

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015

Item 7, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 19, 2015.

**7 ASSUMPTION – HONEYVALE GLADE ESTATES PHASE 1 SUBDIVISION
 PLAN OF SUBDIVISION 65M-3933 (19T-03V15 & 19T-03V18)
 WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND DUFFERIN 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 May 5, 2015:

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Director of Environmental Services and the Director of Transportation Services and Parks & Forestry Operations, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3933; and
2. That the Municipal Services Letter of Credit be reduced to \$96,500 to guarantee the rectification of minor landscaping, streetscaping and asphalt deficiencies to the satisfaction of the Development Planning, Transportation Services and Parks and Forestry Operations and Development Engineering and Infrastructure Planning Departments. Once the deficiencies are rectified to the satisfaction of the City, 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 0.9 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 \$906,970 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$19,420 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 115,030	\$ 3,190
Sanitary sewers	\$ 72,590	\$ 2,070
Storm sewers	\$ 104,960	\$ 700
Road	\$ 250,320	\$ 7,020
Trees/Streetscaping/Landscaping	\$ 340,230	\$ 5,000
Streetlighting	\$ 23,840	\$ 1,440
Totals	\$ 906,970	\$19,420

() 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 Honeyvale Glades Estates Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Honeyvale Glade Estates Phase 1 Subdivision, Plan of Subdivision 65M-3933 is a residential development comprised of 36 single lots, 20 partial lots, 1 school block and 1 partial park block located south of Major Mackenzie Drive West and west of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with Honeyvale Glades Estates Inc. was executed on June 9, 2006 and the Plan of Subdivision was subsequently registered on November 2, 2006. The construction of the roads and municipal services in Plan 65M-3933 was considered substantially complete on April 3, 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 some minor landscape, streetscape and asphalt repair 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.

Clearances have been received from all pertinent City Departments including Building Standards, 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.

Development Planning and Transportation Services and Parks and Forestry Operations staff has advised that they have no objections to the assumption of this subdivision subject to the City retaining securities in the amount of \$46,500 to guarantee the rectification of some landscape and streetscape deficiencies that were noted during the last field inspections. In addition, Development Engineering staff has noted that a number of cracks have appeared in the asphalt surface of the roadway after the winter that need to be repaired. Given that this is the only outstanding deficiency, staff is recommending that the municipal services in this subdivision be assumed subject to the City retaining a further \$50,000 to ensure the asphalt repairs are completed by the developer during the 2015 construction season to the satisfaction of the City.

Accordingly, Honeyvale Glade Estates Inc. has requested the municipal services constructed in conjunction with the Honeyvale Glades Estates Phase 1 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.

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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 the Honeyvale Glade Estates Phase 1 Subdivision, Plan of Subdivision 65M-3933, has been completed in accordance with the subdivision agreement with the exception of some minor outstanding deficiencies. Accordingly, it is recommended that the roads and municipal services in 65M-3933 be assumed and the Municipal Services Letter of Credit be reduced to \$96,500 to guarantee the rectification of some minor landscaping, streetscaping and asphalt deficiencies within the subdivision to the satisfaction of the Development Planning, Transportation Services and Parks and Forestry Operations and Development Engineering and Infrastructure Planning Departments. Upon the completion of the landscaping, streetscaping and road works, the Municipal Services Letter of Credit will 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.)