

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 28, 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.

28

**ASSUMPTION – RAINBOW CREEK SUBDIVISION
PLAN OF SUBDIVISION 65M-3927 (19T-04V13)
WARD 2 VICINITY OF LANGSTAFF ROAD & HIGHWAY 27**

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 Plan 65M-3927; and
2. That the Municipal Letter of Credit be released after the Owner has provided the City with an \$86,000 cash deposit to guarantee the repair of the remaining deficiencies. The cash deposit will be refunded upon the completion of the repair works to the satisfaction of City.

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 2.6 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, storm water management pond, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$3,868,217 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$92,914 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$475,574	\$ 9,003
Sanitary sewers	\$368,168	\$ 5,833
Storm sewers	\$1,100,674	\$ 1,979
Road	\$759,563	\$ 19,832
Streetlights	\$ 81,521	\$ 3,960
Park Block 132	\$133,500	\$4,125
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$949,217	\$ 48,182
Totals	\$3,868,217	\$92,914

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 28, CW Report No. 30 – 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 Stelltacc Properties Inc. and the City are essentially complete and can be considered for assumption by the City.

Background - Analysis and Options

The Rainbow Creek Subdivision, Plan of Subdivision 65M-3927, is a 182 lot residential subdivision with a park block. It is located on the north side of Langstaff Road, east of Highway 27 in Ward 2 as shown on Attachment No.1.

The Subdivision Agreement with Stelltacc Properties Inc. was executed on August 22, 2006, and the Plan of Subdivision was subsequently registered on October 19, 2006. The roads and municipal services in Plan 65M-3927 were substantially completed in February 2012.

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 certain landscape, forestry and engineering items noted below. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City.

Minor infrastructure, streetscape and landscape works are outstanding

The Development Planning staff has advised that certain landscape and streetscape deficiencies are outstanding including the installation of mailbox pads and open space signage, the completion of open space restoration and maintenance works, and the rectification of noted deficiencies in wood privacy fencing, streetscape enhancements and plant material throughout the subdivision.

Development/ Transportation Engineering staff has advised that minor curb, sidewalk and boulevard repairs are required and that specific asphalt sections need replacement. Collectively, these outstanding works are estimated to cost approximately \$86,000. Accordingly, staff is recommending that financial securities in the amount of \$86,000 be held until these works are completed to the satisfaction of the City. The developer has already submitted to the City a cash deposit of \$86,000 to guarantee the completion of the noted deficiencies in order to facilitate the release of the Municipal Services Letter of Credit in its entirety so additional bank service charges can be avoided.

The developer has committed to complete the outstanding during the 2014 construction season. Once the noted deficiencies are corrected to the satisfaction of the Development Planning, Parks & Forestry Operations and the Development/Transportation Engineering Departments, the cash deposit will be refunded.

All required documents and clearances for assumption have been received.

The Owner has submitted all the documentation required by the Subdivision Agreement. Development Transportation Engineering staff, in conjunction with the Developer's Consulting

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 28, CW Report No. 30 – Page 3

Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works with the exception of the deficiencies noted above. In addition, the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Building Standards, Parks Development, Parks and Forestry Operations, Public Works, and Clerks. The Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied subject to retention of the financial securities noted in this report.

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.

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 in Plan of Subdivision 65M-3927 have 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-3927 be assumed by the City and the Municipal Services Letter of Credit be released subject to the Owner providing the City with an \$86,000 cash deposit to guarantee the rectification of the outstanding deficiencies. Upon completion of the outstanding works to the satisfaction of city staff, the cash deposit will be refunded to the owner.

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 – RAINBOW CREEK SUBDIVISION PLAN OF SUBDIVISION 65M-3927 (19T-04V13) WARD 2 VICINITY OF LANGSTAFF ROAD & HIGHWAY 27

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 Plan 65M-3927; and
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(*) 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 accounted for in the City's future multi-year budgets.

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The developer has committed to complete the outstanding during the 2014 construction season. Once the noted deficiencies are corrected to the satisfaction of the Development Planning, Parks & Forestry Operations and the Development/Transportation Engineering Departments, the cash deposit will be refunded.

All required documents and clearances for assumption have been received.

The Owner has submitted all the documentation required by the Subdivision Agreement. Development Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works with the exception of the deficiencies noted above. In addition, the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Building Standards, Parks Development, Parks and Forestry Operations, Public Works, and Clerks. The Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied subject to retention of the financial securities noted in this report.

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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

Respectfully submitted,

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

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

ATTACHMENT No. 1



ASSUMPTION

RAINBOW CREEK SUBDIVISION AGREEMENT

19T-04V13 65M-3927

LOCATION: Part of Lot 11
Concession 8

LEGEND



SUBJECT LANDS



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 084-2014

A By-law to assume Municipal Services in Rainbow Creek Subdivision, 19T-04V13, Registered Plan 65M-3927.

WHEREAS the Subdivision Agreement between the City of Vaughan and Stelltacc Properties 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-3927, 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-3927, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Stelltacc Properties Inc. dated August 22, 2006, 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