

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 12, Report No. 42, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 29, 2013.

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ASSUMPTION – KLEIN RIDGE ESTATES SUBDIVISION PLAN OF SUBDIVISION 65M-3738 (19T-98V04) WARD 1 - VICINITY OF MAJOR MACKENZIE DR & ISLINGTON AVENUE

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 October 15, 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 roads and municipal services that are set out in the Subdivision Agreement for Plan 65M-3738; and
2. That the Municipal Services Letter of Credit be reduced to \$40,000 and held until lot grading certifications have been issued pursuant to the Subdivision Agreement for the four remaining lots in the Plan (Lots 6, 22, 28 and 66) which are still under construction. Once the lots have been completed and the grading is certified to the satisfaction of the Development/Transportation Engineering Department, 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 2.2 lane kilometers of roadway and associated municipal services including storm and sanitary sewers, watermain, street lighting, sidewalk, trees, storm water management facility, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$2,691,557 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$66,825 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$304,832	\$ 7,810
Storm sewers	\$542,561	\$ 1,717
Sanitary Sewers	\$301,799	\$ 5,060
Storm Water Management Pond	\$330,731	\$3,410
Road	\$850,517	\$ 17,205
Street lights	\$110,231	\$ 4,080
Trees	\$250,886	\$ 27,543
Totals	\$2,691,557	\$66,825

() Annual Operating Costs derived from the 2009-2013 Municipal Performance Measures Summary, Public Works Operating Budget and the Parks & Forestry Operations Department.*

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The life cycle costs associated with this additional infrastructure will be included in the City's future multi-year budgets.

Communications Plan

The pertinent City departments will be notified of the assumption of this subdivision.

Purpose

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

Background - Analysis and Options

The Klein Ridge Estate Subdivision is located west of Islington Avenue and North of Major Mackenzie Drive as illustrated on Attachment No. 1. This development is comprised of 66 residential lots, a park block, a storm water management facility and external road improvements to St Padre Pio Drive (formerly Old Major Mackenzie Drive).

The Subdivision Agreement with Jofian Holdings Ltd. was executed on January 27, 2004, and the Plan of Subdivision was subsequently registered on March 18, 2004. The construction of the roads and municipal services in Plan 65M-3738 was substantially completed in November 2009.

Jofian Holdings Ltd. 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 with the exception of four lots (Lots 6, 22, 28 and 66), which are currently under construction. Staff recommends retaining \$10,000 per lot until the grading is completed and certified.

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. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City.

The Commissioner of Engineering and Public Works has received clearance from all relevant including: Development Planning, Building Standards, Parks Development, Parks & Forestry Operations, Public Works, and Clerks. In addition, the Development Finance & 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 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

Regional staff has advised that they are satisfied with the works along Major Mackenzie Drive and have no objections to the City assuming the services.

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Conclusion

The construction of the roads and municipal services associated with the Klein Ridge Estate Subdivision, 65M-3738 have been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3738 be assumed and the Municipal Services Letter of Credit be reduced to \$40,000 and held until lot grading certifications have been issued pursuant to the Subdivision Agreement for the four remaining lots in the Plan (Lots 6, 22, 28 and 66) which are still under construction. Once the lots have been completed and the grading is certified to the satisfaction of the Development/Transportation Engineering Department, 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.)