

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2017**

Item 9, Report No. 17, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 16, 2017.

**9**

**ASSUMPTION – CHURCHILL ESTATES SUBDIVISION  
PLAN OF SUBDIVISION 65M-4155 (19T-84029)  
WARD 1, VICINITY OF KING VAUGHAN ROAD AND KEELE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated May 2, 2017:

**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks and Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4155; and
2. That the Municipal Services Letter of Credit for Plan 65M-4155 be reduced to \$55,000 to guarantee the completion of streetscape and landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations and Development Planning Departments. Upon completion of the 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 0.5 lane kilometers of roadway and associated municipal services including storm sewers, watermain, street lighting, streetscaping, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,420,810 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$31,750 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Storm sewers	\$ 324,380	\$ 700
Stormwater Management Facility	\$ 116,560	\$ 3,410
Road	\$ 573,510	\$ 7,040
Trees/Streetscaping/Landscaping	\$ 234,750	\$18,920
Street and Walkway lighting	\$ 171,610	\$ 1,680
Totals	\$1,420,810	\$31,750

*(\*) 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.

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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 Balport Estates Corporation and the City are complete and can be considered for assumption by the City.

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

The Churchill Estates Subdivision, Plan of Subdivision 65M-4155 is a rural estate residential development comprised of 15 lots and a stormwater management facility located north of King-Vaughan Road and west of Keele Street as illustrated on Attachment No. 1.

The Subdivision Agreement with Balport Estates Corporation was executed on August 12, 2009 and the Plan of Subdivision was subsequently registered on December 3, 2009. The Subdivision Agreement requires the Owner to construct the necessary municipal services such as roads, storm sewers, storm water facility and hydro facilities, etc., as presented on the Construction Drawings in accordance with the requirements of the City and any other authority having jurisdiction. Each lot is serviced by a private water supply system and private sewage disposal system.

The construction of the roads and municipal services in Plan 65M-4155 was considered substantially complete on November 13, 2014.

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 some minor outstanding 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 to recommend assumption. Transportation Services and Parks and Forestry Operations staff has advised that there are a number of trees in the subdivision that need to be replaced. The Transportation Services and Parks and Forestry Operations department along with the Development Planning department has no objection to the assumption of the municipal services subject to financial securities in the amount of \$22,000 and \$33,000 being retained respectively to ensure minor outstanding works are satisfactorily completed in 2017.

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, Parks Development, Environmental Services, and Clerks. In addition, the Financial Planning and Development Finance Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, Balport Estates Corporation has requested the municipal services constructed in conjunction with Churchill Estates Subdivision Agreement be assumed by the City.

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#### **Relationship To Term of Council Service Excellence Strategy Map (2014-2018)**

The construction of the municipal services in Churchill Estates Subdivision and its assumption are consistent with the initiatives outlined in the Term of Council Service Excellence Strategy Map. The assumption of these municipal services will:

- Invest, renew and manage infrastructure and assets;
- Attract investment and create jobs
- Continue to ensure the safety and well-being of citizens; and
- Continue to cultivate an environmentally sustainable city.

#### **Regional Implications**

There are no Regional impacts associated with the assumption of this plan.

#### **Conclusion**

The construction of the roads and municipal services associated with the Churchill Estates Subdivision, Plan of Subdivision 65M-4155, has been completed in accordance with the Subdivision Agreement. Accordingly, it is recommended that the roads and municipal services in Plan 65M-4155 be assumed and the Municipal Services Letter of Credit be reduced to \$55,000 to guarantee the completion of certain outstanding landscape works. Upon the completion of the deficiencies the Municipal Services Letter of Credit will be released.

#### **Attachment**

1. Location Map

#### **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.)