

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

***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**

- 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.

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

- ## Contribution to Sustainability

 $\dots/2$

## CITY OF VAUGHAN

### **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.)