

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 27, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

27

**ASSUMPTION – JRN HOLDINGS SUBDIVISION, PHASE 2
PLAN OF SUBDIVISION 65M-4105 (19T-00V09)
WARD 3 VICINITY OF MAJOR MACKENZIE DR & HIGHWAY 400**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated June 17, 2014:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plans 65M-4105; and
2. That the Municipal Services Letter of Credit be reduced to \$2,000 to guarantee the completion of outstanding forestry deficiencies in the subdivision to the satisfaction of the Parks & Forestry Operations Department. Upon the completion of the forestry works, 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 development, approximately 0.7 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$493,794 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$15,734 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 90,462	\$ 2,627
Storm sewers	\$ 95,065	\$ 578
Sanitary Sewers	\$ 81,779	\$ 1,702
Road	\$ 176,023	\$ 5,787
Street lights	\$ 27,600	\$ 3,600
Trees/Landscape	\$ 22,865	\$ 1,440
Totals	\$493,794	\$15,734

(*) Estimated Annual Operating Costs based on information from Public Works and the Parks and Forestry Operations Department.

The life cycle costs associated with this additional infrastructure will be included in the City's future multi-year budgets.

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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 JRN Holdings Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The JRN Holdings Inc. Subdivision, Phase 2, plan of subdivision 65M-4105, is a 81 unit residential subdivision. The site is located west of Highway 400 and north of Major Mackenzie Drive in Ward 3 as illustrated on Attachment No. 1.

The Subdivision Agreement with JRN Holdings Inc. was executed on June 16, 2008, and the Plan of Subdivision was subsequently registered on November 10, 2008. The construction of the roads and municipal services in Plan 65M-4105 was substantially completed in March 2012.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivision was certified by the Developer's Engineering Consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City,

Financial securities to be held after assumption to guarantee completion of certain forestry works.

Park & Forestry Operations has advised that a number of trees require replacing in the subdivision and are requesting financial securities in the amount of \$2,000 be retained to ensure the trees are replaced.

All required documents and clearances for assumption have been received.

All documentation required by the Subdivision Agreement for assumption has been submitted. Development/Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, has 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 the following City Departments including, Development/Transportation Engineering, Development Planning Parks Development, Parks & Forestry Operations, Public Works, and Clerks. In addition, the Development Finance 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 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 with the priorities previously set by Council and the necessary resources have been allocated and approved.

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Regional Implications

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

Conclusion

The construction of the roads and municipal services associated with the JRN Subdivision, Phase 2 65M-4105 has been completed in accordance with the Subdivision Agreement with minor exceptions as noted in this report. Accordingly, it is appropriate that the roads and municipal services in 65M-4105 be assumed and the Municipal Services Letter of Credit be reduced to \$2,000 to guarantee the completion of outstanding forestry works in the subdivision to the satisfaction of the Parks & Forestry Operations Department. Upon the completion of the forestry works, the Municipal Services Letter of Credit will be released.

Attachments

1. Location Map

Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
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 17, 2014

ASSUMPTION – JRN HOLDINGS SUBDIVISION, PHASE 2 PLAN OF SUBDIVISION 65M-4105 (19T-00V09) WARD 3 VICINITY OF MAJOR MACKENZIE DR & HIGHWAY 400

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

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The life cycle costs associated with this additional infrastructure will be included in the City's future multi-year budgets.

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Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

Paul Jankowski, P. Eng.
Commissioner of Engineering and Public Works

Andrew Pearce, C.E.T.
Director of Development/
Transportation Engineering


OM

ATTACHMENT No. 1



ASSUMPTION
JRN HOLDINGS SUBDIVISION
19T-00V09 - PHASE 2
65M-4105

LEGEND

 SUBJECT LANDS

LOCATION : Part of Lot 23,
Concession 5



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 083-2014

A By-law to assume Municipal Services in JRN Holdings Subdivision Phase 2, 19T-00V09, Registered Plan 65M-4105.

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

AND WHEREAS the Commissioner of Engineering and Public Works has received certification that the services in Registered Plan 65M-4105, 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-4105, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and JRN Holdings Inc. dated June 16, 2008, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 24th day of June, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk