

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017**

Item 13, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2017.

**13      ASSUMPTION – COUNTRY WIDE HOMES (THORNHILL ESTATES) SUBDIVISION  
PLAN OF SUBDIVISION 65M-4211 (19T-03V23)  
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 Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated February 7, 2017:**

**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks and Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4211; and
2. THAT the Municipal Services Letter of Credit for Plan 65M-4211 be reduced to \$10,000 to guarantee the completion of landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will 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 this subdivision, approximately 0.4 lane kilometers of roadway and associated municipal services including sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$328,230 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$6,580 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 48,520	\$ 1,280
Sanitary sewers	\$ 27,010	\$ 830
Storm sewers	\$ 92,450	\$ 280
Road	\$ 68,660	\$ 2,820
Trees/Streetscaping/Landscaping	\$ 62,700	\$ 1,010
Streetlighting	\$ 28,890	\$ 360
Totals	\$328,230	\$6,580

***(\*) Estimated Annual Operating Costs based on information from Environmental Services and the Transportation Services and 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.

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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 Country Wide Homes (Thornhill Estates) Inc. and the City are complete and can be considered for assumption by the City.

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

The Country Wide Homes (Thornhill Estates) Subdivision, Plan of Subdivision 65M-4211 is a residential development comprised of 10 single lots and 12 part lots located south of Teston Road and west of Bathurst Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with Country Wide Homes (Thornhill Estates) Inc. was executed on July 21, 2010 and the Plan of Subdivision was subsequently registered on October 19, 2010. The construction of the roads and municipal services in Plan 65M-4073 was considered substantially complete on January 6, 2016.

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 the replacement of a number of boulevard trees. All documents required for assumption have been received and the grading of all lots in the subdivision has been certified by the developer's engineering consultant.

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 to recommend assumption. Transportation Services and Parks and Forestry Operations staff have advised that there are a number of trees in the subdivision that need to be replaced. The Transportation Services and Parks and Forestry Operations department is requesting financial securities in the amount of \$10,000 be retained to ensure these works are satisfactorily completed in the 2017 planting season.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, Parks Development, Environmental 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 subdivision have been satisfied.

Accordingly, Country Wide Homes (Thornhill Estates) Inc. has requested the municipal services constructed in conjunction with Country Wide Homes (Thornhill Estates) Subdivision Agreement be assumed by the City.

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

The construction of the municipal services in Country Wide Homes (Thornhill Estates) Subdivision 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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017**

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- 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 subdivision development.

**Conclusion**

The construction of the roads and municipal services associated with the Country Wide Homes (Thornhill Estates) Subdivision, Plan of Subdivision 65M-4211, has been completed in accordance with the subdivision agreement. Accordingly, it is recommended that the roads and municipal services in Plan 65M-4211 be assumed and the Municipal Services Letter of Credit be reduced to \$10,000 to guarantee the completion of the landscape deficiencies. Upon the completion of the deficiencies the Municipal Services Letter of Credit will be released.

**Attachment**

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.)

**ASSUMPTION – COUNTRY WIDE HOMES (THORNHILL ESTATES) SUBDIVISION**  
**PLAN OF SUBDIVISION 65M-4211 (19T-03V23)**  
**WARD 4, VICINITY OF TESTON ROAD AND BATHURST STREET**

**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks and Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4211; and
2. THAT the Municipal Services Letter of Credit for Plan 65M-4211 be reduced to \$10,000 to guarantee the completion of landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

**Contribution to Sustainability**

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**Economic Impact**

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**Communications Plan**

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## **Purpose**

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Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, Parks Development, Environmental 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 subdivision have been satisfied.

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

The construction of the municipal services in Country Wide Homes (Thornhill Estates) Subdivision 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 subdivision development.

### **Conclusion**

The construction of the roads and municipal services associated with the Country Wide Homes (Thornhill Estates) Subdivision, Plan of Subdivision 65M-4211, has been completed in accordance with the subdivision agreement. Accordingly, it is recommended that the roads and municipal services in Plan 65M-4211 be assumed and the Municipal Services Letter of Credit be reduced to \$10,000 to guarantee the completion of the landscape deficiencies. Upon the completion of the deficiencies the Municipal Services Letter of Credit will be released.

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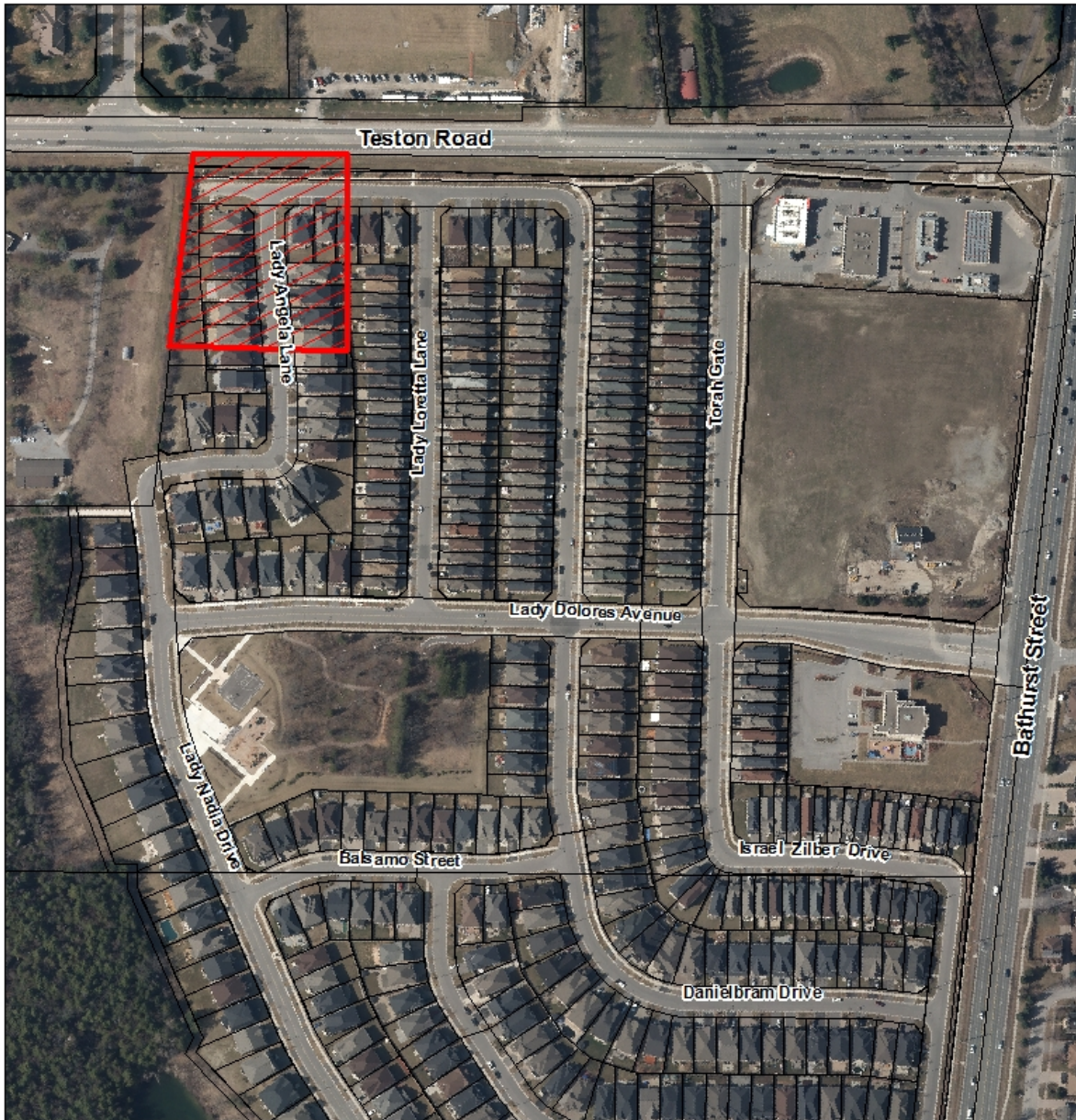
Respectfully submitted,

JOHN MACKENZIE,  
Deputy City Manager,  
Planning and Growth Management

ANDREW PEARCE,  
Director, Development  
Engineering and Infrastructure  
Planning




# ATTACHMENT No.1



**ASSUMPTION**  
**COUNTRY WIDE HOMES (THORNHILL ESTATES) SUBDIVISION**  
**19T-03V23, 65M-4211**  
**COUNTRY WIDE HOMES (THORNHILL ESTATES) INC.**  
**LOCATION: PART OF LOT 25, CONCESSION 2**

**LEGEND**

 SUBJECT LANDS



NOT TO SCALE

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 019-2017**

**A By-law to assume Municipal Services in Country Wide Homes (Thornhill Estates) Subdivision, 19T-03V23, Registered Plan 65M-4211.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Country Wide Homes (Thornhill Estates) 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-4211, 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 in Registered Plan 65M-4211, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Country Wide Homes (Thornhill Estates) Inc. dated July 21, 2010, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 21<sup>st</sup> day of February, 2017.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk