

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 23, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 27, 2017.

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**ASSUMPTION – REGENCY ESTATES RESIDENTIAL SUBDIVISION
PLAN OF SUBDIVISION 65M-4282 (19T-08V07)
WARD 2, VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated June 20, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services, Parks and Forestry Operations, the Director of Environmental Services, the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4282; and
2. That the Municipal Services Letter of Credit be reduced to \$7,100 to guarantee the completion of landscaping deficiencies to the satisfaction of the Transportation Services, Parks and Forestry Operations Department. Upon completion of the deficiencies, 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 0.73 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 \$905,850 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$15,550 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 99,530	\$ 2,580
Sanitary sewers	\$ 90,700	\$ 1,670
Storm sewers	\$ 267,310	\$ 570
Road	\$ 278,940	\$ 5,680
Trees/Streetscaping/Landscaping	\$104,370	\$ 3,610
Streetlighting	\$ 65,000	\$ 1,440
Totals	\$905,850	\$15,550

() 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 Regency Estates Corp. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Regency Estates Residential Subdivision, Plan of Subdivision 65M-4282 is a residential development comprised of 34 residential lots. The 3.98 hectare site is located on the west side of Islington Avenue north of Langstaff Road as shown on Attachment No.1.

The Subdivision Agreement with Regency Estates Corp. was executed on January 10, 2011 and the Plan of Subdivision was subsequently registered on September 12, 2011. The construction of the roads and municipal services in Plan 65M-4282 was considered substantially complete on July 27, 2015.

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 the replacement of approximately thirteen boulevard trees. 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 to recommend assumption. The Transportation Services, Parks and Forestry Operations has advised that thirteen boulevard trees need to be replaced. Transportation Services, Parks and Forestry Operations are requesting financial securities in the amount of \$7,100.00 be retained to ensure the replacement of these thirteen boulevard trees are completed to the satisfaction of the City.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, 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.

Accordingly, Regency Estates Corp. has requested the municipal services constructed in conjunction with the Regency Estates Residential Subdivision Agreement be assumed by the City and the Municipal Services Letter of Credit be reduced.

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

The construction of the municipal services in the Regency Estates Residential 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:

- Invest, renew and manage infrastructure and assets;
- Attract investment and create jobs;

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- Continue to ensure the safety and well-being of citizens; and
- Continue to cultivate an environmentally sustainable city.

Regional Implications

The Region has conducted their own inspections and are satisfied with the extent of the works completed within the Islington Avenue corridor.

Conclusion

The construction of the roads and municipal services associated with the Regency Estates Residential Subdivision, Plan of Subdivision 65M-4282, has been completed in accordance with the subdivision agreement. Accordingly, it is recommended that the roads and municipal services in Plan 65M-4282 be assumed and the Municipal Services Letter of Credit be reduced to \$7,100 to guarantee the completion of the replacement of trees to the satisfaction of the Transportation Services and Parks and Forestry Operations Departments. Upon the completion of the minor deficiencies the Municipal Services Letter of Credit will be released.

Attachment

1. Location Map

Report prepared by:

Stanislav Tsysar – Supervisor of Development Inspection and Grading, ext. 8774
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.)