

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 23, Report No. 28, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

23

**ASSUMPTION – JRN HOLDINGS SUBDIVISION, PHASE I
19T-00V09 / 65M-3899
WARD 1 VICINITY OF MAJOR MACKENZIE DR & HIGHWAY 400**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 11, 2013:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3899, and that the Municipal Services Letter of Credit be reduced to \$25,000 pending the completion of minor landscaping works. Once the works are completed or the responsibility to complete the works is transferred to the Block 33 West Spine Agreement, 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 development, approximately 1.1 kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,879,961 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$120,741 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$242,163	\$ 44,028
Storm sewers	\$462,033	\$ 1,993
Sanitary Sewers	\$220,566	\$ 42,203
Road	\$669,202	\$ 17,205
Street lights	\$ 58,666	\$ 3,720
Trees	\$227,331	\$ 11,592
Totals	\$ 1,879,961	\$120,741

() Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary and the Parks & Forestry Operations Department.*

The life cycle costs associated with this additional infrastructure will be included in the City's future multi-year budgets.

Communications Plan

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 23, CW Report No. 28 – Page 2

Purpose

The purpose of this report is to inform Council that the municipal services associated with the Subdivision Agreement between JRN Holdings Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The JRN Holdings Subdivision, Phase 1 is comprised of 123 residential lots, 7 town house blocks for a total of 161 units including 1 partial school block, 1 partial park block and 1 high performance employment block. The 13.16 hectare site is located west of Highway Number 400 and north of Major Mackenzie Drive in Block 33 West as illustrated on Attachment No1.

The Subdivision Agreement with JRN Holdings Inc. was executed on February 21, 2006, and the Plan of Subdivision was subsequently registered on April 24, 2006. The construction of the roads and municipal services in Plan 65M-3899 was substantially completed in November 2008.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all noted deficiencies. In addition, the grading of all lots in the subdivision was certified by the Developer's Engineering Consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City, and that the development securities held by the City be released.

All documentation required by the Subdivision Agreement for assumption has been submitted. Development/Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, has conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works.

Development Planning has advised that the completion of some streetscaping works on Cityview Boulevard have been deferred pending the development of the adjacent high performance employment Block. In addition, the installation of a number of bus pads in the subdivision is outstanding. The Development Planning Department has advised that they have no objections to the assumption of the subdivision subject to the City retaining a letter of credit for \$25,000 to guarantee the completion of the outstanding streetscape works. The Owner has submitted a letter of undertaking committing to the installation of bus pads and streetscape on Cityview Boulevard once the abutting site plan blocks have been developed. Staff is currently working with the Block 33 West Developers Group to transfer the remaining streetscaping works in the block from the individual subdivision agreements to the Block 33 West Spine Agreement to facilitate the assumption of the individual subdivisions and the completion of the works.

The Commissioner of Engineering and Public Works has received clearance from the following City Departments including, Development/Transportation Engineering, Parks Development, Parks & Forestry Operations, Public Works, and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 23, CW Report No. 28 – Page 3

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision.

Conclusion

The construction of the roads and municipal services associated with the JRN Holdings Subdivision, Phase 1 65M-3899 has been completed in accordance with the Subdivision Agreement with the exception of minor streetscaping works. Accordingly, it is appropriate that the roads and municipal services in 65M-3899 be assumed and the Municipal Services Letter of Credit be reduced to \$25,000 pending the completion of these minor landscaping works to the satisfaction of the Development Planning Department. Once these works are completed or the responsibility to complete the works is transferred to the Block 33 West Spine Agreement, 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.)