

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 9, 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.

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**ASSUMPTION OF MUNICIPAL SERVICES
CHATEAU RIDGE SITE DEVELOPMENT
WARD 5 - VICINITY OF DUFFERIN STREET AND STEELES AVENUE WEST**

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 Servicing Agreement between the City of Vaughan and Alterra-Finer Space Limited, 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 0.1 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 \$174,580 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$2,770 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 19,340	\$ 460
Sanitary sewers	\$ 14,550	\$ 300
Storm sewers	\$ 38,710	\$ 150
Road/Sidewalk	\$ 61,930	\$1,070
Trees/Streetscaping/Landscaping	\$ 22,900	\$ 190
Streetlighting	\$ 17,150	\$ 600
Totals	\$174,580	\$2,770

() Estimated Annual Operating Costs based on information from Public Works and the 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 Servicing Agreement between Alterra-Finer Space Limited and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

Chateau Ridge is a high rise site development located north of Steeles Avenue West and east of Dufferin Street in Ward 5 as shown on Attachment No.1. The developer, Alterra-Finer Space Limited, entered into a servicing agreement to construct the necessary municipal infrastructure to service the development.

The Servicing Agreement with Alterra-Finer Space Limited was executed on October 12, 2010. The construction of the municipal services was considered substantially complete on September 6, 2011.

The Developer has maintained the municipal services during the required minimum thirteen month maintenance period and has rectified all deficiencies. All documentation required by the Servicing Agreement for assumption has been submitted. Development inspection staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services and are now satisfied with the extent of the works.

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

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

Accordingly, Alterra-Finer Space Limited has requested that the municipal services constructed in conjunction with the Chateau Ridge development be assumed by the City, and that the securities held by the City 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

All regional implications have been satisfied as they have conducted their own inspection of municipal services located within the Dufferin Street right of way and have found the works to be satisfactory.

Conclusion

The construction of the municipal services associated with the Chateau Ridge site development has been completed in accordance with the terms of the Servicing Agreement. Accordingly, it is recommended that the relevant municipal services be assumed by the City, and that the Municipal Services Letter of Credit be released.

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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.)