

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 17, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

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**ASSUMPTION – LORMEL/OZNER SUBDIVISION, PHASE 2
PLAN OF SUBDIVISION 65M-4104 (19T-00V03)
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, dated May 3, 2016:

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks & 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-4104; and
2. That the Municipal Services Letter of Credit be reduced to \$3,750 pending the replacement of certain boulevard trees to the satisfaction of the Transportation Services & Parks & Forestry Operations Department. Once the noted deficiencies are rectified, 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 1 lane kilometer 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 \$ 1,872,031 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$40,124 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 273,096	\$ 7,441
Sanitary sewers	\$ 261,894	\$ 4,821
Storm sewers	\$ 581,831	\$ 1,636
Road	\$ 534,132	\$16,391
Streetlights	\$ 78,200	\$ 3,360
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 142,878	\$6,475
Totals	\$1,872,031	\$40,124

() Estimated Annual Operating Costs based on information from the Environmental Services and Transportation Parks & Forestry Operations Departments.*

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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.

Purpose

The purpose of this report is to inform Council that the municipal services constructed in connection with plan of Subdivision 65M-4104 pursuant to the Subdivision Agreement between Lormel Developments (Weston) Inc./Ozner Corporation (South) and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Lormel/Ozner Subdivision Phase 2, Plan of Subdivision 65M-4104, is a 186 residential unit development located in the northeast quadrant of Major Mackenzie Drive and Weston Road in Ward 3 as shown on Attachment No.1.

The Subdivision Agreement with Lormel Developments (Weston) Inc./Ozner Corporation (South) was executed on June 16, 2008 and the Plan of Subdivision was subsequently registered on November 7, 2008. The construction of the roads and municipal services in Plan 65M-4104 was considered substantially complete on March 12, 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 a number of boulevard trees which will be replaced by the developer in the spring of 2016. All other 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 Engineering & Infrastructure Planning, Building Standards, 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.

Transportation Services & Parks & Forestry Operations Department staff has advised they have no objections to the assumption of this subdivision subject to the City retaining securities in the amount of \$3,750 to guarantee the replacement of five street trees.

Accordingly, Lormel Developments (Weston) Inc./Ozner Corporation (South) has requested the municipal services constructed in conjunction with the Lormel/Ozner Subdivision Phase 2 Agreement be assumed by the City.

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

The construction of the municipal services in the Lormel Ozner phase 2 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:

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- 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 implications with respect to the assumption of the municipal works within this subdivision.

Conclusion

The construction of the roads and municipal services associated with the Lormel/Ozner Subdivision Phase 2, Plan of Subdivision 65M-4104 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-4104 be assumed and the municipal services letter of credit be reduced to \$3,750 pending the replacement of five street trees to the satisfaction of the Transportation Services & Parks & Forestry Operations Department. Once these deficiencies are rectified, the Municipal Services Letter of Credit will be released.

Attachment

1. Location Map

Report prepared by:

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.)