

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015**

Item 8, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 20, 2015.

**8**

**ASSUMPTION – ARGENTO SUBDIVISION PHASE 1  
PLAN OF SUBDIVISION 65M-3885 (19T-03V08)  
WARD 3 VICINITY OF HIGHWAY 400 AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Engineering and Infrastructure Planning Services, dated January 13, 2015:

**Recommendation**

The Commissioner of Public Works and the Director of 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-3885, and
2. That the Municipal Services Letter of Credit be reduced to \$31,000 to guarantee the rectification of minor streetscaping and landscaping deficiencies in the subdivision. Once the deficiencies are rectified to the satisfaction of city staff, 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.

**Economic Impact**

Upon assumption of this subdivision, approximately 1.6 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 is valued at \$ 1,696,475 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$38,515 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 162,722	\$ 5,609
Sanitary sewers	\$ 159,183	\$ 3,634
Storm sewers	\$ 278,050	\$ 1,233
Road	\$ 461,801	\$12,356
Streetlights	\$ 32,000	\$ 1,920
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 602,719	\$13,763
Totals	\$1,696,475	\$38,515

*(\*) Estimated Annual Operating Costs based on information from the Transportation Services and Parks & Forestry Operations and Public Works Department.*

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

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##### **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 Argento Developments Inc. and the City are complete and can be considered for assumption by the City.

##### **Background - Analysis and Options**

The Argento Subdivision Phase 1, Plan of Subdivision 65M-3885, is a 119 residential unit development that includes one park, one school block and 5 high performance employment/commercial blocks. The subdivision is located on the northwest corner of Highway 400 and Major Mackenzie Drive as illustrated on Attachment No.1.

The Subdivision Agreement with Argento Developments Inc. was executed on December 13, 2005 and the Plan of Subdivision was subsequently registered on February 9, 2006. The construction of the roads and municipal services in Plan 65M-3885 was substantially completed on April 3, 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 those noted below. In addition, the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant.

During the final inspection of the subdivision, development inspection staff identified a number of boulevard trees that need to be either replaced or pruned in the subdivision and some streetscape deficiencies. The Developer has committed to rectify these remaining deficiencies in spring 2015. Accordingly, it is recommended that financial securities in the amount of \$31,000 be retained by the city after assumption to guarantee the satisfactory completion of these works.

All documentation required by the Subdivision Agreement for assumption has been submitted. Development 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.

Clearances were received from all pertinent City Departments including Development Engineering, Development Planning, Building Standards, Parks Development, Public Works, and Clerks. In addition, the Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

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.

##### **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.

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**Regional Implications**

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

**Conclusion**

The construction of the roads and municipal services associated with the Argento Subdivision Plan of Subdivision 65M-3885 has been completed in accordance with the Subdivision Agreement with minor exceptions as noted in this report. Accordingly, it is appropriate that the roads and municipal services in 65M-3885 be assumed and the Municipal Services Letter of Credit be reduced to \$31,000 to guarantee the completion of minor streetscaping/landscaping deficiencies. Once the deficiencies are rectified to the satisfaction of city staff, the Municipal Services Letter of Credit will be released.

**Attachments**

1. Location Map

**Report prepared by:**

Odette McIntyre, C.Tech. – Engineering Technologist, ext. 8461

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.)