

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 8, Report No. 41, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 9, 2014.

**8 ASSUMPTION – WOODBRIDGE GREEN SUBDIVISION AGREEMENT
 PLAN 65M-3929 (19T-04V14)
 WARD 2 - VICINITY OF PINE VALLEY DRIVE AND HIGHWAY 7**

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 December 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-3929 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 the services associated with this subdivision agreement, a water service connection, streetscaping and sidewalk will be added to the City's network of infrastructure. This additional infrastructure is valued at \$ 34,700 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$227 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 5,900	\$ 71
Sidewalk	\$28,800	\$156
Totals	\$34,700	\$ 227

() Estimated Annual Operating Costs based on information from Public Works 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 this development.

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between Woodbridge Green Homes Inc. and the City are complete and can be considered for assumption by the City.

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Background - Analysis and Options

The Woodbridge Green Development, is a residential common element condominium development comprised of 57 units, located on the south side of Regional Road 7 and west side of Helen Street as illustrated on Attachment No. 1. The related subdivision agreement provides for the construction of a water connection to the property as well as a sidewalk and landscaping on Highway 7 in front of the development.

The Subdivision Agreement with Woodbridge Green Homes Inc. was executed on July 28, 2006 and the Plan of Subdivision was subsequently registered on October 24, 2006. The construction of the sidewalk, water service connection and landscaping on Highway 7 was substantially completed on September 16, 2013.

The Developer has maintained the works during the required minimum thirteen month maintenance period and has rectified all noted deficiencies. Development Inspection staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the development and are now satisfied with the extent of the works.

All documentation required by the Subdivision Agreement for assumption has been submitted and found acceptable.

Clearances have been received from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Building Standards, and Clerks.

In addition, the Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with this development have been satisfied.

Accordingly, the Developer has requested that the municipal services be assumed by the City, and that the development securities held by the City be released.

Relationship to Vaughan Vision 2020

The development of this site 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

Regional staff has advised that they are satisfied with the construction and restoration works along Highway 7 and have no objections to the City assuming the municipal services associated to this development.

Conclusion

The construction of the sidewalk, water connection and landscaping associated with the Woodbridge Green Development has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the municipal services be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

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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.)