

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 8, 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.

**8 ASSUMPTION – ANDRIDGE SUBDIVISIONS PHASES 2, 2A AND 2B
 PLANS OF SUBDIVISION 65M-4016 (BALANCE), 65M-4017, 65M-4018, 65M-4019 (BALANCE),
 65M-4020, 65M-4133 AND 65M-4184 (19T-04V05)
 WARD 4 - VICINITY OF TESTON ROAD 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-4016 (Balance), 65M-4017, 65M-4018, 65M-4019 (Balance), 65M-4020, 65M-4133 and 65M-4184, more specifically set out on Attachment No.2; and
2. That the Municipal Services Letter of Credit be reduced to \$90,000 to guarantee the completion of certain streetscape and landscape deficiencies in the subdivisions to the satisfaction of the city staff. Once the landscaping deficiencies have been 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 3.8 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 \$4,251,700 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$74,650 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 729,990	\$13,580
Sanitary sewers	\$ 374,820	\$ 8,800
Storm sewers	\$1,233,840	\$ 2,990
Road	\$1,216,520	\$29,920
Trees/Streetscaping/Landscaping	\$ 487,360	\$12,700
Streetlighting	\$ 209,170	\$ 6,660
Totals	\$4,251,700	\$74,650

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 8, CW Report No. 7 – Page 2

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 agreements between Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited and the City are completed and can be considered for assumption by the City.

Background - Analysis and Options

Phases 2, 2A and 2B of the Andridge Subdivision, Plans of Subdivision 65M-4016 (Balance), 65M-4017, 65M-4018, 65M-4019 (Balance), 65M-4020, 65M-4133 and 65M-4184 are comprised of 312 single family residential lots and 3 parks and are located south of Teston Road and west of Bathurst Street in Ward 4 as shown on Attachment No.1.

The phase 2, 2A and 2B subdivision agreements with Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited were executed on August 15, 2007, June 10, 2009 and June 14, 2010, respectively. The Plans of Subdivision were subsequently registered on September 14, 2007, July 3, 2009 and August 10, 2010, respectively. The construction of the roads and municipal services in these subdivisions was considered substantially completed in November 2013.

The developers have maintained the municipal services in these subdivisions during the required minimum thirteen month maintenance period and have rectified all deficiencies. 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 deficiencies related to minor streetscaping items have yet to be completed and are requesting financial securities in the amount of \$15,000 be retained to ensure all works are completed. Transportation Services and Parks and Forestry Operations staff have also advised that a final inspection of the boulevard trees could not take place before the end of the 2014 construction season. Accordingly, they are requesting that financial securities in the amount of \$75,000 be retained until a final inspection has taken place in the spring of 2015 and all noted deficiencies are rectified.

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, it is appropriate that the municipal services constructed in conjunction with phases 2, 2A and 2B of the Andridge subdivision be assumed by the City.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 8, CW Report No. 7 – Page 3

Relationship to Vaughan Vision 2020

The development of these subdivisions 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.

Conclusion

The construction of the roads and municipal services associated with phases 2, 2A and 2B of the Andridge Subdivision, Plans of Subdivision 65M-4016 (Balance), 65M-4017, 65M-4018, 65M-4019 (Balance), 65M-4020, 65M-4133 and 65M-4184, have been completed in accordance with the related subdivision agreements. Accordingly, it is recommended that the roads and municipal services in these Plans, more specifically described on Attachment No.2, be assumed. The Municipal Services Letters of Credit associated with these subdivisions should be reduced to \$90,000 to guarantee the completion of the outstanding streetscaping and landscaping works within the subdivisions to the satisfaction of the Development Planning and Transportation Services and Parks and Forestry Operations Departments. Upon the completion of the streetscaping and landscaping works, the Municipal Services Letters of Credit will be released.

Attachments

1. Location Map
2. List of municipal services to be assumed

Report prepared by:

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(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.)