

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 16, 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.

**16 ASSUMPTION – 1275620 ONTARIO INC. PHASE 1 SUBDIVISION
 PLAN OF SUBDIVISION 65M-3984 (19T-02V10)
 WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN 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 Plan 65M-3984; and
2. That the Municipal Services Letter of Credit for Plan 65M-3984 be reduced to \$8,000 to guarantee the completion of streetscape and landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations and Development Planning Departments. 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 0.7 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 \$912,490 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$13,000 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$121,360	\$ 2,270
Sanitary sewers	\$ 69,520	\$ 1,470
Storm sewers	\$124,380	\$ 500
Road	\$218,750	\$ 5,010
Trees/Streetscaping/Landscaping	\$360,960	\$ 2,790
Streetlighting	\$ 17,520	\$ 960
Totals	\$912,490	\$13,000

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 16, CW Report No. 21 – Page 2

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 Agreement between 1275620 Ontario Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The 1275620 Ontario Inc. Phase 1 Subdivision, Plan of Subdivision 65M-3984 is a residential development comprised of 42 lots located north of Rutherford Road and west of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with 1275620 Ontario Inc. was executed on February 22, 2007 and the Plan of Subdivision was subsequently registered on May 8, 2007. The construction of the roads and municipal services in Plan 65M-3984 was considered substantially complete on August 6, 2014.

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 minor streetscape and landscape works. The Development Planning and the Transportation Services and Parks and Forestry Operations Departments have advised they have no objections to the assumption of the municipal services within this subdivision subject to financial securities in the amount of \$8,000 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 this subdivision have been satisfied.

Accordingly, 1275620 Ontario Inc. has requested the municipal services constructed in conjunction with 1275620 Ontario Inc. Phase 1 Subdivision Agreement be assumed by the City.

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

The construction of the municipal services in 1275620 Ontario Inc. Phase 1 Subdivision 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:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 16, CW Report No. 21 – Page 3

- 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 1275620 Ontario Inc. Phase 1 Subdivision, Plan of Subdivision 65M-3984, has been completed in accordance with the Subdivision Agreement with the exception of minor streetscape and landscape works. Accordingly, it is recommended that the roads and municipal services in Plan 65M-3984 be assumed and the Municipal Services Letter of Credit be reduced to \$8,000 to guarantee the completion of the minor streetscape and landscape works to the satisfaction of the Development Planning and Transportation Services and Parks and Forestry Operations Departments. Upon the completion of these works, the Municipal Services Letter of Credit will be released.

Attachment

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.)

**ASSUMPTION – 1275620 ONTARIO INC. PHASE 1 SUBDIVISION
PLAN OF SUBDIVISION 65M-3984 (19T-02V10)
WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN 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 Plan 65M-3984; and
2. That the Municipal Services Letter of Credit for Plan 65M-3984 be reduced to \$8,000 to guarantee the completion of streetscape and landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations and Development Planning Departments. Upon completion of the deficiencies, the Municipal Services Letter of Credit will be released.

Contribution to Sustainability

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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 Agreement between 1275620 Ontario Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

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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 minor streetscape and landscape works. The Development Planning and the Transportation Services and Parks and Forestry Operations Departments have advised they have no objections to the assumption of the municipal services within this subdivision subject to financial securities in the amount of \$8,000 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 this subdivision have been satisfied.

Accordingly, 1275620 Ontario Inc. has requested the municipal services constructed in conjunction with 1275620 Ontario Inc. Phase 1 Subdivision Agreement be assumed by the City.

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

The construction of the municipal services in 1275620 Ontario Inc. Phase 1 Subdivision 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 1275620 Ontario Inc. Phase 1 Subdivision, Plan of Subdivision 65M-3984, has been completed in accordance with the Subdivision Agreement with the exception of minor streetscape and landscape works. Accordingly, it is recommended that the roads and municipal services in Plan 65M-3984 be assumed and the Municipal Services Letter of Credit be reduced to \$8,000 to guarantee the completion of the minor streetscape and landscape works to the satisfaction of the Development Planning and Transportation Services and Parks and Forestry Operations Departments. Upon the completion of these works, the Municipal Services Letter of Credit will be released.

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1. Location Map

Report prepared by:

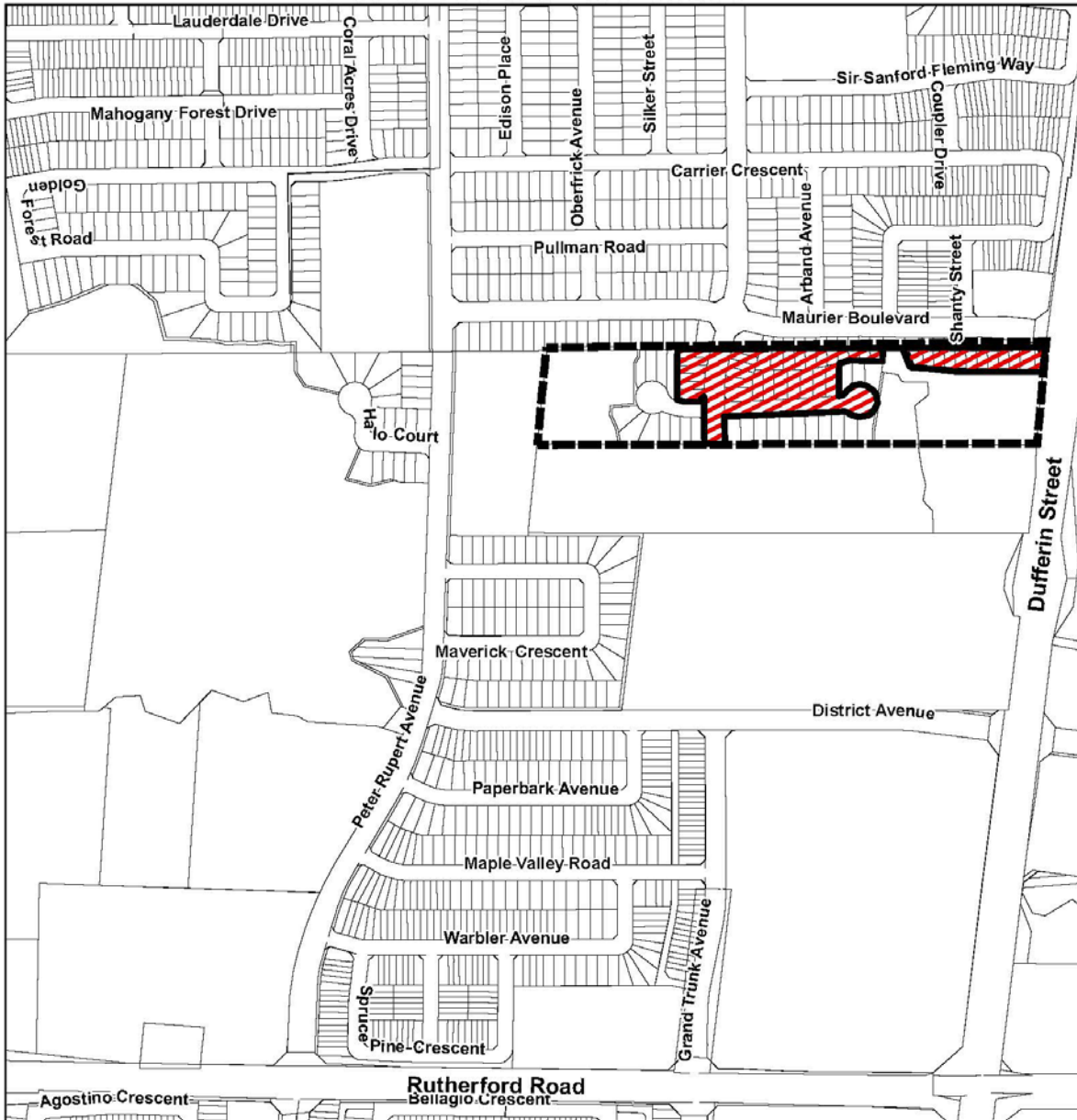
Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE,
Deputy City Manager,
Planning and Growth Management

ANDREW PEARCE,
Director, Development
Engineering and Infrastructure
Planning

ATTACHMENT No.1



ASSUMPTION
1275620 ONTARIO INC. SUBDIVISION
19T-02V10 PHASE 1
65M-3984

LOCATION: Part of Lot 17, Concession 3

Legend



PHASE 1

SUBJECT LANDS



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 057-2017

A By-law to assume Municipal Services in 1275620 Ontario Inc. Phase 1 Subdivision, 19T-02V10, Registered Plan 65M-3984.

WHEREAS the Subdivision Agreement between the City of Vaughan and 1275620 Ontario 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-3984, 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-3984, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and 1275620 Ontario Inc. dated February 22, 2007, 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