

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015

Item 8, 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.

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**ASSUMPTION – IVY GLEN PHASE 1 SUBDIVISION
PLAN OF SUBDIVISION 65M-3935 (19T-00V14)
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-3935; and
2. That the Municipal Services Letter of Credit be reduced to \$122,500 to guarantee the rectification of minor landscaping and asphalt deficiencies to the satisfaction of the Development Planning 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 2.5 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 \$1,710,200 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$50,820 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 238,470	\$ 9,010
Sanitary sewers	\$ 146,450	\$ 5,840
Storm sewers	\$ 402,950	\$ 1,980
Road	\$ 584,030	\$19,840
Trees/Streetscaping/Landscaping	\$ 247,000	\$10,430
Streetlighting	\$ 91,300	\$ 3,720
Totals	\$1,710,200	\$50,820

(*) 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 Ivyglen Developments Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Ivyglen Phase 1 Subdivision, Plan of Subdivision 65M-3935 is a residential development comprised of 169 single lots and 5 townhouse blocks, 1 partial school block and 1 commercial 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 Ivyglen Developments Inc. was executed on May 31, 2006 and the Plan of Subdivision was subsequently registered on November 15, 2006. The construction of the roads and municipal services in Plan 65M-3935 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 staff has advised that they have no objections to the assumption of this subdivision subject to the City retaining securities in the amount of \$72,500 to guarantee the rectification of some landscape 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, Ivyglen Developments Inc. has requested the municipal services constructed in conjunction with the Ivyglen 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 Ivyglen Phase 1 Subdivision, Plan of Subdivision 65M-3935, has been completed in accordance with the subdivision agreement. Accordingly, it is recommended that the roads and municipal services in 65M-3935 be assumed and the Municipal Services Letter of Credit be reduced to \$122,500 to guarantee the completion of the outstanding landscaping and road works within the subdivision to the satisfaction of the Development Planning 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:

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.)