

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 1, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 17, 2015.

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**ASSUMPTION – VILLAGIO  
PLAN 65M-4077 (19T-04V04)  
WARD 2 - VICINITY OF PINE VALLEY DRIVE AND REGIONAL ROAD 7**

The Committee of the Whole recommends:

- 1) That recommendation 1. 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; and
- 2) That recommendation 2. be replaced with the following in accordance with Communication C1, from the Director of Development Engineering and Infrastructure Planning Services, dated January 26, 2015:
  2. That the Municipal Services Letter of Credit be reduced to \$10,000 to guarantee the rectification of any deficiencies in recently completed sidewalk works. The Municipal Services Letter of Credit will be released after city staff has re-inspected the sidewalk works and are satisfied that there are no deficiencies.

**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-4077; and
2. That the Municipal Services Letter of Credit be reduced to \$10,000 to guarantee the rectification of any deficiencies in recently completed sidewalk works. The Municipal Services Letter of Credit will be released after city staff has re-inspected the sidewalk works and are satisfied that there are deficiencies.

**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 the municipal services associated with this development, a section of sidewalk will be added to the City's network of infrastructure. This additional infrastructure is valued at \$ 25,606 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$156 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Sidewalk	\$25,606	\$156
Totals	\$25,606	\$156

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

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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 development.

#### **Purpose**

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

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

The Villagio Development, Plan 65M-4077, is a residential common element condominium development comprised of 37 units. The site is located on the south side of Regional Road 7 and west side of Helen Street as illustrated on Attachment #1.

The subdivision agreement with PB Homes (Woodbridge) Corporation was executed on August 21, 2007 and the Plan of Subdivision was subsequently registered on July 11, 2008. The related subdivision agreement provides for the construction of a segment of sidewalk and landscaping on Highway 7, in front of the development. The construction of the sidewalk on Highway 7 was substantially completed on October 1, 2013. The Developer has maintained these works during the required minimum thirteen month maintenance period.

All documentation required by the agreement for assumption has been submitted. Development engineering staff, in conjunction with the developer's consulting engineer, has conducted all the necessary final inspections of the constructed municipal services and are now satisfied with the extent of the works. A segment of sidewalk was recently replaced so staff is recommending that securities in the amount of \$10,000 be held until summer 2015 to guarantee the rectification of any deficiencies arising during the warranty period.

Assumption clearances have been received from all pertinent City Departments including Development Planning and Clerks. In addition, the Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with this development have been satisfied.

Accordingly, the Developer has requested that the municipal services constructed pursuant to the subdivision agreement 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 site 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**

Regional staff has advised that they are satisfied with the construction and restoration works along Highway 7 and have no objections to the city assuming the municipal services associated to this development.

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**Conclusion**

PB Homes (Woodbridge) Corporation has completed the construction of a segment of sidewalk and landscaping on Regional Road 7 in accordance with the subdivision agreement for Plan 65M-4077. Accordingly, it is appropriate that these municipal services be assumed and the Municipal Services Letter of Credit be reduced to \$10,000 to guarantee the rectification of any deficiencies in the recently completed sidewalk works. The Municipal Services Letter of Credit will be released after city staff has re-inspected the sidewalk works and are satisfied that there are deficiencies.

**Attachments**

1. Location Map

**Report prepared by:**

Odette McIntyre, 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.)