

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 6, Report No. 24, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 23, 2015.

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**ASSUMPTION OF MUNICIPAL SERVICES
2032331 ONTARIO INC. PLAN OF SUBDIVISION 65M-4149 (19T-03V20)
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 June 2, 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-4149, and
2. That the Municipal Services Letter of Credit be reduced to \$10,000 pending the rectification of landscaping deficiencies to the satisfaction of the Development Planning Department. Once the 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 1.0 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 \$ 1,003,300 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$18,934 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 134,400	\$ 3,451
Sanitary sewers	\$ 120,900	\$ 2,236
Storm sewers	\$ 219,900	\$ 759
Road	\$329,100	\$7,601
Streetlights	\$ 62,000	\$ 1,320
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 137,000	\$3,567
Totals	\$1,003,300	\$18,934

() Estimated Annual Operating Costs based on information from Environmental Services and Transportation 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 2032331 Ontario Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Saberwood Subdivision, Plan of Subdivision 65M-4149, is a 41 residential unit development 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 2032331 Ontario Inc. was executed on August 20, 2009 and the Plan of Subdivision was subsequently registered on October 15, 2009. The construction of the roads and municipal services in Plan 65M-4149 was considered substantially complete on September 11, 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 and streetscape 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 Development Engineering and Infrastructure Planning Services, Building Standards, Transportation Services and Parks and Forestry Operations, 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 they have no objections to the assumption of this subdivision subject to the City retaining securities in the amount of \$10,000 to guarantee the rectification of minor landscape and streetscape deficiencies that were noted during the last field inspection.

Accordingly, 2032331 Ontario Inc. has requested the municipal services constructed in conjunction with the Saberwood 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

Regional staff have advised that they are satisfied with the construction works along Major Mackenzie Drive and have no objections to the City assuming the municipal services associated to this development.

Conclusion

The construction of the roads and municipal services associated with the Saberwood Subdivision Plan of Subdivision 65M-4149 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-4149 be assumed and the municipal services letter of credit be reduced to \$10,000 pending the rectification of minor landscape and streetscape deficiencies to the satisfaction of the Development Planning Department. Once these 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.)