

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 20, 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.

20

**ASSUMPTION – VAUGHAN CENTRE SUBDIVISION, PHASE 4
PLAN OF SUBDIVISION 65M-3766 (19T-95079)
WARD 1 VICINITY OF RUTHERFORD ROAD AND JANE STREET**

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-3766; and
2. That the Municipal Services Letter of Credit be reduced to \$98,000 pending the completion of outstanding protective measures on the known First Nations burial site to the satisfaction of the Parks Development Department. Once the outstanding protective measures have been completed 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 1.4 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 \$3,036,810 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$49,810 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 321,520	\$ 5,140
Sanitary sewers	\$ 171,980	\$ 6,440
Storm sewers	\$ 508,200	\$ 2,185
SWM Pond	\$ 322,920	\$ 3,410
Road	\$1,299,190	\$21,897
Streetlights	\$ 38,530	\$ 2,640
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 374,470	\$22,840
Totals	\$3,036,810	\$64,552

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 20, CW Report No. 21 – Page 2

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 pursuant to the Subdivision Agreement between Northwest Jane Rutherford Realty Limited and the City are substantially complete and can be considered for assumption by the City.

Background - Analysis and Options

The Vaughan Centre Phase 4, Plan of Subdivision 65M-3766, is comprised of three commercial/industrial blocks, a park block and two open space blocks. The site is located on the west side of Jane Street, north of Rutherford Road in Ward 1 as shown on Attachment No. 1.

The Subdivision Agreement with Northwest Jane Rutherford Realty Limited was executed on February 4, 2004 and the Plan of Subdivision was subsequently registered on September 19, 2004. The construction of the roads and municipal services in Plan 65M-3766 was considered substantially complete on August 30, 2011.

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 site protective measures to be completed in the spring of 2016 pending the timing of the First Nations burial ceremony. 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, Transportation Services & Parks & Forestry Operations, Environmental Services, Development Planning 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.

Parks Development staff has advised they have no objections to the assumption of this subdivision subject to the City retaining securities to guarantee the placement of protective capping on a known burial site measuring approximately 15mx15m within the park. This work is estimated to cost \$98,000.

Accordingly, Northwest Jane Rutherford Realty Limited has requested the municipal services constructed in conjunction with the Vaughan Centre Subdivision Phase 4 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 Vaughan Centre Subdivision Phase 4 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:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 20, CW Report No. 21 – Page 3

- 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

Regional staff has advised that they are satisfied with the construction of the Vaughan Centre Phase 4, Plan of Subdivision and have no objections to the City assuming the works.

Conclusion

The construction of the roads and municipal services associated with the Vaughan Centre Phase 4, Plan of Subdivision 65M-3766 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3766 be assumed and the municipal services letter of credit be reduced to \$98,000 pending the completion of outstanding site works to the satisfaction of the Parks Development Department. Once these site works are completed, 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.)