

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 7, Report No. 7, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 17, 2015, as follows:

By approving the recommendation set out in Communication C17 from the Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, dated February 13, 2015, as follows:

1. ***That recommendation 2. of the report of the Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, dated February 3, 2015, be replaced with the following:***
2. ***That the Municipal Services Letter of Credit be reduced to \$150,000 to guarantee the completion of minor streetscaping and servicing related items to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Services Departments. Upon completion of the streetscaping and engineering related deficiencies, the Municipal Services Letter of Credit will be released.***

7 **ASSUMPTION – MACKENZIE RIDGE SUBDIVISION
PLAN OF SUBDIVISION 65M-4160 (19T-03V11)
WARD 1 – VICINITY OF DUFFERIN STREET AND TESTON KIRBY ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, dated February 3, 2015, be approved;
- 2) That staff meet with the local ratepayers' association prior to the Council meeting of February 17, 2015, to address the issues raised; and
- 3) That the deputation of Mr. Robert Kennedy, Mackenzie Ridge Ratepayers Association, Georgia Crescent, Vaughan, be received.

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4160; and
2. That the Municipal Services Letter of Credit be reduced to \$67,500 to guarantee the completion of minor streetscaping and servicing related items to the satisfaction of the Development Planning and Development Engineering and Infrastructure planning Services Departments. Upon completion of the streetscaping and Engineering related deficiencies, the Municipal Services Letter of Credit will 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.

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EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 7, CW Report No. 7 – Page 2

Economic Impact

Upon assumption of this subdivision, approximately 2.7 lane kilometers of roadway and associated municipal services including sewers, watermain, stormwater management facility, street lighting, streetscaping, sidewalk, etc., will be added to the City’s network of infrastructure. This additional infrastructure is valued at \$6,921,000 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$71,840 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 814,000	\$ 9,500
Sanitary sewers	\$2,299,000	\$ 6,150
Storm sewers	\$ 982,000	\$ 2,090
Road	\$ 888,200	\$ 20,930
Stormwater Management Facility	\$ 324,100	\$ 3,410
Trees/Streetscaping/Landscaping	\$1,463,700	\$25,080
Streetlighting	\$ 150,000	\$ 4,680
Totals	\$6,921,000	\$71,840

() Estimated Annual Operating Costs based on information from Environmental Services and the Transportation Services and Parks & Forestry Operations Departments.*

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

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between Ventana Homes Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Mackenzie Ridge Subdivision, Plan of Subdivision 65M-4160 is a residential development comprised of 81 single lots, 2 partial lots, and a stormwater management facility, located north of Teston Road and west of Dufferin Street in Ward 1 as shown on Attachment No.1.

The Subdivision Agreement with Ventana Homes Inc. was executed on December 11, 2009 and the Plan of Subdivision was subsequently registered on February 4, 2010. The construction of the roads and municipal services in Plan 65M-4160 was considered substantially complete on January 24, 2013.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies with the exception of minor streetscaping and servicing related works. All documents required for assumption have been received and the grading of all lots in the subdivision has been certified by the developer’s engineering consultant.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 7, CW Report No. 7 – Page 3

Development inspection staff, in conjunction with the developer's consulting engineer, has conducted all necessary inspections of the municipal services and are now satisfied with the extent of the work. A recent inspection of the municipal services revealed that there are some minor outstanding landscape/streetscape, curb, sidewalk and driveway deficiencies that will need to be rectified in the 2015 construction season. Accordingly, staff is recommending that \$67,000 be retained in the value of the Municipal Services Letter of Credit after assumption to guarantee these outstanding works are completed to the city's satisfaction.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, Development Planning, Parks Development, Environmental Services, and Clerks. In addition, the Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, Ventana Homes Inc. has requested the municipal services constructed in conjunction with the Mackenzie Ridge Subdivision Agreement be assumed by the City.

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

The Region of York have conducted their own inspection of municipal services located within the Dufferin Street right-of-way and have found the works to be satisfactory.

Conclusion

The construction of the roads and municipal services associated with the Mackenzie Ridge Subdivision, Plan of Subdivision 65M-4160, has been completed in accordance with the subdivision agreement. Accordingly, it is recommended that the roads and municipal services in 65M-4160 be assumed and the Municipal Services Letter of Credit be reduced to \$67,500 to guarantee the completion of outstanding streetscaping and servicing related works within the subdivision to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Departments. Upon the completion of the outstanding works, the Municipal Services Letter of Credit will 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

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



C	<u>17</u>
Item #	<u>7</u>
Report No.	<u>7 (cw)</u>
<u>Council - February 17/15</u>	

DATE: February 13, 2015

TO: HONOURABLE MAYOR BEVLACQUA AND MEMEBERS OF COUNCIL

FROM: PAUL JANKOWSKI, COMMISSIONER OF PUBLIC WORKS
ANDREW PEARCE, DIRECTOR OF DEVELOPMENT ENGINEERING AND
INFRASTRUCTURE PLANNING SERVICES

RE: **COMMUNICATION – COUNCIL MEETING - FEBRUARY 17, 2015**
REPORT No. 7, ITEM No. 7,
ASSUMPTION – MACKENZIE RIDGE SUBDIVISION
PLAN OF SUBDIVISION 65M-4160 (19T-03V11)
WARD 1 – VICINITY OF DEFFERIN STREET AND TESTON ROAD

Recommendation

The Commissioner of Public works and the Director of Development Engineering and Infrastructure Planning Services recommend:

1. That Recommendation 2 of Item No. 7, Report No. 7 be replaced with the following:

"That the Municipal Services Letter of Credit be reduced to \$150,000 to guarantee the completion of minor streetscaping and servicing related items to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Services Departments. Upon completion of the streetscaping and engineering related deficiencies, the Municipal Services Letter of Credit will be released."

Background

The Committee of the Whole, at its meeting on February 3, 2015, directed staff as follows:

"That staff meet with the local ratepayers' association prior to the Council meeting on February 17, 2015, to address the issues raised"

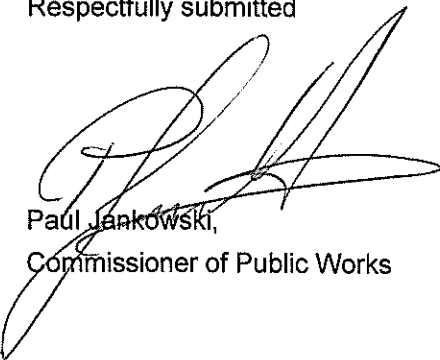
On February 12, 2015, staff met on site with Mr. Robert Kennedy, President of the Mackenzie Ridge Ratepayers Association together with a representative from the developer to discuss and inspect the potential issues with the municipal services in the Mackenzie Ridge subdivision that Mr. Kennedy identified in his deputation to the Committee of the Whole on February 3, 2015.



At the site meeting, Mr. Kennedy presented a detailed list of potential issues mostly related to streetscaping, cracks in certain segments of concrete curb and bays of sidewalk, cracks in the road asphalt in proximity to a number of manholes, and areas of settlement on several driveways with permeable interlocked paving stones. Many of these issues were considered in staff's recommendation to hold back \$67,500 in development securities after assumption until the works could be re-inspected in spring 2015 and any deficiencies in workmanship rectified to the satisfaction of the city.

Although a thorough inspection and condition assessment of the municipal services in the subdivision had been previously carried out by staff through the assumption process and any remaining deficiencies noted, staff is prepared to re-inspect the items identified by Mr. Kennedy. Unfortunately, the items could not be fully inspected by city staff on February 12th due to the accumulation of snow on the ground. Accordingly, the developer has agreed to increase the value of the holdback in the Municipal Services Letter of Credit from \$67,500 to \$150,000, which is considered a conservative amount that would be more than sufficient to guarantee the rectification of any remaining deficiencies in the subdivision during the 2015 construction season.

Respectfully submitted



Paul Jankowski,
Commissioner of Public Works



Andrew Pearce,
Director of Development
Engineering and Infrastructure
Planning Services

Copy to: Barbara Cribbett, Interim City Manager
John MacKenzie, Commissioner of Planning
Jeffery A. Abrams, City Clerk
Lloyd Noronha, Director of Development Finance and Investments
Frank Suppa, Manager of Development Inspection and Lot Grading

COMMITTEE OF THE WHOLE - FEBRUARY 3, 2015

**ASSUMPTION – MACKENZIE RIDGE SUBDIVISION
PLAN OF SUBDIVISION 65M-4160 (19T-03V11)
WARD 1 – VICINITY OF DUFFERIN STREET AND KIRBY ROAD**

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4160; and
2. That the Municipal Services Letter of Credit be reduced to \$67,500 to guarantee the completion of minor streetscaping and servicing related items to the satisfaction of the Development Planning and Development Engineering and Infrastructure planning Services Departments. Upon completion of the streetscaping and Engineering related deficiencies, the Municipal Services Letter of Credit will be released.

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The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies with the exception of minor streetscaping and servicing related works. All documents required for assumption have been received and the grading of all lots in the subdivision has been certified by the developer's engineering consultant.

Development inspection staff, in conjunction with the developer's consulting engineer, has conducted all necessary inspections of the municipal services and are now satisfied with the extent of the work. A recent inspection of the municipal services revealed that there are some minor outstanding landscape/streetscape, curb, sidewalk and driveway deficiencies that will need to be rectified in the 2015 construction season. Accordingly, staff is recommending that \$67,000 be retained in the value of the Municipal Services Letter of Credit after assumption to guarantee these outstanding works are completed to the city's satisfaction.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, Development Planning, Parks Development, Environmental Services, and Clerks. In addition, the Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, Ventana Homes Inc. has requested the municipal services constructed in conjunction with the Mackenzie Ridge Subdivision Agreement be assumed by the City.

Relationship to Vaughan Vision 2020

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Regional Implications

The Region of York have conducted their own inspection of municipal services located within the Dufferin Street right-of-way and have found the works to be satisfactory.

Conclusion

The construction of the roads and municipal services associated with the Mackenzie Ridge Subdivision, Plan of Subdivision 65M-4160, has been completed in accordance with the subdivision agreement. Accordingly, it is recommended that the roads and municipal services in 65M-4160 be assumed and the Municipal Services Letter of Credit be reduced to \$67,500 to guarantee the completion of outstanding streetscaping and servicing related works within the subdivision to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Departments. Upon the completion of the outstanding works, the Municipal Services Letter of Credit will 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
Commissioner of Public Works

Andrew Pearce
Director of Development
Engineering and Infrastructure
Planning Services


ATTACHMENT No. 1



ASSUMPTION
MACKENZIE RIDGE SUBDIVISION
19T-03V11, 65M-4160 (BLOCK 20)

LOCATION: Part of Lot 27, Concessions 3

LEGEND

 SUBJECT LANDS



NOT TO SCALE

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THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 031-2015

A By-law to assume Municipal Services in Mackenzie Ridge Subdivision, 19T-03V11, Registered Plan 65M-4160.

WHEREAS the Subdivision Agreement between the City of Vaughan and Ventana Homes Inc. provides for the installation of certain public services.

AND WHEREAS the Commissioner of Public Works has received certification that the services in Registered Plan 65M-4160, have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the services in Registered Plan 65M-4160, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Ventana Homes Inc. dated December 11, 2009, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 17th day of February, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk