

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 4, 2013

Item 22, Report No. 23, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 4, 2013.

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**ASSUMPTION AMICA (THORNHILL) INC. - BLOCK 4A (OPA 247)
RELATED FILE DA.05.062
WARD 5 – VICINITY OF STEELES AVENUE AND BATHURST STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 21, 2013:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Development Agreement with Amica (Thornhill Inc.), dated January 25, 2007, 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 development, approximately 0.37 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 \$695,300 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$26,940 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 169,860	\$14,610
Storm sewers	\$ 204,470	\$ 340
Sanitary Sewers	\$ 71,040	\$ 7,100
Road	\$226,530	\$ 2,890
Street lights	\$ 16,200	\$ 600
Trees	\$ 7,200	\$ 1,400
Totals	\$695,300	\$26,940

() 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 development agreement

CITY OF VAUGHAN

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Purpose

The purpose of this report is to inform Council that the municipal services associated with the Development Agreement between Amica (Thornhill Inc.) and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Amica (Thornhill) Inc. Block 4A development is located north of Steeles Avenue and east of Bathurst Street, in Ward 5 as shown on Attachment No.1. This development is comprised of medium and high rise buildings and was approved through site plan application DA.05.062.

To service the development, Amica (Thornhill) Inc. was required to construct a segment of Townsgate Drive in addition to watermain and sanitary sewer on Brighton Place and on the north side of Steeles Avenue. Accordingly, Amica (Thornhill) Inc. entered into a Development Agreement with the City to facilitate the design and construction of these required works.

The Development Agreement with Amica (Thornhill) Inc. was executed on January 25, 2007. The construction of the roads and municipal services was completed in 2008.

The Developer has maintained the municipal services in the development during the required minimum thirteen month maintenance period and has rectified all deficiencies. Accordingly, the Developer has requested that the roads and municipal services in the development be assumed by the City, and the Municipal Services Letter of Credit be released.

All documentation required by the Development 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, 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.

City of Toronto Implications

All City of Toronto implications have been satisfied as they have conducted their own inspection of municipal services located within the Steeles Avenue West right of way and have found the works to be satisfactory. The City of Toronto provided their release on April 19, 2013.

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Conclusion

The development of the roads and municipal services associated with Amica (Thornhill) Inc. Block 4A has been completed in accordance with the Development Agreement. Accordingly, it is appropriate that these municipal services 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 - MAY 21, 2013

ASSUMPTION AMICA (THORNHILL) INC. - BLOCK 4A (OPA 247)

RELATED FILE DA.05.062

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Conclusion

The development of the roads and municipal services associated with Amica (Thornhill) Inc. Block 4A has been completed in accordance with the Development Agreement. Accordingly, it is appropriate that these municipal services 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

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



ASSUMPTION APPROVAL
AMICA (THORNHILL) INC.
OPA 247, BLOCK 4A
RELATED FILE DA.05-062

LOCATION: Part of Lot 9 & 10 on Registered Plan 1607

LEGEND

 Subject Lands

Note: Aerial photography acquired in spring, 2011

CITY OF VAUGHAN - ENGINEERING SERVICES DEPARTMENT



NOT TO SCALE

DRAFTSPERSON: A.C.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 061-2013

A By-law to assume Municipal Services in OPA 247, Block 4A (Related file DA.05.062).

WHEREAS the Development Agreement between the City of Vaughan and Amica (Thornhill) Inc. provides for the installation of certain public services.

AND WHEREAS the Commissioner of Engineering and Public Works has received certification that the services 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, more particularly described in the Development Agreement between The Corporation of the City of Vaughan and Amica (Thornhill) Inc. dated January 25, 2007, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 4th day of June, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk