

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

12 ASSUMPTION – THORNHILL CITY CENTRE PHASE 1
19T-91018 / 65M-3709
WARD 5 – VICINITY OF CENTRE STREET AND BATHURST STREET

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated April 9, 2013, be approved; and
- 2) That the deputation of Ms. Gila Martow, Coldwater Court, Thornhill, be received.

1. THAT Council enact the necessary by-law assuming the municipal services on Disera Drive in the Plan of Subdivision 65M-3709, and that the Municipal Services Letter of Credit be reduced accordingly.

Economic Impact

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 62,720	\$ 8,000
Storm sewers	\$ 50,550	\$ 360
Sanitary Sewers	\$ 31,400	\$ 7,670
Road	\$100,850	\$ 3,130
Street lights	\$ 18,230	\$ 480
Trees	\$ 9,000	\$ 1,160
Totals	\$272,750	\$20,800

Communications Plan

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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 12, CW Report No. 14 – Page 2

Purpose

The purpose of this report is to inform Council that the construction of Disera Drive in Plan of Subdivision 65M-3709 together with the associated municipal services are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Thornhill City Centre Subdivision is comprised of high density residential blocks and portions of both Disera Drive and North Park Road. The 4.587 hectare site is located on the north of Centre Street and west of Bathurst Street, in Block 9 as shown on Attachment No. 1.

The Subdivision Agreement with 1541677 Ontario Inc. was executed on October 23, 2003, and the Plan 65M-3709 was subsequently registered on December 11, 2003. The construction of the roads and municipal services in the Thornhill City Centre has been phased. The first phase includes Disera Drive and its associated municipal services, and was completed in 2010.

The Developer has maintained the roadway and municipal services on Disera Drive during the required minimum thirteen month maintenance period and has rectified all deficiencies. Accordingly, the Developer has requested that these municipal services be assumed by the City, and the Municipal Services Letter of Credit be reduced accordingly.

All documentation required by the Subdivision Agreement for assumption of these municipal services has been submitted. Staff has conducted all the necessary inspections of the municipal services on Disera Drive and is now satisfied with the extent of the works.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Parks Operations and Forestry, Parks Development, Public Works, and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Relationship to Vaughan Vision 2020

The construction and assumption of these 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 Agreement.

Conclusion

The construction of Disera Drive in the Thornhill City Centre Subdivision, Plan 65M-3709, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that Disera Drive in Plan 65M-3709 together with the associated municipal services be assumed and the Municipal Services Letter of Credit be reduced accordingly.

Attachments

1. Location Map

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 12, CW Report No. 14 – Page 3

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 - APRIL 9, 2013

ASSUMPTION – THORNHILL CITY CENTRE PHASE 1

19T-91018 / 65M-3709

WARD 5 – VICINITY OF CENTRE STREET AND BATHURST STREET

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services on Disera Drive in the Plan of Subdivision 65M-3709, and that the Municipal Services Letter of Credit be reduced accordingly.

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 development, approximately 0.4 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, boulevard trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$272,750 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$20,800 as shown on the following chart:

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Totals	\$272,750	\$20,800

() Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary 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 the municipal services associated with this Subdivision Agreement

Purpose

The purpose of this report is to inform Council that the construction Disera Drive in Plan of Subdivision 65M-3709 together with the associated municipal services are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Thornhill City Centre Subdivision is comprised of high density residential blocks and portions of both Disera Drive and North Park Road. The 4.587 hectare site is located on the north of Centre Street and west of Bathurst Street, in Block 9 as shown on Attachment No. 1.

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Relationship to Vaughan Vision 2020

The construction and assumption of these 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 Agreement.

Conclusion

The construction of Disera Drive in the Thornhill City Centre Subdivision, 65M-3709, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that Disera Drive in Plan 65M-3709 together with the associated municipal services be assumed and the Municipal Services Letter of Credit be reduced accordingly.

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, P. Eng.
Commissioner of Engineering and Public Works

KW

Andrew Pearce, C.E.T.
Director of Development/
Transportation Engineering

ATTACHMENT No. 1



1541677 ONTARIO INC.
THORNHILL CITY CENTRE - PHASE 1
19T-91018 65M-3709

LOCATION: Part of Lot 6, Concession 2

LEGEND

-  DRAFT PLAN BOUNDARY
-  SUBJECT LANDS

Note: Aerial photography acquired in spring, 2011



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 030-2013

A By-law to assume Municipal Services in Thornhill City Centre Subdivision, Phase 1, 19T-91018, Registered Plan 65M-3709.

WHEREAS the Subdivision Agreement between the City of Vaughan and 1541677 Ontario Inc. 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-3709, 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-3709, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and 1541677 Ontario Inc. dated October 23, 2003, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 23rd day of April, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk