

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

Item 13, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

**13**

**ASSUMPTION – WOODVALLEY SUBDIVISION PHASE 1  
19T-95062, PLANS OF SUBDIVISION 65M-3917 & 65M-3918  
WARD 4 – VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

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 18, 2013:

**Recommendation**

The Commissioner of Engineering and Public Works and the Director of Development & Transportation Engineering, in consultation with the Manager of Urban Design, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement with Woodvalley Developments Inc. Phase 1, Plans of Subdivision 65M-3917 and 65M-3918, and the Municipal Services Letter of Credit be reduced to \$202,000 pending the completion of the remaining landscape deficiencies in the subdivision and the outstanding streetscaping on Bathurst Street, which will be installed by the Region at the Owners cost in conjunction with the Bathurst Street road widening and reconstruction project.

**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 1.6 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, boulevard trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$2,692,690 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$93,500 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 271,000	\$32,420
Storm sewers	\$ 706,090	\$ 1,470
Sanitary Sewers	\$ 398,340	\$31,080
Road	\$ 629,270	\$12,670
Street lights	\$ 75,600	\$ 2,640
Trees/Landscape	\$ 612,390	\$13,220
Totals	\$2,692,690	\$93,500

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

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

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

Item 13, CW Report No. 32 – Page 2

#### **Communications Plan**

The pertinent City departments will be notified of the assumption of the municipal services associated with this development agreement

#### **Purpose**

The purpose of this report is to inform Council that the municipal services associated with the Subdivision Agreement between Woodvalley Development Inc. and the City are substantially complete and can be considered for assumption by the City subject to the holdback of securities for outstanding landscaping works.

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

The Woodvalley Subdivision Phase 1 development is located west of Bathurst Street and north of Rutherford Road, in Ward 4, Block 11 as shown on Attachment No.1. Phase 1 is a residential development comprised of 109 single lots within Plan 65M-3917 and 22 Townhouse Blocks within Plan 65M-3918.

The Subdivision Agreement with Woodvalley Developments Inc. and the City was executed on April 20, 2006 and the Plans of Subdivision were subsequently registered on August 16, 2006. The construction of the roads and municipal services was substantially completed in 2010.

The Developer has maintained the municipal services in the development during the required minimum thirteen month maintenance period and has rectified all noted deficiencies with the exception of some landscaping and streetscaping works. Accordingly, the Developer has requested that the roads and municipal services in the development be assumed by the City, and the Municipal Services Letter of Credit be reduced.

#### **Securities will be retained to guarantee the completion of the outstanding streetscaping works**

Parks and Forestry Operations staff has identified a number of deficiencies relating to 13 trees within the development and has asked that \$1,700 be retained in the letter of credit until these deficiencies have been addressed. In addition, the Development Planning Department has identified some minor outstanding repairs to fencing and planting beds, and the need to complete the installation of the irrigation systems at the entrance features, which is estimated at \$55,300. These remaining works are currently being programed by the Developer.

Additionally, under the terms of the subdivision agreement, the Developer is required to construct streetscaping on Bathurst Street along the frontage of the development. The streetscape works are primarily interlock paving, crosswalk enhancements and landscaping on the Regional road right-of-way. The Region has advised that these proposed works cannot be completed due to the planned widening and reconstruction of Bathurst Street. Following several coordination meetings with the Block 11 landowners, Region of York staff and City departments, it was determined the City would consider assuming the subdivision subject to retaining securities for the total value of the streetscape works on Bathurst Street, which is estimated at \$145,000. The proposed streetscaping works on Bathurst Street will be completed by the Region at the Developers cost in conjunction with the Bathurst Street widening and reconstruction project.

The estimated cost of the above streetscaping works totals \$202,000. Staff is recommending that the Municipal Services Letter of Credit be reduced to \$202,000 and retained until the remaining streetscaping works are completed to the satisfaction of the City.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

#### **Item 13, CW Report No. 32 – Page 3**

All documentation required by the Development Agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works subject to the minor deficiencies note above.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Parks Operations and Forestry, Parks Development, 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 construction and assumption of these 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.

#### **Regional Implications**

The proposed streetscaping works on Bathurst Street will be completed by the Region at the Developers cost in conjunction with the planned Bathurst Street widening and reconstruction project. The City will retain securities to cover the cost of these works.

#### **Conclusion**

The construction of the roads and municipal services associated with Woodvalley Subdivision Phase 1, Plans 65M-3917 and 65M-3918 has been completed in accordance with the Subdivision Agreement with the exception of some minor streetscaping works. Accordingly, it is appropriate that the roads and municipal services set out in the Subdivision Agreement for Woodvalley Subdivision Phase 1, Plans 65M-3917 and 65M-3918 be assumed, and the Municipal Services Letter of Credit reduced to \$202,000 pending the completion of the remaining landscape deficiencies and outstanding streetscaping on Bathurst Street, which will be installed by the Region at the Owners cost in conjunction with the Bathurst Street widening and reconstruction project.

#### **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.)