

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 6, 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 – LINDVEST PHASE 2 SUBDIVISION
PLAN OF SUBDIVISION 65M-4110 (19T-04V05)
WARD 4, VICINITY OF MAJOR MACKENZIE DRIVE AND BATHURST STREET**

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 Development Engineering and Infrastructure Planning Services, dated February 3, 2015:

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-4110; and
2. That the Municipal Services Letter of Credit be reduced to \$15,000 to guarantee the completion of minor streetscaping items to the satisfaction of the Development Planning Department. Upon completion of the streetscaping 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.

Economic Impact

Upon assumption of this subdivision, approximately 4.0 lane kilometers of roadway and associated municipal services including sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$3,586,920 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$76,500 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 481,260	\$14,140
Sanitary sewers	\$ 367,930	\$ 9,160
Storm sewers	\$ 869,410	\$ 3,110
Road	\$1,332,490	\$31,140
Trees/Streetscaping/Landscaping	\$ 329,640	\$12,830
Streetlighting	\$ 206,190	\$ 6,120
Totals	\$3,586,920	\$76,500

() Estimated Annual Operating Costs based on information from Public Works and the 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.

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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 North Bathurst Developments Ltd. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Lindvest Phase 2 Subdivision, Plan of Subdivision 65M-4110 is a residential development comprised of 158 single lots and 12 townhouse blocks, located south of Major Mackenzie Drive West and west of Bathurst Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with Lindvest Properties (Bathurst Mackenzie) Limited was executed on October 21, 2008 and the Plan of Subdivision was subsequently registered on December 19, 2008. The construction of the roads and municipal services in Plan 65M-4110 was considered substantially complete on October 28, 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 certain landscape 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. Development Planning staff has advised that there are minor outstanding landscaping deficiencies in the subdivision and are requesting financial securities in the amount of \$15,000 be retained to ensure that these works are satisfactorily completed.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Building Standards, Transportation Services, 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, Lindvest Properties (Bathurst Mackenzie) Limited has requested the municipal services constructed in conjunction with the Lindvest Phase 2 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

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

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Conclusion

The construction of the roads and municipal services associated with the Lindvest Phase 2 Subdivision, Plan of Subdivision 65M-4110, has been completed in accordance with the subdivision agreement. Accordingly, it is recommended that the roads and municipal services in 65M-4110 be assumed and the Municipal Services Letter of Credit be reduced to \$15,000 to guarantee the completion of outstanding streetscaping works within the subdivision to the satisfaction of the Development Planning Department. Upon the completion of the streetscaping works, the Municipal Services Letter of Credit will be released.

Attachments

1. Location Map

Report prepared by:

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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.)