

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 26, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

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**ASSUMPTION – LORMEL/OZNER SUBDIVISION, PHASE I
PLAN OF SUBDIVISION 65M-3898 (19T-00V03)
WARD 3 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 and the Director of Development/Transportation Engineering, dated June 17, 2014:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plans 65M-3898; and
2. That the Municipal Services Letter of Credit be reduced to \$10,000 to guarantee the completion of outstanding landscape deficiencies in the subdivision to the satisfaction of the Development Planning Department. Upon the completion of the landscape works, 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 2.4 lane 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 \$2,158,490 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$63,630 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 215,710	\$ 8,662
Storm sewers	\$ 576,320	\$ 1,904
Sanitary Sewers	\$ 203,240	\$ 5,612
Road	\$ 719,550	\$ 19,082
Street lights	\$ 57,940	\$ 3,600
Trees/Landscapae	\$ 385,730	\$ 24,770
Totals	\$2,158,490	\$63,630

(*) Estimated Annual Operating Costs based on information from Public Works and the Parks and Forestry Operations Department.

The life cycle costs associated with this additional infrastructure will be included 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 Lormel Developments (Weston) Inc./Ozner Corporation (South) and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Lormel/Ozner Subdivision, Phase 1, plan of subdivision 65M-3898, is a 309 lot residential subdivision including one school block and a park block. The site is located west of Highway 400 and north of Major Mackenzie Drive in Ward 3 as illustrated on Attachment No. 1.

The Subdivision Agreement with Lormel Developments (Weston) Inc./Ozner Corporation (South) was executed on February 21, 2006, and the Plan of Subdivision was subsequently registered on March 20, 2006. The construction of the roads and municipal services in Plan 65M-3898 was substantially completed in June 2010.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all 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,

Financial securities to be held after assumption to guarantee completion of certain streetscape works.

The Development Planning Department has advised that certain streetscape works are either outstanding or recently completed. Accordingly, staff is recommending that securities in the amount of \$10,000 be retained to monitor the performance of recently-repaired precast pavers and to ensure minor fence modifications are made to conform to approved construction details.

All required documents and clearances for assumption have been received.

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.

The Commissioner of Engineering and Public Works has received clearance from the following City Departments including, Development/Transportation Engineering, Development Planning Parks Development, Parks & Forestry Operations, Public Works, and Clerks. In addition, the Development Finance 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.

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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 Lormel/Ozner Subdivision, Phase 1 65M-3898 has been completed in accordance with the Subdivision Agreement with minor exceptions as noted in this report. Accordingly, it is appropriate that the roads and municipal services in 65M-3898 be assumed and the Municipal Services Letter of Credit be reduced to \$10,000 to guarantee the completion of outstanding streetscape works in the subdivision to the satisfaction of the Development Planning Department. Upon the completion of the landscape works, 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.)