

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015**

Item 2, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 17, 2015.

**2                      ASSUMPTION – MAYVON INVESTMENTS PHASE 2 SUBDIVISION  
                            PLAN OF SUBDIVISION 65M-4058/4157 (19T-00V02)  
                            WARD 4 - VICINITY OF TESTON ROAD AND DUFFERIN 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 3, 2015:

**Recommendation**

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Environmental Services and the Director of Transportation Services and Parks & Forestry Operations recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plans 65M-4058 and 65M-4157 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 1.3 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 \$1,046,090 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$24,650 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 101,690	\$ 4,490
Sanitary sewers	\$ 75,460	\$ 2,910
Storm sewers/CWC	\$ 370,810	\$ 990
Road	\$ 315,660	\$ 9,880
Trees/Streetscaping/Landscaping	\$ 11,360	\$ 4,340
Streetlighting	\$ 71,110	\$ 2,040
Totals	\$1,046,090	\$24,650

*(\*) 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.

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##### **Purpose**

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between Mayvon Investments Limited, E. Manson Investments Limited, Zureit Holdings Limited and the City are complete and can be considered for assumption by the City.

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

The Mayvon Investments Limited Phase 2 Subdivision, Plans of Subdivision 65M-4058 and 65M-4157, is a residential development comprised of 56 residential lots, 1 parkette block and 1 buffer block. This development is located south of Teston Road and east of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Phase 2 Subdivision Agreement with Mayvon Investments Limited, E. Manson Investments Limited and Zureit Holdings Limited was executed on March 18, 2008 and then subsequently amended on August 6, 2009 to include an additional 5 lots. The associated plans of subdivision (Plan 65M-4058/4157) were registration on March 21, 2008 and January 8, 2010. The construction of the roads and municipal services in Plan 65M-4058/4157 was considered substantially complete on December 20, 2012.

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

Development inspection staff has conducted all the necessary inspections of the municipal services with the developer's consulting engineer 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, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, Parks Development, Environmental Services, and Clerks. In addition, the Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with the Mayvon Phase 2 subdivision have been satisfied.

Accordingly, Mayvon Investments Limited, E. Manson Investments Limited and Zureit Holdings Limited have requested that the municipal services constructed pursuant to the Phase 2 Subdivision Agreement be assumed by the City and the associated Municipal Services Letter of Credit be released.

##### **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.

##### **Regional Implications**

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

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**Conclusion**

The construction of the roads and municipal services associated with the Mayvon Investments Limited Phase 2 Subdivision, Plans of Subdivision 65M-4058 and 65M-4157, has been completed in accordance with the Subdivision Agreement. Accordingly, it is recommended that the roads and municipal services associated with Plans of Subdivision 65M-4058 and 65M-4157 be assumed and the Municipal Services Letter of Credit be released.

**Attachments**

1. Location Map

**Report prepared by:**

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

(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.)