

**CITY OF VAUGHAN**

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

Item 30, 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.

**30                    ASSUMPTION – KLEINBURG HILLS ESTATES SUBDIVISION PHASE 2  
                         PLAN OF SUBDIVISION 65M-3580 (19T-95008)  
                         WARD 1, VICINITY OF HUNTINGTON ROAD AND NASHVILLE 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 June 20, 2017:

**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 Parks & Forestry Operations, the Director of Environmental Services and 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-3580 that the Municipal Services Letter of Credit 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 0.383 lane kilometers of roadway and associated municipal services including storm sewer, watermain, street lighting, streetscaping, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$533,200 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$13,340 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 77,510	\$ 2,720
Storm sewers/CWC	\$ 185,250	\$ 600
Road	\$ 220,160	\$ 5,990
Trees/Streetscaping/Landscaping /Edge Management	\$ 20,280	\$ 2,830
Streetlighting	\$ 30,000	\$ 1,200
Totals	\$ 533,200	\$ 13,340

*(\*) 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.

**Communications Plan**

The pertinent City departments will be notified of the assumption of this subdivision.

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#### **Purpose**

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between 1446258 Ontario Inc. and the City are complete and can be considered for assumption by the City.

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

The Kleinburg Hills Estates Phase 2 subdivision is comprised of 16 suburban residential lots. The site is located on the north side of Nashville Road and east of the CPR tracks as illustrated on Attachment No.1.

The Subdivision Agreement between the City and 1446258 Ontario Inc. was executed on October 24, 2002 and the Plan of Subdivision was subsequently registered on July 12, 2002. The construction of the roads and municipal services in Plan 65M-3580 was considered substantially complete on November 11, 2011.

The Developer has maintained the municipal services during the required minimum thirteen month maintenance period and has rectified all deficiencies within the Phase 2 subdivision. 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 & Infrastructure Planning, Environmental Services, Development Planning, Transportation Services and Parks and Forestry Operations, Building Standards, 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, 1446258 Ontario Inc. has requested the municipal services constructed in conjunction with the Phase 2 Subdivision Agreement be assumed by the City and the Municipal Services Letter of Credit be released.

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

The construction of the municipal services in the Kleinburg Hills Estates Subdivision Phase 2 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
- 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.

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**Conclusion**

The construction of the roads and municipal services associated with the Kleinburg Hills Estates Subdivision Phase 2, Plan of Subdivision 65M-3580, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3580 be assumed, the Municipal Services Letter of Credit be released, and the Letter of Credit for the Nashville Watermain Local Improvement be held.

**Attachment**

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.)