

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

Item 17, Report No. 38, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 15, 2016.

17

**ASSUMPTION – DI NARDO ESTATES SUBDIVISION
PLAN OF SUBDIVISION 65M-4260 (19T-89056)
WARD 2, VICINITY OF RUTHERFORD ROAD AND CLARENCE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, dated November 1, 2016:

Recommendation

The Deputy City Manager, Planning & 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, 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 that are set out in the Subdivision Agreement for Plan 65M-4260 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 this subdivision, approximately 0.08 lane kilometers of roadway and associated municipal services including watermain, street lighting, streetscaping, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$154,100 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$2,720 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 13,900	\$ 570
Road	\$ 122,400	\$ 1,250
Trees/Streetscaping/Landscaping	\$ 10,800	\$ 660
Streetlighting	\$ 7,000	\$ 240
Totals	\$ 154,100	\$ 2,720

() 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.

Communications Plan

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

Item 17, CW Report No. 38 – Page 2

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between related to Plan of Subdivision 65M-4260 (Di Nardo Estates) are complete and can be considered for assumption by the City.

Background - Analysis and Options

The DiNardo Estates Subdivision, Plan of Subdivision 65M-4260 is comprised of five residential lots and one Block that provides for the retention of the existing dwelling on the property. The 0.79 hectare site is located south of Rutherford Road and east of Clarence Street as shown on Attachment No. 1.

The Subdivision Agreement with the owner was executed on December 15, 2010 and the Plan of Subdivision was subsequently registered on May 3, 2011. The construction of the road and municipal services in Plan 65M-4260 was considered substantially complete on July 14, 2014.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. All documents required for assumption have been received and the grading of the built out lots in the subdivision has been certified by the developer's engineering consultant.

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, Development Planning, Building Standards, Transportation Services 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 subdivision have been satisfied.

Accordingly, the owner has requested that the municipal services constructed in conjunction with the Di Nardo Estates Subdivision Agreement 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 of the municipal services in the Di Nardo Estates Subdivision and its assumption are 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 works within this subdivision development.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

Item 17, CW Report No. 38 – Page 3

Conclusion

The construction of the road and municipal services associated with the Di Nardo Estates Subdivision, Plan of Subdivision 65M-4260, has been completed in accordance with the Subdivision Agreement. Accordingly, it is recommended that the road and municipal services in Plan 65M-4260 be assumed and the Municipal Services Letter of Credit be released.

Attachment

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.)