

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 20, Report No. 52, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 10, 2013.

**20 ASSUMPTION – ANDRIDGE HOMES SUBDIVISION, PHASE 1 AND 1A
 PLANS OF SUBDIVISION 65M-3891, 3892, 3893, 3894, 3990 (19T-99V08)
 WARD 4, VICINITY OF TESTON ROAD AND BATHURST STREET**

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 November 26, 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 municipal services that are set out in the Subdivision Agreement for Plans of Subdivision 65M-3891, 3892, 3893, 3894 and 3990; and
2. THAT the value of the Municipal Services Letter of Credit be reduced to \$300,000 to guarantee the completion of outstanding landscape and streetscape works in the subdivisions and Andridge Homes financial obligation towards the repair of twenty three (23) cracked sewer connection tees fittings in the subdivisions sewer systems in accordance with City's Cracked Tee Protocol.

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 2.7 kilometers of roadway and associated municipal services including sanitary and storm sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$ 5,524,900 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$127,660 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 600,300	\$ 18,960
Sanitary sewers	\$ 620,400	\$ 12,280
Storm sewers	\$1,777,400	\$ 4,170
Road	\$1,696,800	\$ 41,760
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 519,900	\$ 41,250
Street lights	\$ 310,100	\$ 9,240
Totals	\$5,524,900	\$127,660

() Annual Operating Costs derived from the 2009-2013 Public Works Operating Budget and the Parks and Forestry Operations Department.*

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

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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 Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited (Andridge Homes) and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Andridge Homes Phase 1 and 1A Subdivisions, Plans of Subdivision 65M-3891, 3892, 3893, 3894, and 3990 are comprised of 544 residential lots and three Park Blocks and is located south of Teston Road and west of Bathurst Street in Ward 4 as shown on Attachment No.1.

The Phase 1 Subdivision Agreement with the Andridge Homes was executed on February 13, 2006 and three Plans of Subdivision were subsequently registered on March 22, 2006. The Phase 1 Agreement was subsequently amended on March 23, 2007 to include the additional lots in Phase 1A designated by Plan 65M-3990, which was registered on May 16, 2007. The construction of the roads and municipal services in Plans 65M-3891, 3892, 3893, 3894, and 3990 was substantially completed by January 2012.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies with the exception of certain landscape and streetscape items noted below. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City.

Financial securities to be held after assumption to guarantee completion of certain landscape works

The Development Planning and Parks and Forestry Operations Departments have advised that some landscape and streetscape works are outstanding. Accordingly, staff is recommending that securities in the amount of \$114,500 be retained until these works are completed to the satisfaction of the City.

In-sewer camera inspections identified cracked service connection tee fittings within the Andridge Homes Phase 1 and 1A servicing works.

An in-sewer camera inspection identified twenty three (23) cracked service connection tee fittings in the sewer systems, which were subsequently repaired using a fiberglass tee liner. According to the City's cracked tee protocol, the Developer is to provide the City with a letter of credit or secure in the existing Municipal Services Letter of Credit an amount equivalent to the estimated cost of replacing the sewer fittings, which in this case is \$185,500. Over the next five years, the performance of the fiberglass tee liners will be monitored periodically by the City.

Staff recommends that periodically throughout the 5 years the tee fittings be assessed for their performance and the securities reduced as appropriate. At the end of the five years, the City will determine whether the fiberglass tee liners can be accepted as a permanent fix going forward and the securities released or whether a cash payment is still required for the ultimate replacement of the fittings according to the protocol. Accordingly, staff is recommending that \$185,500 be retained in the value of the existing Municipal Services Letter of Credit to guarantee Andridge Homes' financial obligations respecting this matter.

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All required documents and clearances for assumption have been received.

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 these subdivisions and are now satisfied with the extent of the works. In addition, the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Building Standards, Parks Development, Parks and Forestry Operations, Public Works, and Clerks. The Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with the assumption of these municipal services have been satisfied subject to retention of the securities noted in this report.

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

The Region of York have conducted their own inspection of municipal services located within the Bathurst Street right of way and have found the works to be satisfactory.

Conclusion

The construction of the roads and municipal services associated with the Andridge Homes Phase 1 and 1A Plans of Subdivision 65M-3891, 3892, 3893, 3894 and 3990 has been completed in accordance with the Subdivision Agreement with minor exceptions as noted in this report. Accordingly, it is appropriate that the roads and municipal services in these subdivisions be assumed and the value of the Municipal Services Letter of Credit be reduced to \$300,000 to guarantee the completion of outstanding landscape and streetscape works in the subdivisions to the satisfaction of the Development Planning and Parks and Forestry Operations Department and Andridge Homes financial obligation towards the repair of twenty three (23) cracked sewer connection tees fittings in the subdivision sewer systems in accordance with City's Cracked Tee Protocol

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.)