

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

Item 4, Report No. 10, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 18, 2014.

**4 ASSUMPTION – VELLORE VILLAGE ESTATES PHASE VII
 PLAN OF SUBDIVISION 65M-3921 & 65M-3922 (19T-89024)
 WARD 3 VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

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 February 25, 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 Plans 65M-3921 and 65M-3922; and
2. THAT the Municipal Services Letter of Credit be reduced to \$200,000 to guarantee the completion of outstanding landscape and engineering works in the subdivision to the satisfaction of the Development Planning and Development & Transportation Engineering Departments. Upon the completion of the landscape and engineering 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.

The silt/sediment from the construction activity has accumulated within the storm water management pond. The developer is proposing to pilot the use of innovative techniques to remove this sediment. These construction techniques are expected to be more environmentally sustainable and less disruptive to the natural and social environments than traditional methods.

Economic Impact

Upon assumption of this subdivision, approximately 12.6 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, storm water management pond, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$11,554,196 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$237,325 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$1,708,168	\$ 44,730
Sanitary sewers	\$1,500,257	\$ 28,980
Storm sewers	\$3,794,351	\$ 9,834
Road	\$3,285,443	\$ 98,536
Streetlights	\$ 656,224	\$ 18,840
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$609,753	\$ 36,405
Totals	\$11,554,196	\$237,325

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() Estimated Annual Operating Costs based on information from Public Works and the Parks and Forestry Operations 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 this subdivision.

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between 589915 Ontario Limited and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Vellore Village Estates Phase VII Subdivision, Plans of Subdivision 65M-3921 & 65M-3922, is a 674 lot residential subdivision with a park which is located on the south side of Major Mackenzie Drive, east of Pine Valley Drive in Ward 3 as shown on Attachment No.1.

The Subdivision Agreement with 589915 Ontario Limited was executed on March 30, 2006, and the Plans of Subdivision (65M-3921 & 65M-3922) were subsequently registered on August 31, 2006. The roads and municipal services in the subdivision were substantially completed in January 2013.

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 certain landscape and engineering works noted below. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City.

Financial securities to be held after assumption to guarantee completion of certain landscape and engineering works.

The Development Planning Department has advised that some landscape and streetscape works in the subdivision valued at \$50,000 are outstanding. In addition, the silt/sediment from the construction activity which has accumulated within the storm water management pond needs to be removed. The clean out of the storm water management pond is estimated to cost approximately \$150,000. These works could not be completed during the last construction season. The developer is proposing to pilot the use of innovative techniques to remove this sediment, which are expected to be more environmentally sustainable and less disruptive to the natural and social environments than traditional methods. The effectiveness of these new techniques will be monitored and evaluated by both TRCA and City staff. The developer has provided a letter of undertaking to both the Development Planning and Development & Transportation Engineering Departments confirming that these outstanding issues will be completed by June 30, 2014. Accordingly, staff is recommending that the subdivision be assumed and the existing Letter of Credit be reduced to \$200,000 and held until the outstanding works have been completed to the satisfaction of the City.

All required documents and clearances for assumption have been received.

All documentation required by the Subdivision Agreement for assumption has been submitted. Development Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works. In addition, the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant.

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The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Building Standards, Parks Development, Parks and Forestry Operations, Public Works, and Clerks. The Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied subject to retention of the securities noted in this report.

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 Plans of Subdivision 65M-3921 and 65M-3922 have been completed in accordance with the Subdivision Agreement with minor exceptions as noted in this report. Accordingly, it is appropriate that the roads and municipal services in 65M-3921 and 65M-3922 be assumed and the Municipal Services Letter of Credit be reduced to \$200,000 to guarantee the completion of outstanding landscape and engineering works in the subdivision to the satisfaction of the Development Planning and Development Transportation Engineering Department.

Attachments

1. Location Map

Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
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 - FEBRUARY 25, 2014

ASSUMPTION – VELLORE VILLAGE ESTATES PHASE VII PLAN OF SUBDIVISION 65M-3921 & 65M-3922 (19T-89024) WARD 3 VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

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2. THAT the Municipal Services Letter of Credit be reduced to \$200,000 to guarantee the completion of outstanding landscape and engineering works in the subdivision to the satisfaction of the Development Planning and Development & Transportation Engineering Departments. Upon the completion of the landscape and engineering works, the Municipal Services Letter of Credit will be released.

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Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
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

OM

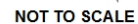
ASSUMPTION
VELLORE VILLAGE ESTATES
19T-89024 - PHASE VII (BLOCK 39)
65M-3921 & 65M-3922



SUBJECT LANDS

LOCATION: Part of Lots 17 & 18, Concession 6

Note: Aerial photography acquired in spring, 2011



THE COMMONS TO ATTACHMENT 2 DEVELOPMENT ATTACHMENT 3 COMPLETION APPROVAL VELLORE VILLAGE ESTATES VELLORE VILLAGE ASSUMPTION

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 036-2014

A By-law to assume Municipal Services in Vellore Village Estates Subdivision, Phase VII, 19T-89024, Registered Plan 65M-3921 and 65M-3922.

WHEREAS the Subdivision Agreement between the City of Vaughan and 589915 Ontario Limited 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-3921 and 65M-3922, 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-3921 and 65M-3922, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and 589915 Ontario Limited dated March 30, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 18th day of March, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk