

COMMITTEE OF THE WHOLE - APRIL 3, 2012

ASSUMPTION – ANLAND SUBDIVISION PHASE 1

19T-96V13 / 65M-3883

WARD 2

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-3883, and that the Municipal Services Letter of Credit be reduced to \$2,000 pending the rectification of minor deficiencies to the satisfaction of the Development/Transportation Engineering Department. Once these deficiencies are rectified, then the Municipal Services Letter of Credit shall 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 development, approximately 0.24 kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, boulevard trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$455,378 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$23,483 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 74,052	\$9,606
Storm sewers	\$107,423	\$ 435
Sanitary Sewers	\$ 94,671	\$9,208
Road	\$168,989	\$3,754
Street lights	\$ 10,243	\$ 480
Totals	\$ 455,378	\$23,483

() Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary.*

The life cycle costs associated with this additional infrastructure will be included in the City's future multi-year budgets.

Communications Plan

The pertinent City departments will be notified of the assumption of this subdivision.

Purpose

The purpose of this report is to inform Council that the municipal services in the Anland Subdivision Phase 1 are now complete and can be considered for assumption by the City.

Background - Analysis and Options

The Anland Subdivision Phase 1 is comprised of 14 single residential lots and 8 semi-detached units and is located on the north-west corner of Islington Avenue and Hayhoe Lane as illustrated on Attachment No. 1.

The Subdivision Agreement with Anland Woodbridge Ltd was executed on November 8, 2005, and the Plan of Subdivision 65M-3883 was subsequently registered on January 24, 2006. The construction of the roads and municipal services was completed in October 2009.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and rectified all deficiencies with the exception of the replacement of some sod behind certain sections of curb on Autumn Ridge Court and the repainting of the stop bar at the intersection of Autumn Ridge and Hayhoe Lane. These deficiencies could not be rectified last fall due to weather but the developer has committed to completing the work by May 31st, 2012. The value of this work is estimated to cost about \$2,000 so staff is recommending that securities in this amount be held by the City until the works have been completed.

All documentation required by the Subdivision Agreement for assumption 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 works with the exception of the minor deficiencies noted above. In addition, the grading of all lots in the subdivision have 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.

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 & Forestry Operations, 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.

Conclusion

The construction of the roads and municipal services associated with the Anland Subdivision Phase 1, Plan of Subdivision 65M-3883, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3883 be assumed and the Municipal Services Letter of Credit be reduced to \$2,000 pending the rectification of minor deficiencies to the satisfaction of the Development/Transportation Engineering Department. Once these deficiencies are rectified, the remaining Municipal Services Letter of Credit shall be released.

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/om

ATTACHMENT No. 1



ASSUMPTION

ANLAND SUBDIVISION - PHASE 1
19T-96V13 - 65M-3883

LOCATION: Lot 37, REGISTERED PLAN M - 1701 AND,
Lot 5, REGISTERED PLAN M - 1117

LEGEND



SUBJECT LANDS



NOT TO SCALE