

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2014

Item 11, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2014.

**11 ASSUMPTION – WOODVALLEY SUBDIVISION, PHASES 2 AND 3
 PLAN OF SUBDIVISION 65M-4057 AND 65M-4130 (19T-95062)
 WARD 4, VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

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 January 14, 2014:

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 each of Plan 65M-4057 and 65M-4130 and that the Municipal Services Letter of Credit for 65M-4057 and 65M-4130 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 these subdivisions, approximately 1.2 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,241,300 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$26,560 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 149,990	\$ 4,130
Sanitary sewers	\$ 192,590	\$ 2,680
Storm sewers	\$ 389,930	\$ 910
Road	\$ 374,960	\$ 9,120
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 76,590	\$ 7,680
Streetlighting	\$ 57,240	\$ 2,040
Totals	\$1,241,300	\$26,560

() 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2014

Item 11, CW Report No. 1 – Page 2

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreements between Woodvalley Developments Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Woodvalley Phase 2 and 3 Subdivisions, Plans of Subdivision 65M-4057 and 65M-4130, respectively, are comprised of 88 residential lots and 27 townhouse blocks, located west of Bathurst Street and north of Rutherford Road in Ward 4 as shown on Attachment No.1.

The Phase 2 Subdivision Agreement with Woodvalley Developments Inc. was executed on April 9, 2008 and the Plan of Subdivision 65M-4057 was subsequently registered on May 20, 2008. The Phase 3 Subdivision Agreement with Woodvalley Developments Inc. was executed on March 24, 2009 and the Plan of Subdivision 65M-4130 was subsequently registered on May 20, 2009. The construction of the roads and municipal services in Plan 65M-4057 and 65M-4130 were subsequently completed in October, 2011.

The Developer has maintained the municipal services in both plans of subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivisions have been certified by the Developer's Engineering Consultant.

All documentation required by both Subdivision Agreements for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivisions and are now satisfied with the extent of the works.

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 these subdivisions have been satisfied.

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

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

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2014

Item 11, CW Report No. 1 – Page 3

Conclusion

The construction of the roads and municipal services associated with the Woodvalley Phase 2 Subdivision, 65M-4057 and Woodvalley Phase 3 Subdivision, 65M-4130 have been completed in accordance with the respective Subdivision Agreements. Accordingly, it is appropriate that the roads and municipal services in these subdivisions be assumed and the Municipal Services Letter of Credit for both Plan 65M-4057 and 65M-4130 be released.

Attachments

1. Location Map

Report prepared by:

Kevin Worth – Engineering Technologist - Development, ext. 8670
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 14, 2014

ASSUMPTION – WOODVALLEY SUBDIVISION, PHASES 2 AND 3 PLAN OF SUBDIVISION 65M-4057 AND 65M-4130 (19T-95062) WARD 4, VICINITY OF BATHURST STREET AND RUTHERFORD ROAD

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 each of Plan 65M-4057 and 65M-4130 and that the Municipal Services Letter of Credit for 65M-4057 and 65M-4130 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 these subdivisions, approximately 1.2 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,241,300 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$26,560 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 149,990	\$ 4,130
Sanitary sewers	\$ 192,590	\$ 2,680
Storm sewers	\$ 389,930	\$ 910
Road	\$ 374,960	\$ 9,120
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 76,590	\$ 7,680
Streetlighting	\$ 57,240	\$ 2,040
Totals	\$1,241,300	\$26,560

() 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.

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreements between Woodvalley Developments Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Woodvalley Phase 2 and 3 Subdivisions, Plans of Subdivision 65M-4057 and 65M-4130, respectively, are comprised of 88 residential lots and 27 townhouse blocks, located west of Bathurst Street and north of Rutherford Road in Ward 4 as shown on Attachment No.1.

The Phase 2 Subdivision Agreement with Woodvalley Developments Inc. was executed on April 9, 2008 and the Plan of Subdivision 65M-4057 was subsequently registered on May 20, 2008. The Phase 3 Subdivision Agreement with Woodvalley Developments Inc. was executed on March 24, 2009 and the Plan of Subdivision 65M-4130 was subsequently registered on May 20, 2009. The construction of the roads and municipal services in Plan 65M-4057 and 65M-4130 were subsequently completed in October, 2011.

The Developer has maintained the municipal services in both plans of subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivisions have been certified by the Developer's Engineering Consultant.

All documentation required by both Subdivision Agreements for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivisions and are now satisfied with the extent of the works.

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 these subdivisions have been satisfied.

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

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

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

The construction of the roads and municipal services associated with the Woodvalley Phase 2 Subdivision, 65M-4057 and Woodvalley Phase 3 Subdivision, 65M-4130 have been completed in accordance with the respective Subdivision Agreements. Accordingly, it is appropriate that the roads and municipal services in these subdivisions be assumed and the Municipal Services Letter of Credit for both Plan 65M-4057 and 65M-4130 be released.

Attachments

1. Location Map

Report prepared by:

Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

Paul Jankowski, P. Eng.
Commissioner of Engineering and Public Works

Andrew Pearce, C.E.T.
Director of Development/
Transportation Engineering

KW



ATTACHMENT No. 1



ASSUMPTION
WOODVALLEY SUBDIVISION - PHASE 2 & 3
WOODVALLEY DEVELOPMENTS INC.
19T-95062, 65M-4057 & 65M-4130

LOCATION: Part of Lots 16 & 17, Concession 2

LEGEND

-  SUBJECT LANDS PHASE 2
-  SUBJECT LANDS PHASE 3

Note: Aerial photography acquired in spring, 2012



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 009-2014

A By-law to assume Municipal Services in Woodvalley Subdivision, Phase 2 and Phase 3, 19T-95062, Registered Plan 65M-4057 and 65M-4130.

WHEREAS the Subdivision Agreements between the City of Vaughan and Woodvalley Developments Inc. provides for the installation of certain public services.

AND WHEREAS the Commissioner of Engineering and Public Works has received certification that the services in Registered Plan 65M-4057 and 65M-4130, 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-4057 and 65M-4130, more particularly described in the Subdivision Agreements between The Corporation of the City of Vaughan and Woodvalley Developments Inc., Phase 2 dated April 9, 2008 and Phase 3 dated March 24, 2009, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 28th day of January, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk