

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 36, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

**36                      ASSUMPTION – EAST MAPLE CREEK SUBDIVISION, PHASE 1  
                            PLAN OF SUBDIVISION 65M-3936 (19T-00V15)  
                            WARD 4, VICINITY OF DUFFERIN STREET AND MAJOR MACKENZIE DRIVE WEST**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development/Transportation Engineering, dated September 2, 2014:

#### Recommendation

The Commissioner of 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 Plan 65M-3936; and
2. That the Municipal Services Letter of Credit be reduced to \$105,000 to guarantee the completion of outstanding streetscaping and landscaping deficiencies within the subdivision to the satisfaction of the Development Planning Department. Upon completion of the streetscaping and landscaping 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 subdivision, approximately 2.8 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 \$1,988,330 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$59,330 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 274,720	\$11,010
Sanitary sewers	\$ 102,750	\$ 7,130
Storm sewers	\$ 462,310	\$ 2,420
Road	\$ 842,370	\$24,240
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 267,660	\$11,170
Streetlighting	\$ 38,520	\$ 3,360
Totals	\$1,988,330	\$59,330

*(\*) Estimated Annual Operating Costs based on information from Public Works and the 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 this subdivision.

#### **Purpose**

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between East Maple Creek Lands Ltd. and the City are complete and can be considered for assumption by the City.

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

The East Maple Creek Subdivision Phase 1, Plan of Subdivision 65M-3936 is a residential development comprised of 170 single lots, 4 townhouse blocks, a partial school block and a partial park block, located south of Major Mackenzie Drive West and west of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with East Maple Creek Lands Ltd. was executed on June 7, 2006, and the Plan of Subdivision was subsequently registered on November 16, 2006. The construction of the roads and municipal services in Plan 65M-3936 was substantially completed in June 2012.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies with the exception of the landscape works noted below. In addition, the grading of all lots in the subdivision has been 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.

The Development Planning Department is requesting financial securities in the amount of \$105,000 be retained to ensure all works are completed to City standards including repair and maintenance works related to fencing, edge management works and planting beds.

All documentation required by the Subdivision 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.

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

The Development Finance & 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 development.

**Conclusion**

The construction of the roads and municipal services associated with the East Maple Creek Subdivision Phase 1 Plan of Subdivision 65M-3936 has been completed in accordance with the Subdivision Agreement with the exception of the streetscaping and landscaping items listed above. Accordingly, it is appropriate that the roads and municipal services in 65M-3936 be assumed and the Municipal Services Letter of Credit be reduced to \$105,000 to guarantee the completion of outstanding streetscaping and landscaping works within the subdivision. Upon the completion of the streetscaping and landscaping works to the satisfaction of the Development Planning Department 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.)