

CITY OF VAUGHAN

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

Item 14, 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.

**14            ASSUMPTION – EAGLE’S LANDING SUBDIVISION (2056668 ONTARIO INC.)  
                  PLAN OF SUBDIVISION 65M-3949 (19T-03V22)  
                  WARD 4, VICINITY OF MAJOR MACKENZIE DRIVE AND DUFFERIN 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-3949; and
2. That the Municipal Services Letter of Credit be reduced to \$161,000 to guarantee the completion of the outstanding landscape works to the satisfaction of both the Development Planning and Transportation Services and Parks and Forestry Operations Departments. Upon completion of the landscape works, 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 1.5 lane kilometers of roadway and associated municipal services including street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,798,480 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$29,140 shown on the following chart:

| Item Description                | As Constructed Costs | Approximate Annual Operating Costs (*) |
|---------------------------------|----------------------|--|
| Watermain                       | \$ 213,630           | \$ 5,110                               |
| Sanitary sewers                 | \$ 142,230           | \$ 3,310                               |
| Storm sewers                    | \$ 572,250           | \$ 1,120                               |
| Road                            | \$ 510,700           | \$11,260                               |
| Trees/Streetscaping/Landscaping | \$ 259,360           | \$ 5,580                               |
| Streetlighting                  | \$ 100,310           | \$ 2,760                               |
| Totals                          | \$1,798,480          | \$29,140                               |

*(\*) 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 2056668 Ontario Inc. and the City are complete and can be considered for assumption by the City.

**Background - Analysis and Options**

The Eagle's Landing Subdivision, Plan of Subdivision 65M-3949 is a residential development comprised of 53 single lots, five part lots and a school block located north of Major Mackenzie Drive West and east of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with 2056668 Ontario Inc. was executed on October 6, 2006 and the Plan of Subdivision was subsequently registered on January 12, 2007. The construction of the roads and municipal services in Plan 65M-3949 was considered substantially complete on October 2, 2015.

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 and the installation of a proposed landscape feature at the north-east corner of the intersection of Major Mackenzie Drive and Dufferin Street. The installation of this landscape feature is being coordinated with the urbanization of the boulevard, which is scheduled to be completed in spring 2017. The Development Planning and the Transportation Services and Parks and Forestry Operations Departments have advised they have no objections to the assumption of the municipal services within this subdivision subject to financial securities in the amount of \$161,000 being retained by the City to ensure that these landscape works are satisfactorily completed.

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.

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, 2056668 Ontario Inc. has requested the municipal services constructed in conjunction with the Eagle's Landing Subdivision Agreement 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 in the Eagle's Landing 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:

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- 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**

The Region has advised that they are satisfied with the extent of the works completed within the Dufferin Street corridor.

**Conclusion**

The construction of the roads and municipal services associated with the Eagle's Landing Subdivision, Plan of Subdivision 65M-3949, has been completed in accordance with the Subdivision Agreement. Accordingly, it is recommended that the roads and municipal services in Plan 65M-3949 be assumed and the Municipal Services Letter of Credit be reduced to \$161,000 to guarantee the installation of the landscape feature at the corner of Major Mackenzie Drive and Dufferin Street and the replacement of a number of boulevard trees in the development to the satisfaction of the Development Planning and Transportation Services and Parks and Forestry Operations Departments. Upon the completion of these works, 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 – EAGLE’S LANDING SUBDIVISION (2056668 ONTARIO INC.)  
PLAN OF SUBDIVISION 65M-3949 (19T-03V22)  
WARD 4, VICINITY OF MAJOR MACKENZIE DRIVE AND DUFFERIN 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-3949; and
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## **Background - Analysis and Options**

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

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- 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**

The Region has advised that they are satisfied with the extent of the works completed within the Dufferin Street corridor.

### **Conclusion**

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### **Attachment**

1. Location Map

### **Report prepared by:**

Kevin Worth – Engineering Technologist - Development, ext. 8670

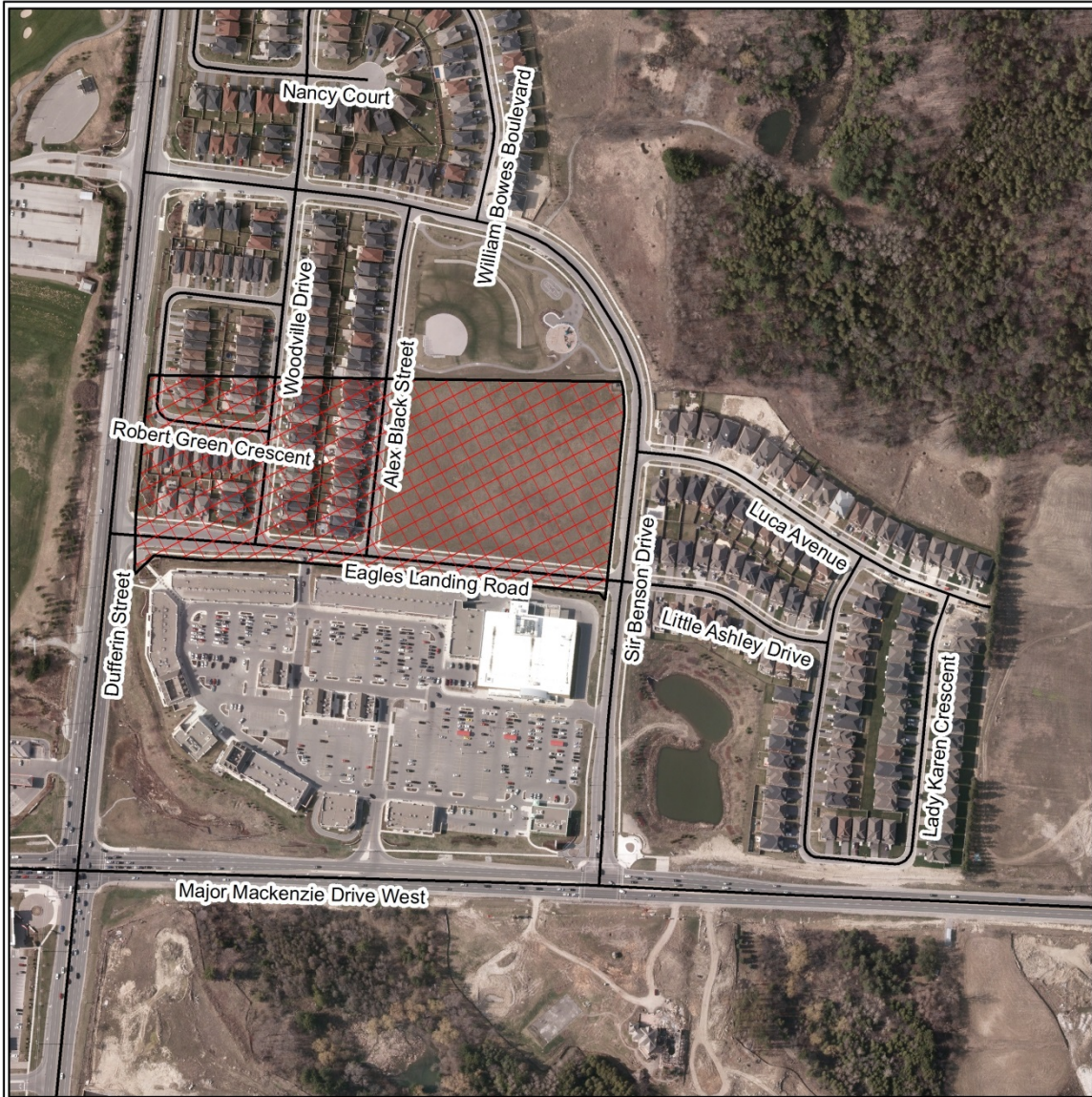
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE,  
Deputy City Manager,  
Planning and Growth Management


ANDREW PEARCE,  
Director, Development  
Engineering and Infrastructure  
Planning

# ATTACHMENT No.1



**ASSUMPTION**  
**EAGLE'S LANDING SUBDIVISION**  
**2056668 ONTARIO INC.**  
**19T-03V22, 65M-3949**

**LEGEND**

 SUBJECT LANDS

Note: Aerial photography acquired Spring, 2013

LOCATION: Parts of lots 21 & 22, Concession 2



NOT TO SCALE

F:\Common\ENG\ATTACHMENTS\DEVELOPMENT\COMPLETION APPROVAL - 65M-3949 Eagle's Landing Subdivision

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 020-2017

**A By-law to assume Municipal Services in Eagle's Landing Subdivision, 19T-03V22, Registered Plan 65M-3949.**

**WHEREAS** the Subdivision Agreement between the City of Vaughan and 2056668 Ontario 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-3949, 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-3949, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and 2056668 Ontario Inc. dated October 6, 2006, 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