

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015

Item 3, 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.

**3 ASSUMPTION – NORTH BATHURST PHASE 2A SUBDIVISION
 PLAN OF SUBDIVISION 65M-4201 (19T-95044)
 WARD 4, VICINITY OF BATHURST STREET AND RUTHERFORD 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-4201, and the 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 this subdivision, approximately 1.0 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 \$853,960 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$20,090 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$117,460	\$ 3,650
Sanitary sewers	\$110,430	\$ 2,360
Storm sewers	\$208,000	\$ 800
Road	\$323,450	\$ 8,040
Trees/Streetscaping/Landscaping	\$ 41,120	\$ 3,680
Streetlighting	\$ 53,500	\$ 1,560
Totals	\$853,960	\$20,090

() 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.

Communications Plan

The pertinent City departments will be notified of the assumption of this subdivision.

CITY OF VAUGHAN

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Purpose

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

Background - Analysis and Options

The North Bathurst Phase 2A Subdivision, Plan of Subdivision 65M-4201 is a residential development comprised of 79 single lots, located south of Major Mackenzie Drive West and west of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with North Bathurst Developments Ltd. was executed on June 10, 2010, and the Plan of Subdivision was subsequently registered on October 4, 2010. The construction of the roads and municipal services in Plan 65M-4091 was considered substantially complete on August 28, 2013.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. All documents required for assumption have been received. The grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant and Development Inspection staff, in conjunction with the Developer's Consulting Engineer, have 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 & Infrastructure Planning, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, 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, North Bathurst Developments Ltd. has requested the municipal services constructed in conjunction with the North Bathurst Phase 2A Subdivision Agreement be assumed by the City and the securities be released.

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 North Bathurst Subdivision Phase 2A Plan of Subdivision 65M-4201 has been completed in accordance with the Subdivision Agreement. Accordingly, it is recommended that the roads and municipal services in 65M-4201 be assumed and the Municipal Services Letter of Credit be released.

CITY OF VAUGHAN

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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 – NORTH BATHURST PHASE 2A SUBDIVISION PLAN OF SUBDIVISION 65M-4201 (19T-95044) WARD 4, VICINITY OF BATHURST STREET AND RUTHERFORD ROAD

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Kevin Worth – Engineering Technologist - Development, ext. 8670

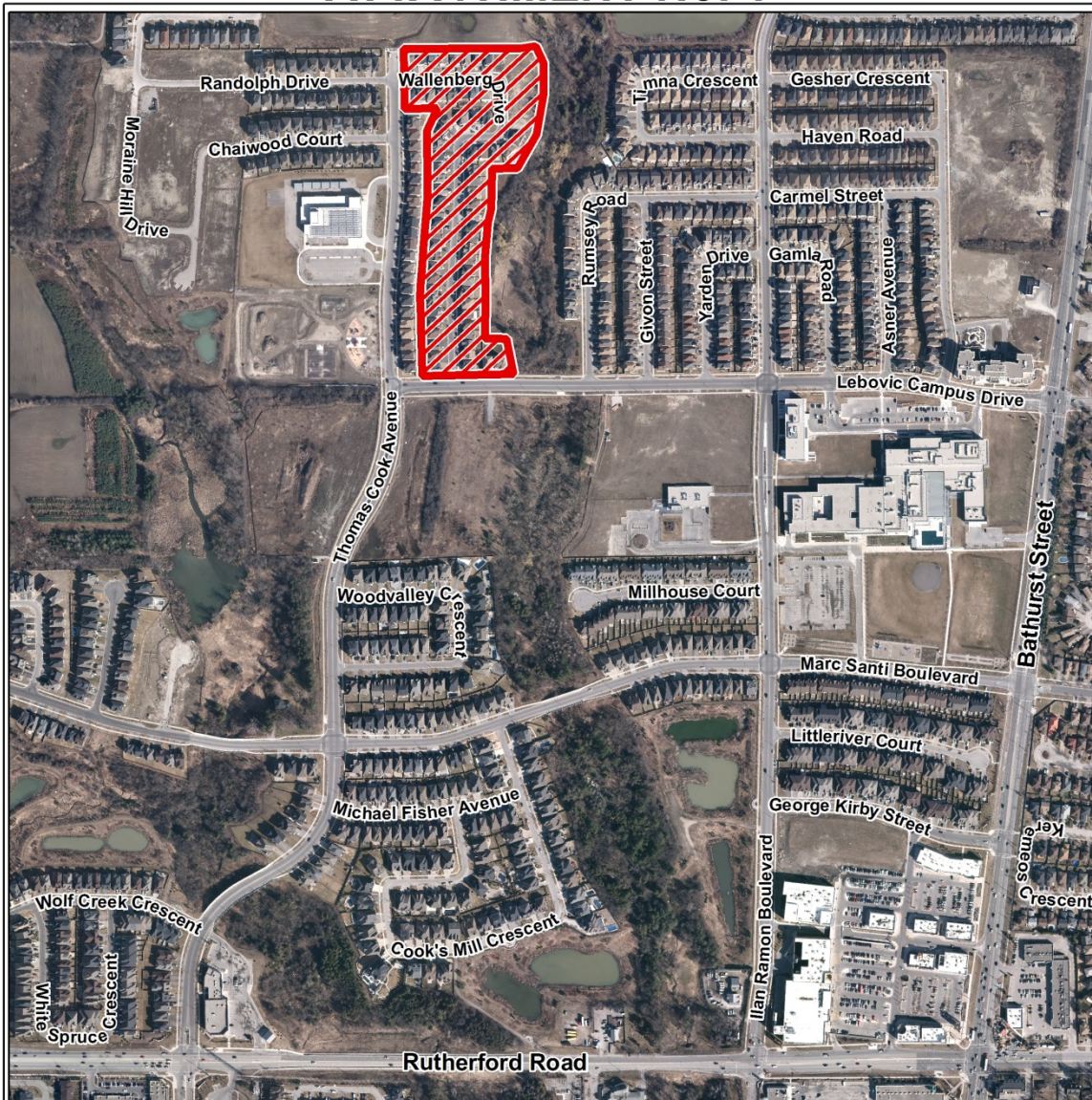
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

Paul Jankowski
Commissioner of Public Works

Andrew Pearce
Director of Development
Engineering and Infrastructure
Planning Services

ATTACHMENT No. 1



ASSUMPTION
NORTH BATHURST SUBDIVISION - PHASE 2A
NORTH BATHURST DEVELOPMENTS LIMITED
19T-95044, 65M-4201

BLOCK 11

LEGEND



SUBJECT LANDS

LOCATION: Part of Lot 18, Concession 2

Note: Aerial photography acquired Spring, 2014

