

COMMITTEE OF THE WHOLE - JUNE 19, 2012

**ASSUMPTION – GLEN-KEELE SITE PLAN AGREEMENT – STORM SEWER
SITE PLAN AGREEMENT DA 05-047
WARD 4 – VICINITY OF KEELE STREET AND HIGHWAY 7**

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enacts the necessary by-law assuming the Storm Sewer and Oil Grit Separator that is set out in the Site Plan Agreement between the City and Glen-Keele Developments Three Limited 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 320 meters of storm sewer and 1 oil-grit separator will be added to the City's network of infrastructure. This additional infrastructure is valued at \$480,120 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$580 as shown on the following chart:

ITEM DESCRIPTION	AS CONSTRUCTED COSTS	ANNUAL OPERATING COSTS
STORM SEWER SYSTEM	\$480,120	\$580

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 development.

Purpose

This report is to inform Council that the storm sewer and oil grit separator works associated with the agreement between Glen-Keele Developments Three Limited and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

In 2007, Glen-Keele Developments Three Limited developed an industrial building at 7810 Keele Street pursuant to site plan application DA.05.047. The site is located on the north side of Highway #7 just west of Keele Street as shown on attachment No.1.

As part of the site development, Glen-Keele Developments constructed a 320 metre section of storm sewer together with an oil/grit separator to service the industrial building and to convey flows from the adjacent lands. This storm sewer was constructed within a municipal easement and considered a municipal service. The storm sewer discharges to the existing ditch on the south east corner of Keele Street and Highway #7 as shown on Attachment No.1.

The Site Plan Agreement with Glen-Keele Developments Three Limited was executed on March 16, 2007. The construction of the trunk storm sewer and oil grit separator under this Agreement was completed later in October 2007.

The Owner of this development has maintained the storm sewer and oil grit separator during the required minimum thirteen month maintenance period and has rectified all deficiencies. Accordingly, the Owner of the development has requested that the storm sewer and oil grit separator be assumed by the City, and that the securities held by the City for this work be released.

All documentation required by the Agreement for assumption has been submitted. Development/Transportation Engineering staff, in conjunction with the Owner's Consulting Engineer, have conducted all the necessary inspections of the municipal services under the Agreement 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, Public Works, and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this development have been satisfied.

Relationship to Vaughan Vision 2020

The assumption of the storm sewer and oil grit separator within this development is 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 concerns or implications with respect to the assumption of the municipal works within this development.

Conclusion

The construction of the storm sewer and oil grit separator associated with the Site Plan Agreement between the City and Glen-Keele Developments Three Limited has been completed. Accordingly, it is appropriate that the storm sewer be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

Report prepared by:

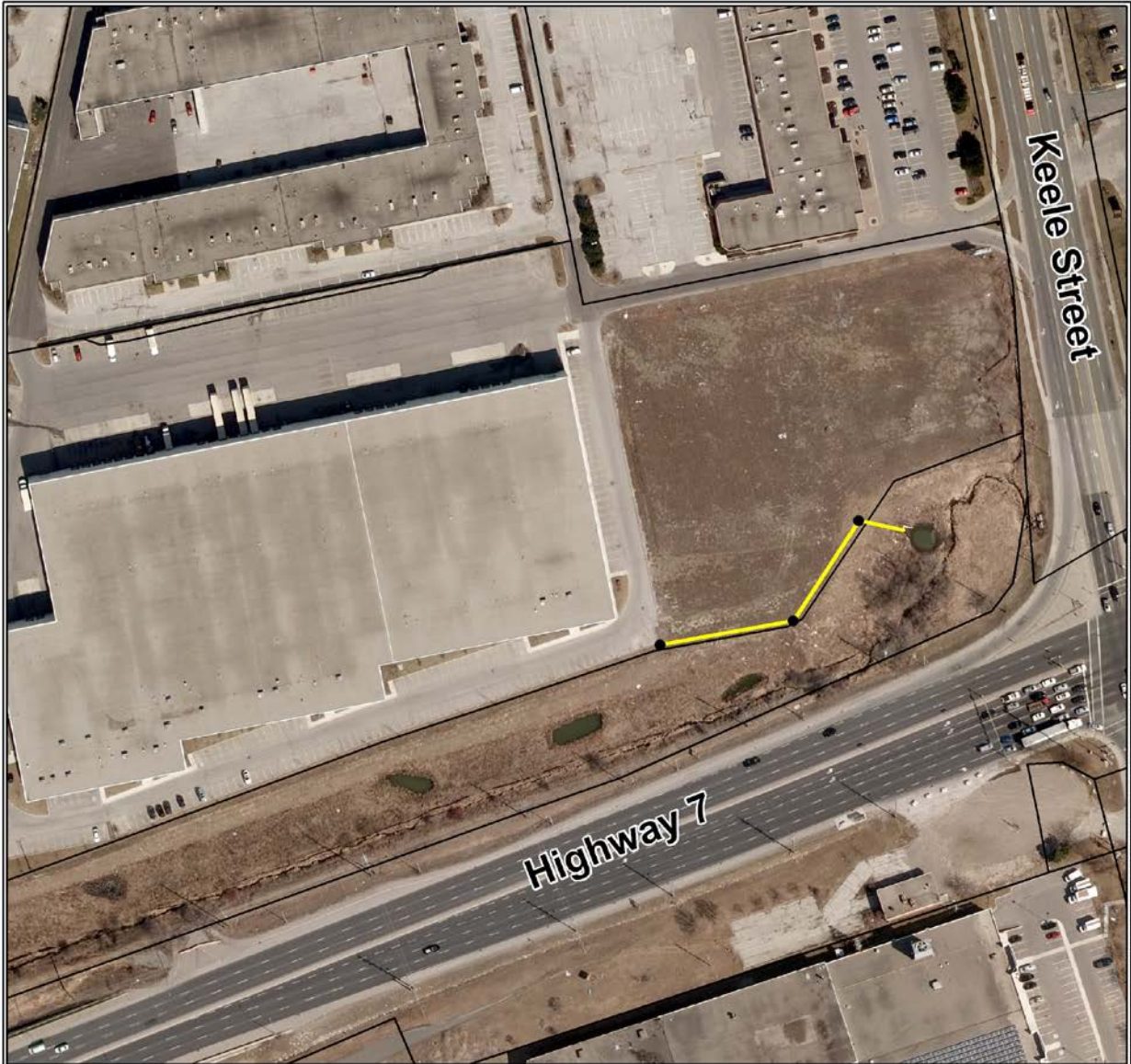
Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

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

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

ATTACHMENT No. 1



**ASSUMPTION TRUNK STORM SEWER
DEVELOPMENT AGREEMENT
ASSOCIATED FILE DA05.047**

LOCATION: Part of Lot 6
Concession 4

LEGEND

● — ● SUBJECT 1650mm
STORM SEWER



NOT TO SCALE