

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013**

**13                    ASSUMPTION – VILLAS OF OLDE WOODBRIDGE SUBDIVISION**  
**19T-04V03 / 65M-3920**  
**WARD 2 – VICINITY OF HIGHWAY 7 AND HELEN STREET**

## Recommendation

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3920, and that the Municipal Services Letter of Credit be released.

## Economic Impact

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 4,620	\$ 170
Sanitary sewers	\$ 11,755	\$ 37
Storm sewers	\$ 16,768	\$ 110
Road	\$ 48,200	\$ 430
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 5,051	\$ 349
Totals	\$ 86,394	\$1,096

## Communications Plan

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## **CITY OF VAUGHAN**

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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 Stone Manor Developments and the City are complete and can be considered for assumption by the City.

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

The Villas of Olde Woodbridge Plan of Subdivision 65M-3920 is located south of Highway 7 and west of Helen Street in Ward 2 as shown on Attachment No.1. The Plan of Subdivision includes one medium density block and two single family lots that front onto Helen Street. The Subdivision Agreement provides for the servicing of the block and lots from Helen Street including sewer and water service connections, road improvements and landscaping. The medium density block was subsequently developed as an 86 residential unit common element condominium by way of site plan.

The Subdivision Agreement with Stone Manor Developments was executed on March 27, 2006, and the Plan of Subdivision was subsequently registered on August 31, 2006. The construction of municipal services was substantially completed in October 2008.

Stone Manor Developments has maintained the municipal services constructed pursuant to the Agreement during the required minimum thirteen month maintenance period and has rectified all noted deficiencies. All documentation required by the Subdivision Agreement for assumption has been submitted. Development/Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, has conducted all the necessary inspections of the municipal services associated with this subdivision and are now satisfied with the extent of the works. In addition, the grading of the two lots fronting Helen Street has been certified by the Developer's Engineering Consultant. Accordingly, Stone Manor Developments has requested that the municipal services associated with the subdivision be assumed by the City, and the Municipal Services Letter of Credit be released.

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 Development Finance & Investments 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 restoration works along Highway 7 and have no objections to the City assuming the services.

#### **Conclusion**

The construction of the municipal services associated with the Villas of Olde Woodbridge Plan of Subdivision 65M-3920 has been completed in accordance with the terms of the Subdivision Agreement. Accordingly, it is appropriate that these municipal services be assumed and the Municipal Services Letter of Credit be released.

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**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.)