

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 15, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 5, 2017.

**15 ASSUMPTION – ANDRIDGE PHASE 2B (PARTIAL) AND 2C SUBDIVISION
 PLAN OF SUBDIVISION 65M-4184 (PARTIAL), 4266 (19T-99V08)
 WARD 4, VICINITY OF TESTON ROAD AND BATHURST STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated May 23, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks and Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for the lots identified in Attachment 2 in Plan 65M-4184 and for Plan 65M-4266; and
2. That the Municipal Services Letter of Credit for Plan 65M-4266 be reduced to \$5,000 to guarantee the completion of landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will 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 0.3 lane kilometers of roadway and associated municipal services including sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$429,070 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$10,680 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 47,250	\$ 1,070
Sanitary sewers	\$ 45,320	\$ 690
Storm sewers	\$ 110,660	\$ 230
Road	\$ 108,710	\$ 2,350
Trees/Streetscaping/Landscaping	\$ 82,730	\$ 5,620
Streetlighting	\$ 34,400	\$ 720
Totals	\$429,070	\$10,680

(*) Estimated Annual Operating Costs based on information from Environmental Services and the Transportation Services and Parks & Forestry Operations Departments.

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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.

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreements between Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited, Nipoti Block 12 East Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Andridge Phase 2B and 2C Subdivision, Plan of Subdivision 65M-4184 (Partial) and 65M-4266, respectively, are residential developments comprised of 76 lots and 2 parkettes, located south of Teston Road and west of Bathurst Street in Ward 4 as shown on Attachment No.1.

The Phase 2B Subdivision Agreement with Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited, Nipoti Block 12 East Inc. was executed on June 14, 2010. The Phase 2C Subdivision Agreement with Andridge Homes Four Limited and Nipoti Block 12 East Inc. was executed on August 24, 2010. The Plans of Subdivision were subsequently registered on August 10, 2010 and June 27, 2011, respectively. The construction of the roads and municipal services in Plan 65M-4184 (Partial) and 65M-4266 were considered substantially complete on November 7, 2013 and January 22, 2016, respectively.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies with the exception of the replacement of a number of boulevard trees. The Development Planning and the Transportation Services and Parks and Forestry Operations Department has advised they have no objections to the assumption of the municipal services within this subdivision subject to financial securities in the amount of \$5,000 being retained by the City to ensure that these landscape works are satisfactorily completed.

All documents required for assumption have been received and the grading of all lots in the subdivision has been certified by the developer's engineering consultant. Development inspection staff, in conjunction with the developer's consulting engineer, has conducted all necessary inspections of the municipal services and are now satisfied with the extent of the work to recommend assumption.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, Parks Development, 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 these subdivisions have been satisfied.

Accordingly, Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited and Nipoti Block 12 East Inc. has requested the municipal services constructed in conjunction with the Andridge Phase 2B (Partial) and Phase 2C Subdivision Agreements be assumed by the City.

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Relationship To Term of Council Service Excellence Strategy Map (2014-2018)

The construction of the municipal services in the Andridge Phase 2B (Partial) and Phase 2C Subdivision Agreements 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

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

The construction of the roads and municipal services associated with the Andridge Phase 2B Subdivision, Plan 65M-4184 (Partial as detailed on Attachment 2) and Plan 65M-4266, have been completed in accordance with their respective Subdivision Agreements. Accordingly, it is recommended that the roads and municipal services in plans 65M-4184 (Partial) and 65M-4266 be assumed and the Municipal Services Letters of Credit be reduced to \$5,000 to guarantee the completion of boulevard tree installation within the subdivisions to the satisfaction of the Transportation Services and Parks and Forestry Operations Department. Upon the completion of the streetscaping works and tree replanting inspection the Municipal Services Letters of Credit will be released.

Attachments

1. Location Map
2. Legal Description

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.)

**ASSUMPTION – ANDRIDGE PHASE 2B (PARTIAL) AND 2C SUBDIVISION
PLAN OF SUBDIVISION 65M-4184 (PARTIAL), 4266 (19T-99V08)
WARD 4, VICINITY OF TESTON ROAD AND BATHURST STREET****Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks and Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance, recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for the lots identified in Attachment 2 in Plan 65M-4184 and for Plan 65M-4266; and
2. That the Municipal Services Letter of Credit for Plan 65M-4266 be reduced to \$5,000 to guarantee the completion of landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

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() 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

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 Agreements between Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited, Nipoti Block 12 East Inc. and the City are complete and can be considered for assumption by the City.

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The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies with the exception of the replacement of a number of boulevard trees. The Development Planning and the Transportation Services and Parks and Forestry Operations Department has advised they have no objections to the assumption of the municipal services within this subdivision subject to financial securities in the amount of \$5,000 being retained by the City to ensure that these landscape works are satisfactorily completed.

All documents required for assumption have been received and the grading of all lots in the subdivision has been certified by the developer's engineering consultant. Development inspection staff, in conjunction with the developer's consulting engineer, has conducted all necessary inspections of the municipal services and are now satisfied with the extent of the work to recommend assumption.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, Parks Development, 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 these subdivisions have been satisfied.

Accordingly, Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited and Nipoti Block 12 East Inc. has requested the municipal services constructed in conjunction with the Andridge Phase 2B (Partial) and Phase 2C Subdivision Agreements be assumed by the City.

Relationship To Term of Council Service Excellence Strategy Map (2014-2018)

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Conclusion

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Attachments

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2. Legal Description

Report prepared by:

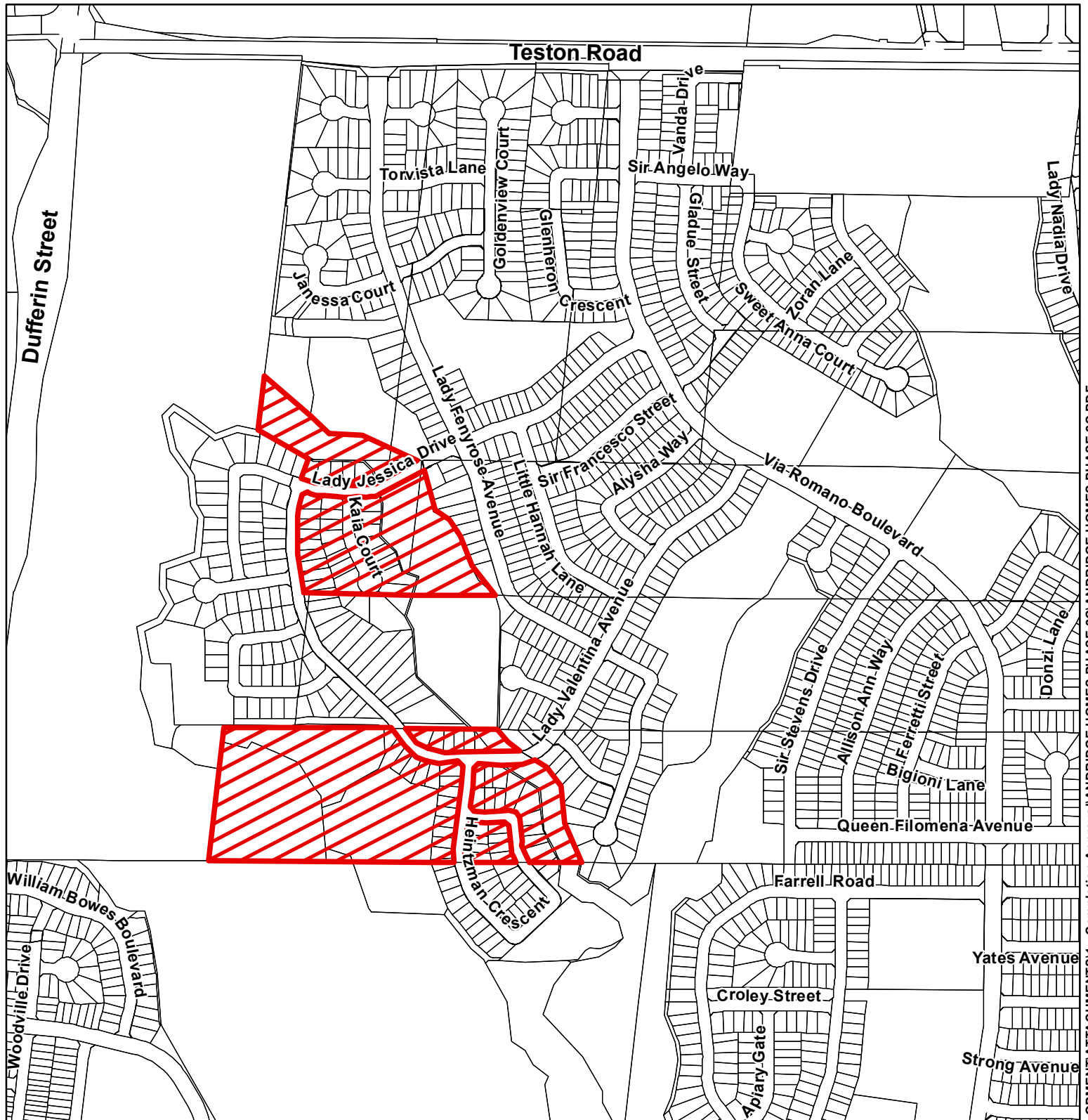
Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE,
Deputy City Manager,
Planning and Growth Management

ANDREW PEARCE,
Director, Development
Engineering and Infrastructure
Planning

ATTACHMENT No.1



ASSUMPTION


ANDRIDGE HOMES SUBDIVISION - PHASE 2B (PARTIAL) & PHASE 2C

19T-99V08, 65M-4184 (PARTIAL) & 65M-4266

AMENDING SUBDIVISION AGREEMENT

LOCATION: Part of Lot 21, 23 & 24, Concession 2

Legend

 SUBJECT LANDS



NOT TO SCALE

ATTACHMENT No.2

Andridge Phase 2B (Partial) and Phase 2C Assumption Legal Description

Plan 65M-4184 (Partial)

Lots 41, Block 42 to Block 45, inclusive

Plan 65M-4266

Lots 1 to 64, inclusive, Block 65 to 89 inclusive

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 056-2017

A By-law to assume Municipal Services in Andridge Homes Subdivision, Phase 2B (Partial) and Phase 2C , 19T-99V08, Registered Plan 65M-4184 (Partial) and 65M-4266.

WHEREAS the Subdivision Agreement between the City of Vaughan and Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited and Nipoti Block 12 East Inc. 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-4184 (Partial) and 65M-4266, 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-4184 (Partial) and 65M-4266, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited and Nipoti Block 12 East Inc. dated August 15, 2007 (65M-4184) and August 24, 2010 (65M-4266), be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 5th day of June, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk