

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 19, 2016

Item 7, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 19, 2016.

**7 PARTIAL ASSUMPTION – VAUGHAN WEST II INDUSTRIAL BUSINESS PARK
 PLAN OF SUBDIVISION 65M-3992 (19T-03V19)
 WARD 2 - VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, dated January 12, 2016:

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning recommend:

1. That Council enact the necessary by-law assuming the Pressure District 5 trunk watermain on Langstaff Road between Highway 27 and Huntington Road that was constructed pursuant to the Subdivision Agreement between the City and Vaughan West II Limited and Conair Consumer Products Inc., dated April 20, 2007 for Plan 65M-3992; and
2. That the Municipal Services Letter of Credit held by the City in connection with Plan of Subdivision 65M-3992 be adjusted to account for the assumption of the Pressure District 5 trunk watermain on Langstaff Road pursuant to the provisions of the Subdivision Agreement.

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, approximately 2.0 kilometers of watermain and appurtenances will be added to the City's network of infrastructure. This additional watermain infrastructure is valued at \$1,974,940 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$14,200 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 1,974,940	\$ 14,200
Totals	\$1,974,940	\$14,200

() Estimated Annual Operating Costs based on information from the Environmental Services 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 watermain.

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Purpose

The purpose of this report is to inform Council that the 600mm diameter Pressure District No. 5 trunk watermain on the Langstaff Road between Highway 27 and Huntington Road, which was constructed by Vaughan West II Limited and Conair Consumer Products Inc. pursuant to the Subdivision Agreement for Plan of Subdivision 65M-3992, is complete and can be considered for assumption by the City.

Background - Analysis and Options

Vaughan West II Limited and Conair Consumer Products Inc., executed a Subdivision Agreement with the City on April 20, 2007 which provides for the construction of an external 600mm diameter Pressure District No. 5 trunk watermain on Langstaff Road between Huntington Road and Highway 27 to facilitate the development of the Vaughan West II Business Park and other developments within the Huntington 57/58 West Block Plan area. This trunk watermain is identified as a City Area Specific Development Charge Project and the subdivision agreement includes provisions for the Developers to be reimbursed for the cost of constructing the watermain.

The Langstaff watermain was completed in 2008 and has been in operation since 2009. The Developer has now rectified all noted deficiencies and all documentation required by the Subdivision Agreement for the assumption of the watermain has been submitted. Development Inspection staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the watermain and are now satisfied with the extent of the works.

Clearances were received from all pertinent City Departments including Development Engineering & Infrastructure Planning, Clerks and Environmental Services. In addition, the Financial Planning and Development Finance Department has confirmed that all of the City's financial requirements associated with the assumption of the Langstaff watermain have been satisfied.

Accordingly, the Developer has requested that the Langstaff watermain be assumed by the City in advance of the broader subdivision, and that the development securities held by the City for the watermain be released.

Relationship To Term of Council Service Excellence Strategy Map (2014-2018)

The construction of the Langstaff watermain and its assumption are consistent with the initiatives outlined in the Term of Council Service Excellence Strategy Map. The assumption of these municipal services will:

- Invest, renew and manage infrastructure and assets;
- Attract investment and create jobs
- Continue to ensure the safety and well-being of citizens; and
- Continue to cultivate an environmentally sustainable city.

Regional Implications

Regional staff has advised that they are satisfied with the construction and restoration works of the Langstaff watermain and have no objections to the City assuming the Langstaff watermain.

Conclusion

Vaughan West II Limited and Conair Consumer Products Inc. have completed the construction of the Pressure District 5 trunk watermain on Langstaff Road between Highway 27 and Huntington

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Road in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the Langstaff trunk watermain be assumed and the current Municipal Services Letter of Credit be adjusted to reflect the remaining works and obligations under the terms of the Subdivision Agreement.

Attachments

1. Location Map

Report prepared by:

Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

(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.)

COMMITTEE OF THE WHOLE - JANUARY 12, 2016

PARTIAL ASSUMPTION – VAUGHAN WEST II INDUSTRIAL BUSINESS PARK PLAN OF SUBDIVISION 65M-3992 (19T-03V19) WARD 2 - VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning recommend:

1. That Council enact the necessary by-law assuming the Pressure District 5 trunk watermain on Langstaff Road between Highway 27 and Huntington Road that was constructed pursuant to the Subdivision Agreement between the City and Vaughan West II Limited and Conair Consumer Products Inc., dated April 20, 2007 for Plan 65M-3992; and
2. That the Municipal Services Letter of Credit held by the City in connection with Plan of Subdivision 65M-3992 be adjusted to account for the assumption of the Pressure District 5 trunk watermain on Langstaff Road pursuant to the provisions of the Subdivision Agreement.

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, approximately 2.0 kilometers of watermain and appurtenances will be added to the City's network of infrastructure. This additional watermain infrastructure is valued at \$1,974,940 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$14,200 as shown on the following chart:

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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 watermain.

Purpose

The purpose of this report is to inform Council that the 600mm diameter Pressure District No. 5 trunk watermain on the Langstaff Road between Highway 27 and Huntington Road, which was constructed by Vaughan West II Limited and Conair Consumer Products Inc. pursuant to the Subdivision Agreement for Plan of Subdivision 65M-3992, is complete and can be considered for assumption by the City.

Background - Analysis and Options

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Accordingly, the Developer has requested that the Langstaff watermain be assumed by the City in advance of the broader subdivision, and that the development securities held by the City for the watermain be released.

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- Continue to cultivate an environmentally sustainable city.

Regional Implications

Regional staff has advised that they are satisfied with the construction and restoration works of the Langstaff watermain and have no objections to the City assuming the Langstaff watermain.

Conclusion

Vaughan West II Limited and Conair Consumer Products Inc. have completed the construction of the Pressure District 5 trunk watermain on Langstaff Road between Highway 27 and Huntington Road in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the Langstaff trunk watermain be assumed and the current Municipal Services Letter of Credit be adjusted to reflect the remaining works and obligations under the terms of the Subdivision Agreement.

Attachments

1. Location Map

Report prepared by:

Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

ANDREW PEARCE
Director Development Engineering
and Infrastructure Planning

ATTACHMENT No. 1



PARTIAL ASSUMPTION
VAUGHAN WEST II INDUSTRIAL BUSINESS PARK
LANGSTAFF WATERMAIN
VAUGHAN WEST II LIMITED AND CONAIR
CONSUMER PRODUCTS INC.

LEGEND

-  SUBJECT WATERMAIN
-  HUNTINGTON ROAD EXTENSION (NOT INCLUDED)
-  FOGAL ROAD EXTENSION (NOT INCLUDED)

Note: Aerial photography acquired in spring, 2014



NOT TO SCALE

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THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 001-2016

A By-law to assume Municipal Services in Vaughan West II Industrial Business Park Subdivision, 19T-03V19, Registered Plan 65M-3992.

WHEREAS the Subdivision Agreement between the City of Vaughan and Vaughan West II Limited and Conair Consumer Products Inc. provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the services in Registered Plan 65M-3992, have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

- I. THAT the services in Registered Plan 65M-3992, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Vaughan West II Limited and Conair Consumer Products Inc. dated April 20, 2007, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 15th day of December, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 7 of Report No. 2
of the Committee of the Whole
Adopted by Vaughan City Council on
January 19, 2016