

COMMITTEE OF THE WHOLE - JUNE 5, 2012

**ASSUMPTION – LANGSTAFF CONTWO INVESTMENTS LIMITED PHASE 1
19T-98V05 / 65M-3535
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-3535, 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 development, approximately 1.2 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, boulevard trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,522,768 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$145,060 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 231,930	\$ 52,030
Storm sewers	\$ 242,951	\$ 2,350
Sanitary Sewers	\$ 387,620	\$ 49,880
Road	\$ 364,205	\$ 20,330
Street lights	\$ 53,221	\$ 9,500
Trees/Streetscaping/Landscaping	\$ 172,841	\$ 8,340
Boulevard Maintenance	\$ 70,000	\$ 2,630
Totals	\$1,522,768	\$145,060

() Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary and the Parks and Forestry Operations Department.*

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

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-3535 by the City.

Background - Analysis and Options

The Langstaff Contwo Investments Limited Phase 1, Plan of Subdivision 65M-3535 is a 106 lot townhouse residential and commercial block development located on the north side of Highway 7, and east of Dufferin Street, in Block 9 as shown on Attachment No.1.

The Subdivision Agreement with Langstaff Contwo Investments Limited was executed on August 12, 2001, and the Plan of Subdivision was subsequently registered on November 5, 2001. The construction of the roads and municipal services in Plan 65M-3535 was completed in 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 the Municipal Services Letter of Credit 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 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 municipal services located within the Highway No.7 right of way and have found the works to be satisfactory. The Region of York provided their release on July 14, 2004.

Conclusion

The construction of the roads and municipal services associated with the Langstaff Contwo Investments Limited, Plan of Subdivision 65M-3535 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3535 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

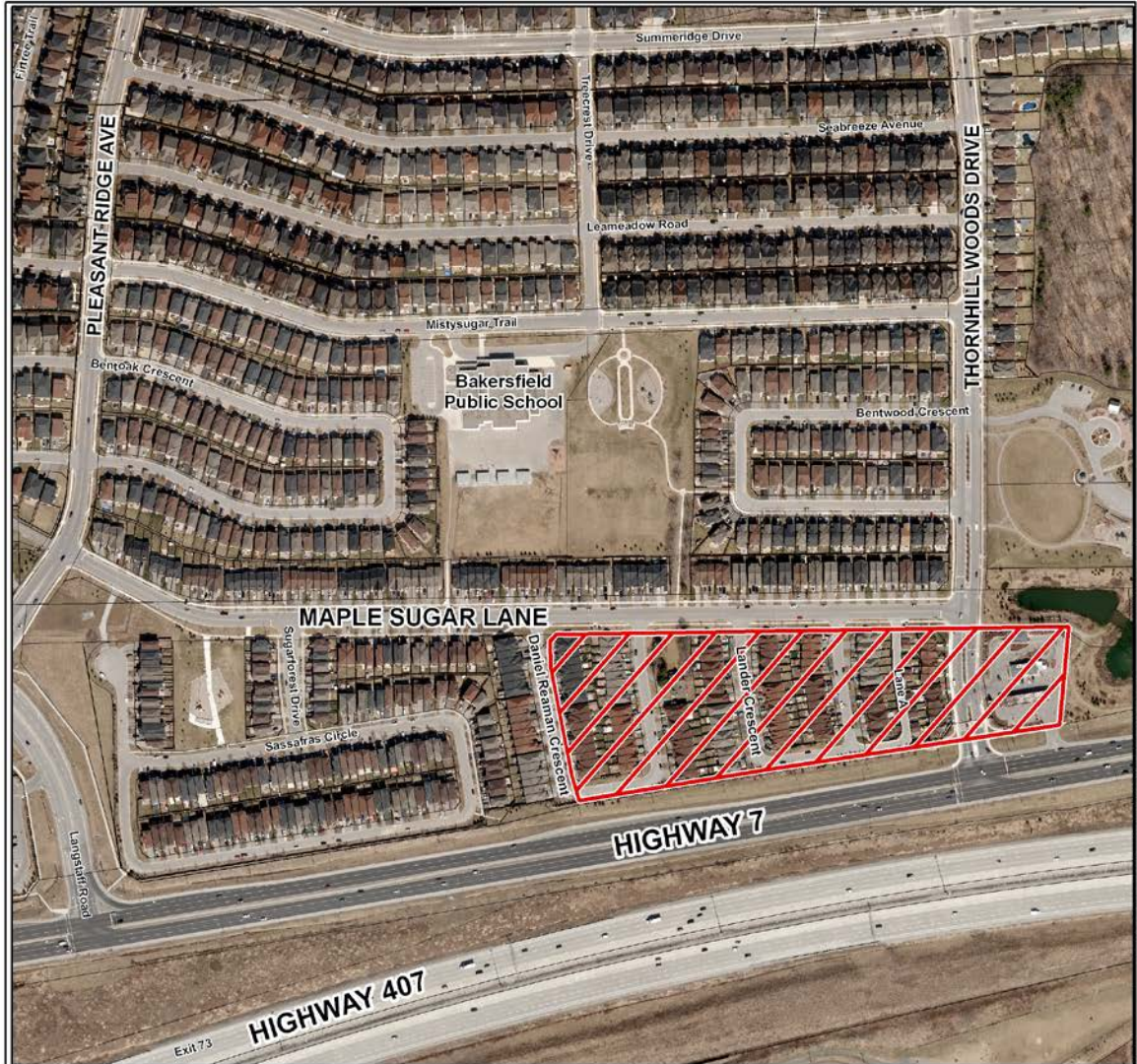
Respectfully submitted,

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

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

KW

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION
LANGSTAFF CONTWO INVESTMENTS LIMITED-PHASE 1
65M-3535-19T-98V05
LOCATION : Part of Lot 10, Concession 2

LEGEND

 SUBJECT LANDS



NOT TO SCALE