

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 12, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 20, 2016.

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**ASSUMPTION – VAUGHAN TOWN CENTRE COMMERCIAL
RELATED FILE DA.06.017
WARD 5, VICINITY OF CENTRE STREET AND BATHURST 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 September 7, 2016:

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 and 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 set out in the Development Agreement between the City and Agau Developments Limited, dated April 13, 2007, and 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 the municipal services associated with this development, approximately 0.8 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 \$1,889,190 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$12,400 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 294,980	\$ 2,840
Sanitary sewers	\$ 275,360	\$ 1,840
Storm sewers	\$ 611,710	\$ 620
Road	\$ 564,330	\$ 6,260
Streetlighting	\$ 142,810	\$ 840
Totals	\$1,889,190	\$12,400

(*) 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 the municipal services described above.

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Development Agreement between Agau Developments Limited and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

Agau Developments Limited entered into a Development Agreement with the City on April 13, 2007 to facilitate the construction of municipal services related to the Vaughan Town Centre Commercial development (Related File DA 06-017). The development is located north of Centre Street and west of Bathurst Street in Ward 5 as shown on Attachment No.1.

The construction of the roads and municipal services was considered substantially complete on July 31, 2014.

The Developer has maintained the municipal services in the development during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, all documents required for assumption have been received.

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 and Infrastructure Planning Services, Building Standards, Transportation and Parks and Forestry Operations, 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 development have been satisfied.

Accordingly, Agau Developments Limited has requested the municipal services constructed in conjunction with the Vaughan Town Centre Commercial Development 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 and assumption of the municipal services in the Vaughan Town Centre Commercial Development is 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 services described above.

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Conclusion

The construction of the roads and municipal services associated with the Vaughan Town Centre Commercial Development has been completed in accordance with the Development Agreement. Accordingly, it is recommended that the roads and municipal services associated with this project be assumed and the Municipal Services Letter of Credit be released.

Attachment

1. Location Map

Report prepared by:

Kevin Worth, Engineering Technologist - Development, Ext. 8670

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.)