

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

Item 12, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 6, 2014.

**12**

**ASSUMPTION – THORNHILL CITY CENTRE, PHASE 2  
PLAN OF SUBDIVISION 65M-3872 (19T-04V08)  
WARD 5, VICINITY OF DUFFERIN STREET AND CENTRE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated April 29, 2014:

**Recommendation**

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3872, and that 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 1.1 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 \$1,494,500 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$21,060 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 149,500	\$ 3,910
Sanitary sewers	\$ 145,000	\$ 3,170
Storm sewers	\$ 915,500	\$ 1,310
Road	\$ 250,700	\$ 8,600
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 16,800	\$ 2,990
Streetlighting	\$ 17,000	\$ 1,080
Totals	\$1,494,500	\$21,060

*(\*) Estimated Annual Operating Costs based on information from Public Works and the 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**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

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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 1541677 Ontario Inc., 1579670 Ontario Inc., 1564988 Ontario Inc. and the City are complete and can be considered for assumption by the City.

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

The Thornhill City Centre Phase 2, Plan of Subdivision 65M-3872 is comprised of 6 residential blocks, 1 park block and woodlot block located north of Centre Street and west of Bathurst Street in Ward 5 as shown on Attachment No.1.

The Subdivision Agreement with 1541677 Ontario Inc., 1579670 Ontario Inc. and 1564988 Ontario Inc. was executed on November 22, 2005, and the Plan of Subdivision was subsequently registered on December 16, 2005. The construction of the roads and municipal services in Plan 65M-3872 was placed on Completion Approval on January 11, 2012.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant.

All documentation required by the Subdivision Agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are 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, Building Standards, Parks Development, Parks and Forestry Operations, Public Works, and Clerks.

The Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City, and that the development securities held by the City 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**

All regional implications have been satisfied as they have conducted their own inspection of municipal services located within the Bathurst Street right of way and have found the works to be satisfactory.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014**

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**Conclusion**

The construction of the roads and municipal services associated with the Thornhill City Centre Phase 2 Plan of Subdivision 65M-3872, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3872 be assumed and the municipal services letter of credit be released.

**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 29, 2014**

### **ASSUMPTION – THORNHILL CITY CENTRE, PHASE 2 PLAN OF SUBDIVISION 65M-3872 (19T-04V08) WARD 5, VICINITY OF DUFFERIN STREET AND CENTRE STREET**

#### **Recommendation**

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Respectfully submitted,

Paul Jankowski, P. Eng.  
Commissioner of Engineering and Public Works

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

KW

# ATTACHMENT No.1



**ASSUMPTION**  
**THORNHILL CITY CENTRE PHASE 2**  
**1541677 ONTARIO INC, 1579670 ONTARIO INC, AND**  
**1564988 ONTARIO INC.**  
**65M-3872, 19T-04V08**

**LEGEND**



SUBJECT LANDS

LOCATION: Part of Lot 6, Concession 2

Note: Aerial photography acquired Spring, 2013



NOT TO SCALE



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 057-2014**

**A By-law to assume Municipal Services in Thornhill City Centre Subdivision, Phase 2, 19T-04V08, Registered Plan 65M-3872.**

WHEREAS the Subdivision Agreement between the City of Vaughan and 1541677 Ontario Inc., 1579670 Ontario Inc. and 1564988 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-3872, 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-3872, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and 1541677 Ontario Inc., 1579670 Ontario Inc. and 1564988 Ontario Inc. dated November 22, 2005, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 6<sup>th</sup> day of May, 2014.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

Authorized by Item No. 12 of Report No. 18  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
May 6, 2014