

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 19, 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.

**19 PARTIAL ASSUMPTION – JAN-SIL GOLFWOOD RESIDENTIAL SUBDIVISION
 PLAN OF SUBDIVISION 65M-3195 (19T-88055)
 WARD 5, VICINITY OF HIGHWAY 407 AND BATHURST STREET**

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

Recommendation

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

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3195 with the exception of the works associated with the development on Lots 131-147 and improvements to Wigston Place.

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

The partial assumption of this subdivision will result in approximately 4.0 lane kilometers of roadway and associated municipal services including sewers, watermain, street lighting, streetscaping, sidewalk, etc., being added to the City's network of infrastructure. This additional infrastructure is valued at \$3,094,070 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$72,650 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 351,650	\$14,070
Sanitary sewers	\$ 313,610	\$ 9,110
Storm sewers	\$1,083,330	\$ 3,090
Road	\$1,138,880	\$30,980
Trees/Streetscaping/Landscaping	\$ 120,600	\$ 8,920
Streetlighting	\$ 86,000	\$ 6,480
Totals	\$3,094,070	\$72,650

() 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.

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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 Jan-Sil Properties Limited and Golfwood Properties Limited and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Jan-Sil Properties Limited and Golfwood Properties Limited Subdivision, Plan of Subdivision 65M-3195 is a residential development comprised of 148 single and 21 partial single lots located south of Highway 407 and east of Bathurst Street in Ward 5 as shown on Attachment No.1.

The Subdivision Agreement with Jan-Sil Properties Limited and Golfwood Properties Limited was executed on July 17, 1997 and the Plan of Subdivision was subsequently registered on December 29, 1997. The construction of the roads and municipal services in Plan 65M-4259 was completed over 10 years ago. The home building program in this subdivision took longer to complete than normal. The construction was considered substantially complete on January 4, 2016 and is showing the normal signs of wear associated with this type of infrastructure.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and most recently over the last 2 years has rectified all sidewalk, curb and asphalt deficiencies. All documents required for assumption have been received and the grading of all lots within the portion of the plan of subdivision being partially assumed 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 in the completed portion of the subdivision. Development Planning and Transportation Services and Parks and Forestry Operations have advised that there are items that could not be completed within the Bathurst Street regional corridor due to the timing of regional Works.

The proposed partial assumption of this subdivision excludes the reconstruction of the curbs and road on Wigston Place streetscaping and fencing along Bathurst Street, as well as the completion of homes that will ultimately front onto Wigston Place and Flamingo Road. As such, approximately \$500,000 in securities will be retained by the City through the Municipal Services Letter of Credit to ensure the completion of the roadworks.

Clearances have been received from all pertinent City Departments for the completed portion of the plan including Development Engineering and Infrastructure Planning Services, 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, Jan-Sil Properties Limited and Golfwood Properties Limited has requested the municipal services within the completed portion of the plan be assumed by the City.

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

The construction of the municipal services in the Jan-Sil Properties Limited and Golfwood Properties Limited Residential 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:

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- 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

Regional staff have conducted inspections of municipal services located within the Bathurst Street right-of-way and have found the works to be satisfactory.

Conclusion

The construction of the majority of the roads and municipal services associated with the Jan-Sil Properties Limited and Golfwood Properties Limited Residential Subdivision, Plan of Subdivision 65M-3159, has been completed in accordance with the subdivision agreement. Accordingly, it is recommended that the completed portion of 65M-3195 be assumed and the Municipal Services Letter of Credit be reduced to approximately \$500,000 to guarantee the completion of remaining items within the subdivision.

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.)

**PARTIAL ASSUMPTION – JAN-SIL GOLFWOOD RESIDENTIAL SUBDIVISION
PLAN OF SUBDIVISION 65M-3195 (19T-88055)
WARD 5, VICINITY OF HIGHWAY 407 AND BATHURST STREET**

Recommendation

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

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3195 with the exception of the works associated with the development on Lots 131-147 and improvements to Wigston Place.

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The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and most recently over the last 2 years has rectified all sidewalk, curb and asphalt deficiencies. All documents required for assumption have been received and the grading of all lots within the portion of the plan of subdivision being partially assumed has been certified by the developer's engineering consultant.

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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 of Development
Engineering and Infrastructure
Planning

ATTACHMENT No.1



PARTIAL ASSUMPTION
JAN-SIL GOLFWOOD RESIDENTIAL SUBDIVISION
JAN-SIL PROPERTIES LIMITED AND GOLFWOOD
PROPERTIES LIMITED

65M-3195

19T-88055

LOCATION: **Part of Lot 33 and 34,**
Concession 1

Legend

 BOUNDARY

 PHASE 2 (FUTURE)

 PHASE 1 PARTIAL ASSUMPTION



NOT TO SCALE

CITY OF VAUGHAN - INFRASTRUCTURE DELIVERY

DRAFTSPERSON: G.I.S.

F:\Common\ENG\ATTACHMENTS\DEVELOPMENT\ATTACHMENTS\1 - Assumption Approval\JAN-SIL GOLFWOOD RESIDENTIAL SUBDIVISION\JAN-SIL GOLFWOOD RESIDENTIAL SUBDIVISION.PDF

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 060-2017

A By-law to partially assume Municipal Services in Jan-Sil Golfwood Residential Subdivision, 19T-88055, Registered Plan 65M-3195.

WHEREAS the Subdivision Agreement between the City of Vaughan and Jan-Sil Properties Limited and Golfwood Properties Limited 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-3195, 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-3195, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Jan-Sil Properties Limited and Golfwood Properties Limited dated July 8, 1997, be and they are hereby partially 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