

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

Item 15, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 24, 2017.

15 ASSUMPTION – FONDI HOMES TOWNHOUSE DEVELOPMENT (RELATED FILE DA.09.075) WARD 3, VICINITY OF RUTHERFORD ROAD AND HWY 400

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 17, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Development Agreement between Fondi Homes Builders Inc. and the City dated September 16, 2014 and that the Municipal Services Letter of Credit 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 municipal services, approximately 0.30 km of sidewalk and boulevards, and walkway lighting will be added to the City's network of infrastructure. This additional infrastructure is valued at \$42,600.

Communications Plan

The pertinent City departments will be notified of the assumption of these municipal services.

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Development Agreement between Fondi Homes Builder Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Fondi Homes Townhouse Development (Related File DA. 09.075) is comprised of 34 townhouses units fronting onto Hawkview Boulevard and included construction of sidewalk and boulevards fronting these lots. The site is located north of Rutherford Road and west of HWY 400 as shown on Attachment No. 1.

The Development Agreement with Fondi Homes Builder Inc. was executed on December 20, 2011. The construction of the municipal services constructed as part of this agreement was considered substantially complete on September 16, 2014.

The Developer has maintained the municipal services constructed as part of the agreement during the required minimum thirteen month maintenance period and has rectified all deficiencies. All documents required for assumption have been received and the grading of the built out lots part of this project has been certified by the developer's engineering consultant.

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Development inspection staff, in conjunction with the developer's consulting engineer, has conducted all necessary inspections of the municipal services and are now satisfied with the extent of the work.

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

Accordingly, Fondi Home Builder Inc. has requested that the municipal services constructed in conjunction with the Fondi Homes Townhouse Development (Related File DA. 09.075) be assumed by the City and the Municipal Services Letter of Credit be released.

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

The construction of the municipal services part of Fondi Homes Townhouse Development (Related File DA. 09.075) Development Agreement 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

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

Conclusion

The construction of the municipal services associated with the Fondi Homes Townhouse Development (Related File DA. 09.075) has been completed in accordance with the development agreement. Accordingly, it is recommended that the municipal services in this project be assumed and the Municipal Services Letter of Credit be released.

Attachment

1. Location Map

Report prepared by:

Stanislav Tsysar, Engineering Technologist - Development, ext. 8774
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.)

**ASSUMPTION – FONDI HOMES TOWNHOUSE DEVELOPMENT (RELATED FILE DA.09.075)
WARD 3, VICINITY OF RUTHERFORD ROAD AND HWY 400**

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Financial Planning and Development Finance and Deputy City Treasurer recommend:

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Development inspection staff, in conjunction with the developer's consulting engineer, has conducted all necessary inspections of the municipal services and are now satisfied with the extent of the work.

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

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

Respectfully submitted,

JOHN MACKENZIE,
Deputy City Manager
Planning and Growth Management

ANDREW PEARCE,
Director of Development
Engineering and Infrastructure
Planning

ATTACHMENT No. 1



FONDI HOME BUILDER INC.
FONDI HOMES TOWNHOUSE DEVELOPMENT (DA.09.075)
DEVELOPMENT AGREEMENT

LOCATION: Part of Lot 16, Concession 5

LEGEND



COMMERCIAL SITE PLAN SERVICING AGREEMENT
(GIRONA FINANCIAL GROUP INC.)



SUBJECT LANDS



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 006-2017

A By-law to assume Municipal Services in Fondi Homes Townhouse Development.

WHEREAS the Development Agreement between the City of Vaughan and Fondi Homes Builder 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 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:

1. THAT the services, more particularly described in the Development Agreement between The Corporation of the City of Vaughan and Fondi Homes Builder Inc. dated December 20, 2011, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 24th day of January, 2017.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk