

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 23, 2015

Item 7, Report No. 24, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 23, 2015.

7

**ASSUMPTION OF MUNICIPAL SERVICES
1275621 ONTARIO INC. SUBDIVISION, PHASES 1 AND 2
PLAN OF SUBDIVISION 65M-3999 AND 65M-4159 (19T-95065)
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, dated June 2, 2015:

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Director of Environmental Services, the Director of Transportation Services and Parks & Forestry Operation recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3999 and Plan 65M-4159;
2. That the Municipal Letter of Credit posted for Plan 65M-4159 be released; and
3. That the Municipal Services Letter of Credit posted for Plan 65M-3999 be reduced to \$151,000 to guarantee the completion of minor landscaping and streetscaping items to the satisfaction of the Development Planning Department. Upon completion of the landscaping and streetscaping 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 \$835,170 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$10,660 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 64,480	\$ 820
Sanitary sewers	\$ 58,870	\$ 530
Storm sewers	\$ 126,640	\$ 180
Road	\$ 209,640	\$ 1,800
Trees/Streetscaping/Landscaping	\$ 280,040	\$ 6,010
Streetlighting	\$ 95,500	\$ 1,320
Totals	\$ 835,170	\$10,660

() 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 Phase 1 and Phase 2 Subdivision Agreements between 1275621 Ontario Inc. and the City are substantially complete and can be considered for assumption by the City.

Background - Analysis and Options

The Vitullo Phase 1 and 2 Subdivisions, Plan of Subdivision 65M-3999 and 65M-4159 are residential developments comprised of 52 single lots with 1 park block and 12 single lots, respectively. Both developments are located south of Major Mackenzie Drive West and east of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Phase 1 and Phase 2 Subdivision Agreements with 1275621 Ontario Inc. were executed on April 24, 2007 and November 11, 2009 and the Plans of Subdivision were subsequently registered on July 12, 2007 and January 22, 2010, respectively. The construction of the roads and municipal services in Plan 65M-3999 and 65M-4159 were considered substantially complete on November 27, 2013.

The Developer has maintained the municipal services in both subdivisions during the required minimum thirteen month maintenance period and has rectified all deficiencies with the exception of certain landscape and streetscape items within the Phase 1 subdivision. 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. Development Planning has advised that there are minor outstanding landscaping deficiencies in the Phase 1 subdivision. Development Planning is requesting financial securities in the amount of \$151,000 be retained in Municipal Services Letter of Credit for Phase 1 to ensure that these works are satisfactorily completed.

Clearances have been received from all pertinent City Departments 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 Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with the Phase 1 and 2 subdivisions have been satisfied.

Accordingly, 1275621 Ontario Inc. has requested the municipal services constructed in conjunction with the Vitullo Phase 1 and 2 Subdivision Agreement be assumed by the City and the Phase 2 Municipal Services Letter of Credit 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

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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 subdivision development.

Conclusion

The construction of the roads and municipal services associated with the 1275621 Ontario Inc. Plans of Subdivision 65M-3999 and 65M-4159 has been completed in accordance with their respective subdivision agreements. Accordingly, it is recommended that the roads and municipal services in Plans 65M-3999 and 65M-4159 be assumed. The Municipal Letter of Credit for Plan 65M-4159 (Phase 2) may be released. The Municipal Services Letter of Credit posted for Plan 65M-3999 (Phase 1) should be reduced to \$151,000 to guarantee the completion of outstanding landscaping and streetscaping works within the subdivision to the satisfaction of the Development Planning Department. Upon the completion of the landscaping and streetscaping items, the Municipal Services Letter of Credit for Phase 1 will 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 - JUNE 2, 2015

ASSUMPTION OF MUNICIPAL SERVICES 1275621 ONTARIO INC. SUBDIVISION, PHASES 1 AND 2 PLAN OF SUBDIVISION 65M-3999 AND 65M-4159 (19T-95065) WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND DUFFERIN STREET

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Director of Environmental Services, the Director of Transportation Services and Parks & Forestry Operation recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3999 and Plan 65M-4159;
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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

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Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Phase 1 and Phase 2 Subdivision Agreements between 1275621 Ontario Inc. and the City are substantially complete and can be considered for assumption by the City.

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Clearances have been received from all pertinent City Departments 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 Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with the Phase 1 and 2 subdivisions have been satisfied.

Accordingly, 1275621 Ontario Inc. has requested the municipal services constructed in conjunction with the Vitullo Phase 1 and 2 Subdivision Agreement be assumed by the City and the Phase 2 Municipal Services Letter of Credit be released.

Relationship to Vaughan Vision 2020

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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 1275621 Ontario Inc. Plans of Subdivision 65M-3999 and 65M-4159 has been completed in accordance with their respective subdivision agreements. Accordingly, it is recommended that the roads and municipal services in Plans 65M-3999 and 65M-4159 be assumed. The Municipal Letter of Credit for Plan 65M-4159 (Phase 2) may be released. The Municipal Services Letter of Credit posted for Plan 65M-3999 (Phase 1) should be reduced to \$151,000 to guarantee the completion of outstanding landscaping and streetscaping works within the subdivision to the satisfaction of the Development Planning Department. Upon the completion of the landscaping and streetscaping items, the Municipal Services Letter of Credit for Phase 1 will be released.

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1. Location Map

Report prepared by:

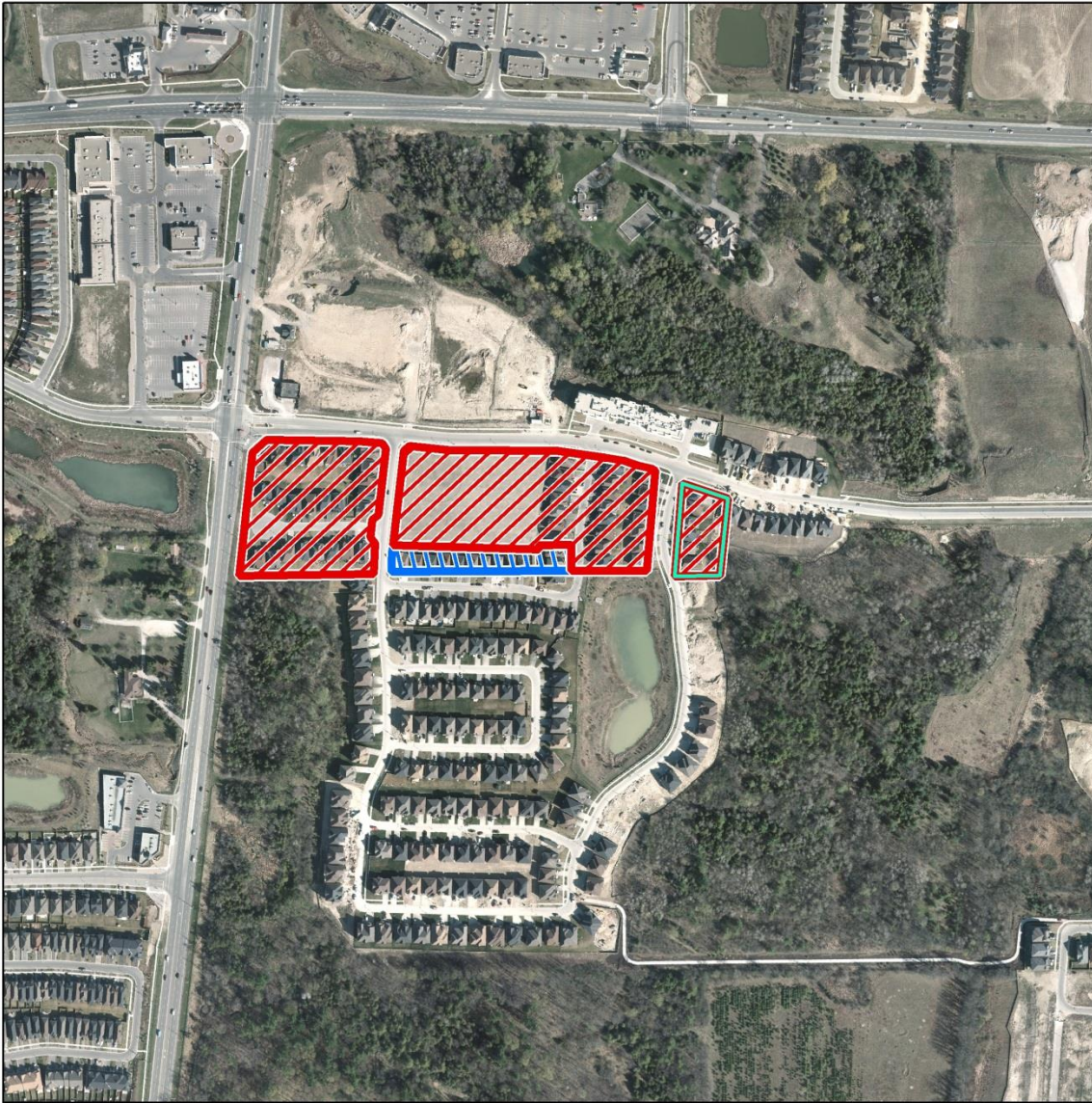
Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

Paul Jankowski
Commissioner of Public Works

Andrew Pearce,
Director of Development
Engineering and Infrastructure
Planning Services

ATTACHMENT No. 1



COMPLETION APPROVAL

1275621 ONTARIO INC.

1275621 ONTARIO INC. (VITULLO) SUBDIVISION

19T-95065, 65M-3999 & 65M-4156, PHASE 1 & 2

LEGEND



SUBJECT LANDS PHASE 1



SUBJECT LANDS PHASE 2

Note: Aerial photography acquired Spring, 2012

LOCATION: Part of Lot 20, Concession 2



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 092-2015

A By-law to assume Municipal Services in Vitullo Subdivision Phases 1 and 2, 19T-95065, Registered Plan 65M-3999 (Ph 1) and 65M-4159 (Ph 2).

WHEREAS the Subdivision Agreement between the City of Vaughan and 1275621 Ontario Inc. provides for the installation of certain public services.

AND WHEREAS the Commissioner of Public Works has received certification that the services in Registered Plan 65M-3999 and 65M-4159, 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:

1. THAT the services in Registered Plan 65M-3999 and 65M-4159, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and 1275621 Ontario Inc. dated April 24, 2007 (Ph 1) and June 16, 2008 (Ph 2), be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 23rd day of June, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk