

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

Item 12, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

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**ASSUMPTION – THORNHILL CITY CENTRE, PHASE 2
PLAN OF SUBDIVISION 65M-3872 (19T-04V08)
WARD 5, VICINITY OF DUFFERIN STREET AND CENTRE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated April 29, 2014:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3872, and that the Municipal Services Letter of Credit 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 1.1 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,494,500 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$21,060 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 149,500	\$ 3,910
Sanitary sewers	\$ 145,000	\$ 3,170
Storm sewers	\$ 915,500	\$ 1,310
Road	\$ 250,700	\$ 8,600
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 16,800	\$ 2,990
Streetlighting	\$ 17,000	\$ 1,080
Totals	\$1,494,500	\$21,060

(*) 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.

Communications Plan

The pertinent City departments will be notified of the assumption of this subdivision.

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Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between 1541677 Ontario Inc., 1579670 Ontario Inc., 1564988 Ontario Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Thornhill City Centre Phase 2, Plan of Subdivision 65M-3872 is comprised of 6 residential blocks, 1 park block and woodlot block located north of Centre Street and west of Bathurst Street in Ward 5 as shown on Attachment No.1.

The Subdivision Agreement with 1541677 Ontario Inc., 1579670 Ontario Inc. and 1564988 Ontario Inc. was executed on November 22, 2005, and the Plan of Subdivision was subsequently registered on December 16, 2005. The construction of the roads and municipal services in Plan 65M-3872 was placed on Completion Approval on January 11, 2012.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant.

All documentation required by the Subdivision Agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Building Standards, Parks Development, Parks and Forestry Operations, Public Works, and Clerks.

The Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, the Developer has requested that the roads and municipal services in the subdivision 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 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

All regional implications have been satisfied as they have conducted their own inspection of municipal services located within the Bathurst Street right of way and have found the works to be satisfactory.

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Conclusion

The construction of the roads and municipal services associated with the Thornhill City Centre Phase 2 Plan of Subdivision 65M-3872, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3872 be assumed and the municipal services letter of credit be released.

Attachments

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.)