

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

Item 10, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 30, 2012.

10

ASSUMPTION – WINDEMERE HEIGHTS PHASE 3

19T- 87118 / 65M – 3173

WARD 5 – VICINITY OF BATHURST STREET AND CENTRE STREET

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 16, 2012:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3173, 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 development, approximately 0.8 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 \$445,446 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$40,975 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 56,185	\$16,010
Storm sewers	\$ 20,434	\$ 725
Sanitary Sewers	\$ 36,108	\$15,350
Road	\$ 12,046	\$ 6,260
Street lights	\$ 1,000	\$ 1,080
Trees	\$ 9,673	\$ 1,550
Totals	\$135,446	\$40,975

() 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.

Communications Plan

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

Item 10, CW Report No. 39 – Page 2

Purpose

This report pertains to the assumption of the municipal services in Plan of Subdivision 65M-3173 by the City.

Background - Analysis and Options

The Windemere Heights Phase 3, Plan of Subdivision 65M-3173 is a 37 lot residential development located north of Centre Street and east of Bathurst Street, in Block 2 as shown on Attachment No.1.

The Subdivision Agreement with Carl F. Herrmann and Gloria M. Herrmann was executed on April 1, 1997, and the Plan of Subdivision was subsequently registered on October 8, 1997. The construction of the roads and municipal services in 65M-3173 was completed in 2007.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. 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, and the Municipal Services Letter of Credit be released.

All documentation required by the Subdivision Agreement for assumption has been submitted. Development/Transportation 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 Planning, Building Standards, Parks Development, Parks Operations and Forestry, 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

There are no Regional implications with respect to the assumption of the municipal works within this Agreement.

Conclusion

The construction of the roads and municipal services associated with the Windemere Heights Phase 3, Plan of Subdivision 65M-3173 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3173 be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

Item 10, CW Report No. 39 – Page 3

Report prepared by:

Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

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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.)