

## CITY OF VAUGHAN

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

Item 15, 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.

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#### **ASSUMPTION – MUNICIPAL SERVICES VAUGHAN MILLS MALL (RELATED FILE DA.12.075) WARD 4, VICINITY OF RUTHERFORD ROAD AND JANE STREET**

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 February 7, 2017:

##### **Recommendation**

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Environmental Services, 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 Amending Subdivision Agreement between the City and Ivanhoe Cambridge II Inc., dated June 18, 2013, and that the related 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 0.6 kilometers of associated municipal services including sewers, watermain, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,130,430 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$4,180 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermains	\$ 217,280	\$2,240
Sanitary Sewers	\$ 561,590	\$1,450
Storm Sewers	\$ 351,560	\$ 490
Totals	\$1,130,430	\$4,180

*(\*) 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 these municipal services.

##### **Purpose**

The purpose of this report is to inform Council that the municipal services constructed pursuant to

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

#### **Item 15, CW Report No. 6 – Page 2**

the Amended Subdivision Agreement between Ivanhoe Cambridge II Inc. and the City, dated June 18, 2013, are complete and can be considered for assumption by the City.

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

The City and Ivanhoe Cambridge II Inc. amended the original subdivision agreement for the Vaughan Mills Mall to facilitate the necessary relocation of certain existing municipal services to accommodate the easterly expansion of the Mall.

The Amended Subdivision Agreement required the Owner to relocate the existing municipal services located on the east side of the existing Vaughan Mills Mall which is situated south of Rutherford Road and west of Jane Street as shown on Attachment No.1. In addition, the Owner was to convey the necessary easements in accordance with the requirements of the City.

The construction of the municipal services was considered substantially complete on September 10, 2014.

The Developer has maintained the municipal services during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, all documents required for assumption have been received.

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, 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, Ivanhoe Cambridge II Inc. has requested the municipal infrastructure constructed in conjunction with Vaughan Mills Mall Expansion Amending 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 Vaughan Mills Mall Expansion Amending 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 services described above.

#### **Conclusion**

The construction of the relocated municipal services associated with the Vaughan Mills Mall Expansion has been completed in accordance with the Amending Agreement. Accordingly, it is recommended that the municipal services associated with this project be assumed and the associated Municipal Services Letter of Credit be released.

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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

(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 – MUNICIPAL SERVICES  
VAUGHAN MILLS MALL (RELATED FILE DA.12.075)  
WARD 4, VICINITY OF RUTHERFORD ROAD AND JANE STREET**

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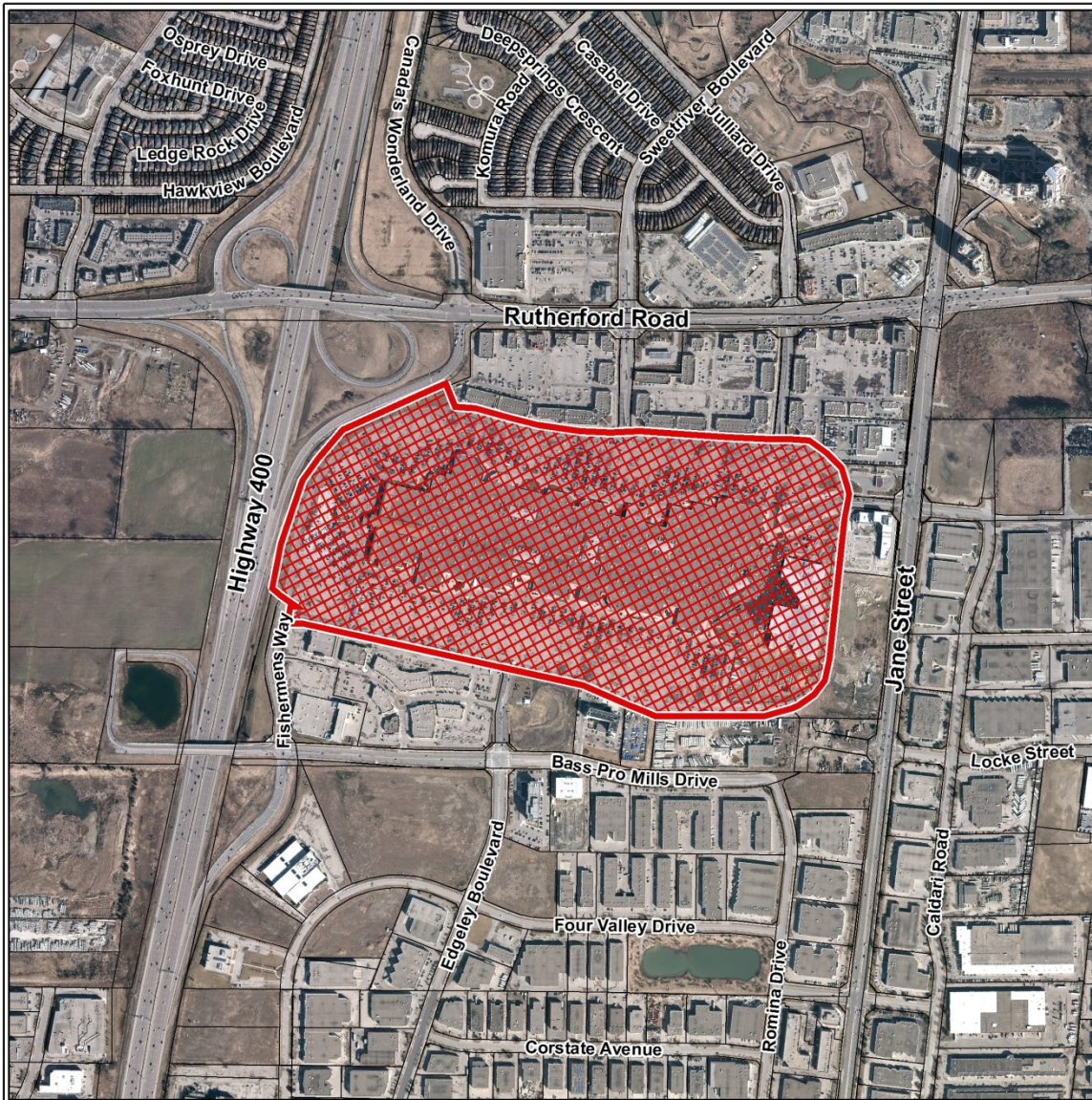
Respectfully submitted,

JOHN MACKENZIE,  
Deputy City Manager  
Planning and Growth Management

ANDREW PEARCE,  
Director of Development  
Engineering and Infrastructure  
Planning




# ATTACHMENT NO.1



## **ASSUMPTION** **VAUGHAN MILLS MALL EXPANSION** **AMENDING SUBDIVISION AGREEMENT** **RELATED FILE DA.12.075**

### **LEGEND**

 SUBJECT LANDS

Note: Aerial photography acquired Spring, 2014

LOCATION: Part of Lots 14 and 15, Concession 5



NOT TO SCALE

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 021-2017**

### **A By-law to assume Municipal Services in Vaughan Mills Mall Expansion.**

WHEREAS the Amending Subdivision Agreement between the City of Vaughan and Ivanhoe Cambridge II 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 Amending Subdivision Agreement between The Corporation of the City of Vaughan and Ivanhoe Cambridge II Inc. dated June 18, 2013, 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