

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 29, 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.

#### **29      ASSUMPTION – FERNBROOK HOMES MCNAIR CREEK PHASE 2A SUBDIVISION PLAN OF SUBDIVISION 65M-4242 (19T-03V17) WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

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-4242; and
2. That the Municipal Services Letter of Credit for Plan 65M-4242 be reduced to \$3,500 to guarantee the completion of minor streetscape and landscape deficiencies to the satisfaction of the Development Planning and Transportation Services and Parks and Forestry Operations Departments. 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 0.350 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 \$484,100 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$9,420 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$20,810	\$1,220
Sanitary sewers	\$22,110	\$ 790
Storm sewers	\$187,640	\$ 270
Road	\$105,960	\$2,690
Trees/Streetscaping/Landscaping	\$92,110	\$3,610
Streetlighting	\$55,470	\$ 840
Totals	\$484,100	\$9,420

*(\*) Estimated Annual Operating Costs based on information from Environmental Services and the Transportation Services and 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 pursuant to the Subdivision Agreement between Fernbrook Homes McNair Creek Limited and the City are complete and can be considered for assumption by the City.

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

The Fernbrook Homes McNair Creek Phase 2A Subdivision, Plan of Subdivision 65M-4242, is a residential development comprised of 69 single lots and 17 partial lots and is located south of Teston Road and west of Bathurst Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with Fernbrook Homes McNair Creek Limited was executed on September 15, 2010 and the Plan of Subdivision was subsequently registered on January 13, 2011. The construction of the roads and municipal services in Plan 65M-4242 was considered substantially complete on February 12, 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 minor landscape and streetscaping deficiencies. 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 Development Planning department has advised that there are minor streetscape and landscape deficiencies and is requesting financial securities in the amount of \$2,500 be retained to ensure these works are satisfactorily completed. The Transportation Services and Parks and Forestry Operations Department is requesting financial securities in the amount of \$1,000 be retained to ensure minor tree planting deficiencies are rectified.

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, Fernbrook Homes McNair Creek Limited has requested the municipal services constructed in conjunction with the Fernbrook Homes McNair Creek Phase 2A Subdivision Agreement be assumed by the City.

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

The construction of the municipal services in Fernbrook Homes McNair Creek Phase 2A Subdivision and its assumption are consistent with the initiatives outlined in the Term of Council

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Service Excellence Strategy Map. The assumption of these municipal services will:

- 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 development.

#### **Conclusion**

The construction of the roads and municipal services associated with the Fernbrook Homes McNair Creek Phase 2A Subdivision, Plan of Subdivision 65M-4242 has been completed in accordance with the subdivision agreement with the exception of minor landscape and streetscaping deficiencies as noted above. Accordingly, it is recommended that the roads and municipal services in Plan 65M-4242 be assumed and the Municipal Services Letter of Credit be reduced to \$3,500 to guarantee the completion of minor deficiencies within the subdivision to the satisfaction of the Development Planning and Transportation Services, Park and Forestry Operations Departments. Upon the completion of the deficiencies the Municipal Services Letter of Credit will be released.

#### **Attachment**

1. Location Map

#### **Report prepared by:**

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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.)