

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013**

Item 5, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 8, 2013.

**5**

**ASSUMPTION – DREAMWOOD PHASE 2 SUBDIVISION  
PLAN OF SUBDIVISION 65M-3878  
WARD 1 – VICINITY OF KEELE STREET AND KIRBY 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 September 24, 2013:

**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 the Dreamwood Phase 2 Subdivision Plan 65M-3878; and
2. That the Municipal Services Letter of Credit be reduced to \$36,250 to guarantee the rectification of any deficiencies in recently completed streetscape works in the subdivision. Once the required warranty period on the works has expired and there are no deficiencies, 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 6.0 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, stormwater management facility, street lighting, sidewalk, trees, boulevard trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$6,818,580 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$163,850 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$1,013,970	\$ 21,300
Storm sewers	\$1,851,010	\$ 5,450
Sanitary Sewers	\$ 726,910	\$ 13,800
Road	\$2,175,480	\$ 47,050
Street lights	\$ 165,450	\$ 12,240
Trees/Landscape	\$ 885,760	\$ 64,010
Totals	\$6,818,580	\$163,850

*(\*) Annual Operating Costs derived from the 2009 – 2013 Municipal Performance Measures Summary, Public Works Operating Budget 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.

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#### **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 constructed pursuant to the Subdivision Agreement between Dream Works Property Inc. and the City are complete and can be considered for assumption by the City.

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

The Dreamwood Phase 2 Subdivision is located east of Keele Street and south of Kirby Road in Ward 1 as shown on Attachment No.1. The Dreamwood Phase 2 Subdivision is a residential development comprised of 294 single lots, 20 townhouse blocks, stormwater management block, a medium density block and a park block.

The Subdivision Agreement with Dream Works Property Inc. and the City was executed on December 12, 2005 and the Plan of Subdivision was subsequently registered on January 5, 2006. The construction of the roads and municipal services was substantially completed in 2010.

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

Dream Works recently completed the installation of an interlocking brick pedestrian crosswalk and concrete repairs in the subdivision, which is still subject to a contractor warranty period. Accordingly, staff is recommending that \$36,250 be retained in the Municipal Services Letter of Credit after assumption to guarantee the rectification of any deficiencies in these works. Once the required warranty period on the works has expired, and there are no deficiencies, the Municipal Services Letter of Credit will be released.

All documentation required by the Subdivision Agreement for assumption has been submitted. In addition, the Developer's Consulting Engineer has certified that all the developed lots in the subdivision have been graded in accordance with the approved construction drawings and City standards. Accordingly, Dream Works has requested that the municipal services in the subdivision be assumed by the City.

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 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 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.

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**Regional Implications**

All regional implications have been satisfied as they have conducted their own inspection of municipal services located within the Keele Street right of way and have found the works to be satisfactory. The Region of York provided their release on August 9, 2011.

**Conclusion**

The construction of the roads and municipal services associated with Dreamwood Phase 2 Subdivision, Plan 65M-3878 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services set out in the Subdivision Agreement for the Dreamwood Phase 2 Subdivision, Plan 65M-3878 be assumed and the Municipal Services Letter of Credit be reduced to \$36,250 to guarantee the rectification of any deficiencies in recently completed works. Once the required warranty period on the works has expired, and there are no deficiencies, 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.)