

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015**

Item 9, 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.

**9**

**ASSUMPTION – ARTIBUS PHASE 3 SUBDIVISION  
PLAN OF SUBDIVISION 65M-4138 (19T-97V15)  
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE**

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 & 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-4138, and
2. That the Municipal Services Letter of Credit be reduced to \$78,700 to guarantee the rectification of any noted landscaping deficiencies following a final inspection to the satisfaction of the Transportation Services & Parks & Forestry Operations Department. Once all noted deficiencies have been 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 2.3 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 \$ 1,899,514 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$47,584 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 303,254	\$ 8,165
Sanitary sewers	\$ 288,098	\$ 5,290
Storm sewers	\$ 429,054	\$ 1,795
Road	\$696,590	\$17,987
Streetlights	\$ 99,066	\$ 3,840
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 83,452	\$10,507
Totals	\$1,899,514	\$47,584

*(\*) Estimated Annual Operating Costs based on information from Environmental Services and Transportation Services & 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 2041320 Ontario Inc. and the City are complete and can be considered for assumption by the City.

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

The Artibus Phase 3 Subdivision, Plan of Subdivision 65M-4138, is a 176 residential unit development that includes a woodlot block. The residential subdivision is located in the southeast quadrant of Major Mackenzie Drive and Pine Valley Drive in Ward 3 as shown on Attachment No.1.

The Subdivision Agreement with 2041320 Ontario Inc. was executed on March 19, 2009 and the Plan of Subdivision was subsequently registered on July 15, 2009. The construction of the roads and municipal services in Plan 65M-4138 was substantially completed on September 16, 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 potential landscaping issues. 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 Development Planning, 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 subject to the retention of the securities noted in this report.

The Developer's Landscape Consultant has provided the City with a certificate indicating that all the required landscaping in the subdivision has been installed and is in good health. A final visual inspection of the landscaping could not be undertaken by the Transportation Services & Parks & Forestry Operations Department staff last fall and it's currently too early this year to fully assess the health of the trees. Accordingly, the Transportation Services & Parks & Forestry Operations Department has advised they have no objections to the assumption of the subdivision subject to financial securities in the amount of \$78,700 being retained by the City to guarantee the rectification of any deficiencies noted as part of a final field inspection of the landscaping to be completed in summer 2015.

Accordingly, 2041320 Ontario Inc. has requested the municipal services constructed in conjunction with the Artibus Phase 3 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 Artibus Phase 3 Subdivision Plan of Subdivision 65M-4138 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-4138 be assumed and the municipal services letter of credit be reduced to \$78,700 pending the rectification of any tree deficiencies noted following a final inspection to the satisfaction of the Transportation Services & Parks & Forestry Operations Department. Once any deficiencies are rectified, 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.)