services located Rutherford Road and have found the works to be satisfactory.

Conclusion

The construction of the roads and municipal services associated with the Heatherwood Properties Inc. – Phase 1 Plan of Subdivision 65M-3685 & 65M-3686 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3685 & 65M-3686 be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

Report prepared by:

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Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

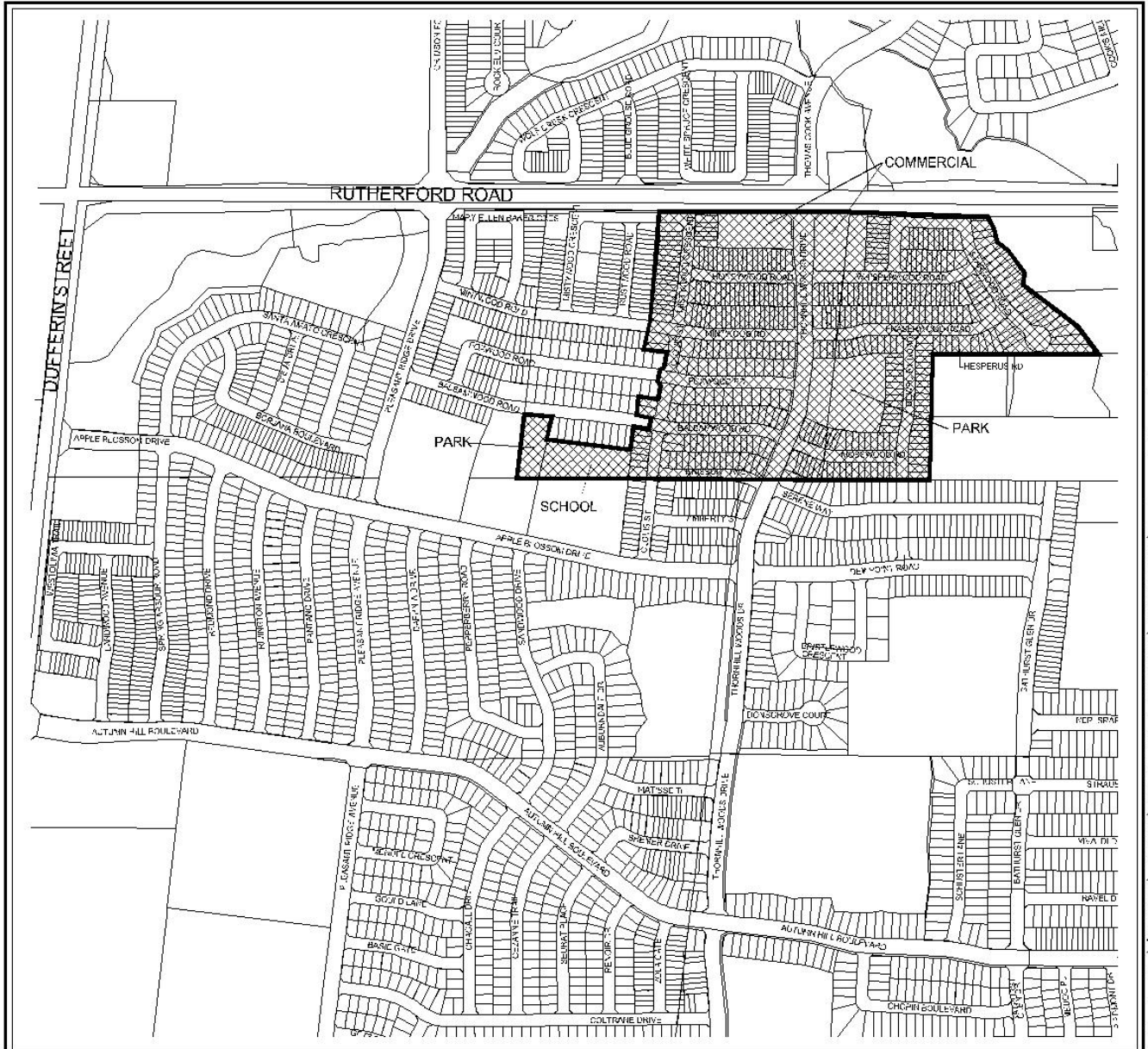
Respectfully submitted,

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



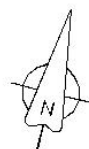
ASSUMPTION APPROVAL
HEATHERWOOD PROPERTIES INC. - PHASE 1
19T-89118 AND 19T-00V16

LOCATION : Part of Lot 15, Concession 2

LEGEND



SUBJECT LANDS



NOT TO SCALE