

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015**

Item 2, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 24, 2015.

**2                    ASSUMPTION – UPPER THORNHILL ESTATES PHASE 1 SUBDIVISION  
                         PLAN OF SUBDIVISION 65M-3916 (19T-03V16)  
                         WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, dated March 3, 2015:

**Recommendation**

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3916; and
2. That the Municipal Services Letter of Credit be reduced to \$20,000 to guarantee the rectification of the noted deficiencies in streetscaping, fencing and servicing works. The Municipal Services Letter of Credit will be released after City staff has re-inspected these works and are satisfied that there are no outstanding deficiencies.

**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 1.4 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,134,830 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$27,240 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 130,560	\$ 4,880
Sanitary sewers	\$ 133,440	\$ 3,160
Storm and CWC sewers	\$ 488,430	\$ 1,070
Road	\$ 322,760	\$10,750
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 30,750	\$ 4,260
Streetlighting	\$ 28,890	\$ 3,120
Totals	\$1,134,830	\$27,240

*(\*) 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.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015**

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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 Midvale Estates Limited and the City are complete and can be considered for assumption by the City.

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

The Upper Thornhill Estates Phase 1 Subdivision, Plan of Subdivision 65M-3916 is a residential development comprised of 49 lots, 26 partial lots and one partial park block, located south of Teston Road and west of Bathurst Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with Midvale Estates Limited was executed on July 18, 2006 and the Plan of Subdivision was subsequently registered on August 15, 2006. The construction of the roads and municipal services in Plan 65M-3916 was considered substantially complete on May 12, 2011.

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 minor deficiencies noted below. 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. A recent inspection of the municipal services revealed that there are some minor outstanding streetscape and fencing items that still need to be rectified. In addition, some recently completed infrastructure works need to be re-inspected in the 2015 construction season to ensure there are no deficiencies. Accordingly, staff is recommending that \$20,000 be retained in the value of the Municipal Services Letter of Credit after assumption to guarantee the completion of these remaining works.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Building Standards, Transportation Services and Parks and Forestry Operations, Development Planning, Parks Development, Environmental Services, and Clerks. In addition, the Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, Midvale Estates Limited has requested the municipal services constructed in conjunction with the Upper Thornhill Estates Phase 1 Subdivision Agreement be assumed by the City.

#### **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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015**

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**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 Upper Thornhill Estates Phase 1 Subdivision, 65M-3916 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3916 be assumed and the Municipal Services Letter of Credit be reduced to \$20,000 to guarantee the rectification of any deficiencies related to the outstanding streetscaping, fencing and recently completed infrastructure works. The Municipal Services Letter of Credit will be released after City staff has re-inspected the remaining works and are satisfied that there are no outstanding deficiencies.

**Attachments**

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.)

## **COMMITTEE OF THE WHOLE - MARCH 3, 2015**

### **ASSUMPTION – UPPER THORNHILL ESTATES PHASE 1 SUBDIVISION PLAN OF SUBDIVISION 65M-3916 (19T-03V16) WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD**

#### **Recommendation**

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3916; and
2. That the Municipal Services Letter of Credit be reduced to \$20,000 to guarantee the rectification of the noted deficiencies in streetscaping, fencing and servicing works. The Municipal Services Letter of Credit will be released after City staff has re-inspected these works and are satisfied that there are no outstanding deficiencies.

#### **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 1.4 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,134,830 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$27,240 shown on the following chart:

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The life cycle costs associated with this additional infrastructure will be accounted for in the City's future multi-year budgets.

#### **Communications Plan`**

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## **Purpose**

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## **Background - Analysis and Options**

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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 minor deficiencies noted below. 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. A recent inspection of the municipal services revealed that there are some minor outstanding streetscape and fencing items that still need to be rectified. In addition, some recently completed infrastructure works need to be re-inspected in the 2015 construction season to ensure there are no deficiencies. Accordingly, staff is recommending that \$20,000 be retained in the value of the Municipal Services Letter of Credit after assumption to guarantee the completion of these remaining works.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Building Standards, Transportation Services and Parks and Forestry Operations, Development Planning, Parks Development, Environmental Services, and Clerks. In addition, the Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, Midvale Estates Limited has requested the municipal services constructed in conjunction with the Upper Thornhill Estates Phase 1 Subdivision Agreement be assumed by the City.

## **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 the Upper Thornhill Estates Phase 1 Subdivision, 65M-3916 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3916 be assumed and the Municipal Services Letter of Credit be reduced to \$20,000 to guarantee the rectification of any deficiencies related to the outstanding streetscaping, fencing and recently completed infrastructure works. The Municipal Services Letter of Credit will be released after City staff has re-inspected the remaining works and are satisfied that there are no outstanding deficiencies.

## **Attachments**

1. Location Map

## **Report prepared by:**

Kevin Worth – Engineering Technologist - Development, ext. 8670  
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

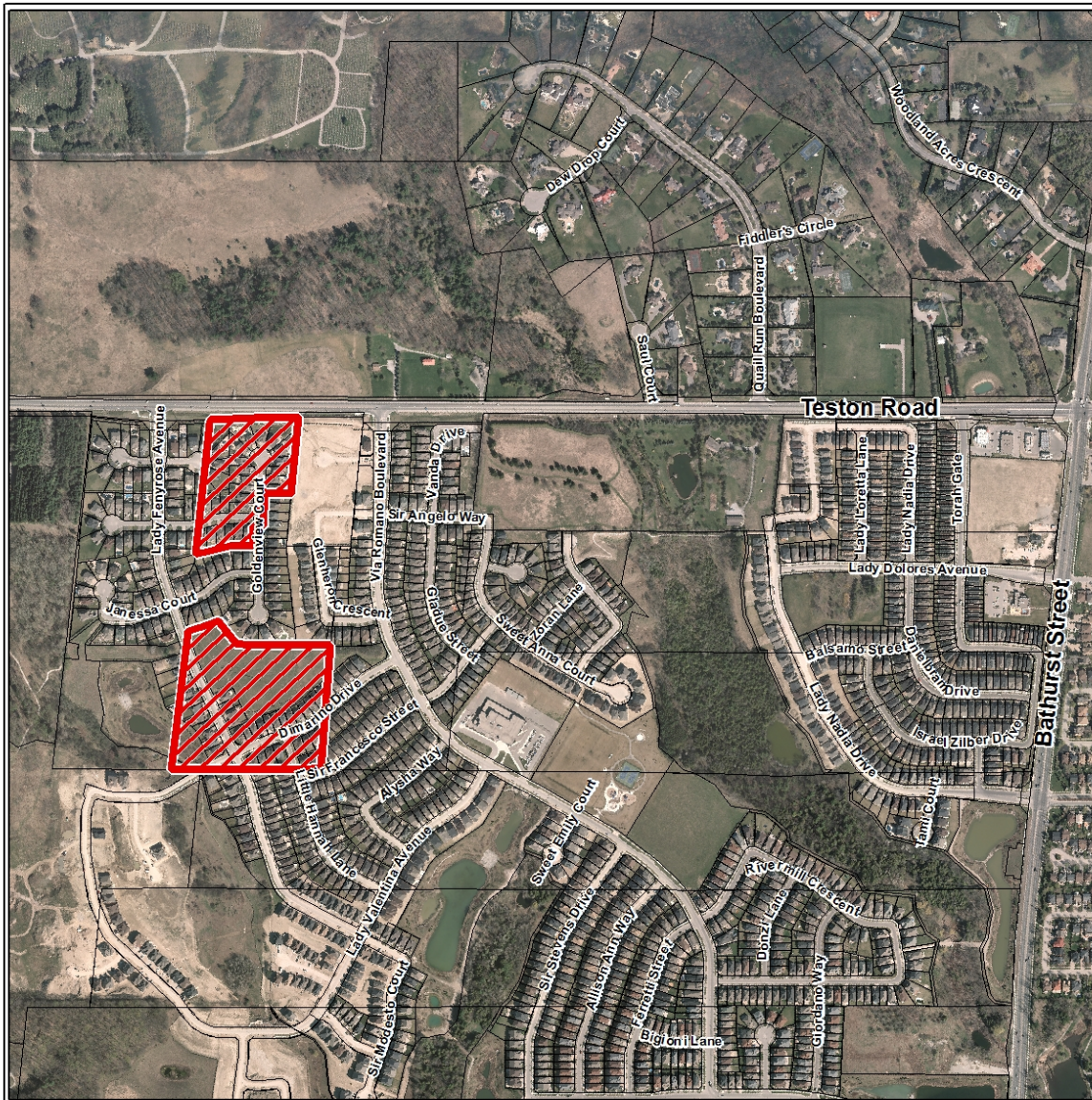
Respectfully submitted,

Paul Jankowski,  
Commissioner of Public Works

Andrew Pearce,  
Director of Development  
Engineering and Infrastructure  
Planning Services




# ATTACHMENT No. 1



**ASSUMPTION**  
**UPPER THORNHILL ESTATES SUBDIVISION - PHASE 1**  
**MIDVALE ESTATES LIMITED**  
**19T-03V16, 65M-3916**

**LEGEND**

 SUBJECT LANDS

LOCATION: Part of the North Half of  
Lot 24 and Part of Lot 25  
Concession 2

Note: Aerial photography acquired Spring, 2012



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 046-2015**

**A By-law to assume Municipal Services in Upper Thornhill Estates Subdivision, Phase 1, 19T-03V16, Registered Plan 65M-3916. (City of Vaughan and Midvale Estates Limited dated July 18, 2006)**

WHEREAS the Subdivision Agreement between the City of Vaughan and Midvale Estates Limited provides for the installation of certain public services.

AND WHEREAS the Commissioner of Public Works has received certification that the services in Registered Plan 65M-3916, 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-3916, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Midvale Estates Limited dated July 18, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 24<sup>th</sup> day of March, 2015.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

Authorized by Item No. 2 of Report No. 12  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
March 24, 2015