

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 21, 2015

Item 16, Report No. 17, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 21, 2015.

16

**ASSUMPTION – MAPLE VIEW FARMS PHASE 2 SUBDIVISION
PLAN OF SUBDIVISION 65M-3623 (19T-97V01)
WARD 1, VICINITY OF HIGHWAY 400 AND MAJOR MACKENZIE DRIVE**

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 April 14, 2015:

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Director of Environmental Services, the Director of Transportation Services and Parks & Forestry Operation and the Interim Commissioner of Legal and Administrative Services/City Solicitor, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3623; and
2. That the cash deposit held by the City in connection with Plan of Subdivision 65M-3623 be released to Grand Valley Developments (Maple) Inc. less the amount of \$165,000 to be retained by the City for the stormwater management pond cleanout.

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 2.5 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 \$1,856,900 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$49,170 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 268,800	\$ 8,960
Sanitary sewers	\$ 449,150	\$ 5,810
Storm and FDC sewers	\$ 489,600	\$ 1,970
Road	\$ 477,500	\$ 19,740
Trees/Streetscaping/Landscaping	\$ 106,850	\$ 8,490
Streetlighting	\$ 65,000	\$ 4,200
Totals	\$ 1,856,900	\$ 49,170

(*) 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.

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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 Grand Valley Developments (Maple) Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Maple View Farms Phase 2 Subdivision, Plan of Subdivision 65M-3623 is a residential development comprised of 72 single lots, 38 semi-detached lots and 6 partial lots located north of Major Mackenzie Drive and east of Highway 400 in Ward 1 as shown on Attachment No.1.

The Subdivision Agreement with Grand Valley Developments (Maple) Inc. was executed on March 25, 2002 and the Plan of Subdivision was subsequently registered on December 4, 2002. The construction of the roads and municipal services in Plan 65M-3623 was considered substantially complete on February 2, 2007.

This phase of the subdivision was essentially completed in 2008 but could not be recommended for assumption until the developer provided sufficient evidence that the accumulative sediment in the storm water management facility in the first phase of the development had been cleaned out in accordance with city standards. In 2009, Grand Valley Developments (Maple) Inc. took legal action against the city for not assuming phase 2. The City drew on the Municipal Services Letter of Credit and now holds a cash deposit. In March 2015, Grand Valley and the City reached a settlement in the matter with the City retaining the funds to clean the pond, so it is now appropriate to assume the second phase of the subdivision.

City staff had inspected the municipal services in the Grand Valley phase 2 development back in 2008 and found the services acceptable for assumption by the city at that time. In addition, all the necessary documents required for assumption including the certification of the grading of all lots in the subdivision were provided by Grand Valley in 2008. Based on the settlement agreement between Grand Valley and the city, staff is recommending that the municipal services in Plan of Subdivision 65M-3623 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 municipal services in Plan of Subdivision 65M-3623 was essentially complete in 2008. Given the litigation between Grand Valley Developments (Maple) Inc. and the

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City has now been resolved, it is recommended that the roads and municipal services in 65M-3623 be assumed by the City and the cash deposit held by the City in connection with Plan of Subdivision 65M-3623 be released to Grand Valley Developments (Maple) Inc. less the amount to be retained by the city pursuant to the settlement agreement.

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 - APRIL 14, 2015

ASSUMPTION – MAPLE VIEW FARMS PHASE 2 SUBDIVISION PLAN OF SUBDIVISION 65M-3623 (19T-97V01) WARD 1, VICINITY OF HIGHWAY 400 AND MAJOR MACKENZIE DRIVE

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Director of Environmental Services, the Director of Transportation Services and Parks & Forestry Operation and the Interim Commissioner of Legal and Administrative Services/City Solicitor, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3623; and
2. That the cash deposit held by the City in connection with Plan of Subdivision 65M-3623 be released to Grand Valley Developments (Maple) Inc. less the amount of \$165,000 to be retained by the City for the stormwater management pond cleanout.

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 2.5 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 \$1,856,900 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$49,170 shown on the following chart:

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Totals	\$ 1,856,900	\$ 49,170

() 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`

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Purpose

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Background - Analysis and Options

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This phase of the subdivision was essentially completed in 2008 but could not be recommended for assumption until the developer provided sufficient evidence that the accumulative sediment in the storm water management facility in the first phase of the development had been cleaned out in accordance with city standards. In 2009, Grand Valley Developments (Maple) Inc. took legal action against the city for not assuming phase 2. The City drew on the Municipal Services Letter of Credit and now holds a cash deposit. In March 2015, Grand Valley and the City reached a settlement in the matter with the City retaining the funds to clean the pond, so it is now appropriate to assume the second phase of the subdivision.

City staff had inspected the municipal services in the Grand Valley phase 2 development back in 2008 and found the services acceptable for assumption by the city at that time. In addition, all the necessary documents required for assumption including the certification of the grading of all lots in the subdivision were provided by Grand Valley in 2008. Based on the settlement agreement between Grand Valley and the city, staff is recommending that the municipal services in Plan of Subdivision 65M-3623 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 municipal services in Plan of Subdivision 65M-3623 was essentially complete in 2008. Given the litigation between Grand Valley Developments (Maple) Inc. and the City has now been resolved, it is recommended that the roads and municipal services in 65M-3623 be assumed by the City and the cash deposit held by the City in connection with Plan of Subdivision 65M-3623 be released to Grand Valley Developments (Maple) Inc. less the amount to be retained by the city pursuant to the settlement agreement.

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
MAPLEVIEW FARMS SUBDIVISION
GRAND VALLEY DEVELOPMENTS (MAPLE) INC.
19T-97V01, 65M-3623 PHASE 2

LOCATION: Part of Lot 22, Concession 5

LEGEND

 SUBJECT LANDS

Note: Aerial photography acquired in Spring 2014



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 060-2015

A By-law to assume Municipal Services in Maple View Farms Subdivision, Phase 2, 19T-97V01, Registered Plan 65M-3623.

WHEREAS the Subdivision Agreement between the City of Vaughan and Grand Valley Developments (Maple) Inc. 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-3623, 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:

1. THAT the services in Registered Plan 65M-3623, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Grand Valley Developments (Maple) Inc. dated March 25, 2002, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 21st day of April, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk