

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017**

Item 6, Report No. 13, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 19, 2017.

**6                                      ASSUMPTION – ROYAL CORPORATE BUSINESS PARK  
   PLAN OF SUBDIVISION 65M-3033 (19T-87084)  
   WARD 2, VICINITY OF HWY 27 AND HWY 7**

**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 April 4, 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 underground municipal services that are set out in the Subdivision Agreement for Plan 65M-3033 and that the Municipal Services Letter of Credit be released.

**Contribution to Sustainability**

The underground 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 1.2 km of the underground municipal services including watermain, sanitary and storm sewers will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,511,740 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$17,210 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 648,610	\$12,390
Storm Sewer	\$ 756,510	\$ 1,650
Sanitary Sewer	\$ 106,620	\$ 3,170
Totals	\$ 1,511,740	\$17,210

***(\*) Estimated Annual Operating Costs based on information from Environmental Services.***

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**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017**

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#### **Purpose**

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

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

The Royal Corporate Business Park, Plan of Subdivision 65M-3033 is comprised of six employment Blocks. The site is located south of Regional Road 7 and east of Regional Road 27 as shown on Attachment No. 1.

Roybridge Holdings Limited entered into a subdivision agreement with the City in December 1989 and the Plan of Subdivision was subsequently registered on June 19, 1995 as Plan 65M-3033. In 1996, the roadways and aboveground services in the Plan were assumed through By-law 107-96. The below ground services (watermain and sewers) were not assumed at that time. In 2015, Royal Group Inc., a successor corporation to Royal Holdings Limited, requested the City assume the underground municipal services in order to complete the development.

City staff undertook an inspection of the underground municipal services and found them acceptable on September 4, 2015. The roads in the subdivision were also inspected at the same time and were found to be in a reasonable condition considering the age of the road structure. Royal Group Inc. has maintained the municipal services in the subdivision during the required minimum thirteen months maintenance period and has rectified all noted deficiencies. All documents required for assumption have been received. After the maintenance period had lapsed, a follow up inspection was conducted in conjunction with the developer's consulting engineer and staff is satisfied with the condition of the below grade infrastructure.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, 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, Royal Group Inc. has requested that the underground municipal services constructed in conjunction with the Royal Corporate Business Park 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 underground municipal services in the Royal Corporate Business Park 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:

- 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**

Regional staff has conducted inspections of municipal services located within the Regional right-of-ways and have found the works to be satisfactory.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017**

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**Conclusion**

The construction of the underground municipal services associated with the Royal Corporate Business Park Subdivision, Plan of Subdivision 65M-3033, has been completed in accordance with the Subdivision Agreement. Accordingly, it is recommended that the underground municipal services in Plan 65M-3033 be assumed and the Municipal Services Letter of Credit be released.

**Attachment**

1. Location Map

**Report prepared by:**

Stanislav Tsysar – Engineering Technologist - Development, ext. 8774  
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 – ROYAL CORPORATE BUSINESS PARK  
PLAN OF SUBDIVISION 65M-3033 (19T-87084)  
WARD 2, VICINITY OF HWY 27 AND HWY 7****Recommendation**

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Stanislav Tsysar – Engineering Technologist - Development, ext. 8774  
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**  
**ROYAL CORPORATE BUSINESS PARK SUBDIVISION**  
**19T-87084, 65M-3033**  
LOCATION: Lot 4-5, Concession 8

**LEGEND**

 SUBJECT LANDS

Note: Aerial photography acquired in Spring 2014

  
NOT TO SCALE

CITY OF VILLAGES - CAPITAL DELIVERY & ASSET MANAGEMENT

DRAFT PERSON: G.I.S.

F:\Common\ENG\ATTACHMENT\DEVELOPMENT\ATTACHMENT 1 - COMPLETION APPROVAL ROYAL CORPORATE BUSINESS PARK ROYAL CORPORATE BUSINESS PARK.JPG



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 037-2017**

**A By-law to assume Municipal Services in Royal Corporate Business Park Subdivision, 19T-87084, Registered Plan 65M-3033.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Roybridge Holdings Limited 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-3033, 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-3033, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Roybridge Holdings Limited dated May 23, 1995, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of April, 2017.

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Hon. Maurizio Bevilacqua, Mayor

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Barbara A. McEwan, City Clerk