

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 17, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

**17 PARTIAL ASSUMPTION – HUMBERPLEX SUBDIVISION PHASE 1
 19T-01V04 - PLAN OF SUBDIVISION 65M-3895
 WARD 1 – VICINITY OF HIGHWAY NO.27 AND NASHVILLE SIDEROAD**

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 18, 2013:

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 roads and municipal services in the first phase of the Humberplex Subdivision Plan (65M-3895) on Summerbreeze Court, Springrain Court, Rainbow's End and Wishing Well Court and that the current Municipal Services Letter of Credit be retained in accordance with the Subdivision Agreement for the balance of the works in the subdivision.

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 1.6 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, boulevard trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$2,522,010 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$84,850 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 204,230	\$32,260
Storm sewers	\$ 852,220	\$ 1,460
Sanitary Sewers	\$ 698,020	\$30,920
Road	\$ 445,720	\$12,610
Street lights	\$ 151,340	\$ 3,840
Trees/Landscape	\$ 170,480	\$ 3,760
Totals	\$2,522,010	\$84,850

() Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary 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.

Communications Plan

The pertinent City departments will be notified of the assumption of the municipal services associated with the first phase of this subdivision.

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Purpose

The purpose of this report is to inform Council that the municipal services associated with the first phase of the Humberplex Subdivision are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Humberplex Subdivision development is located east of Highway No.27 and north of Nashville Sideroad, in Ward 1 as shown on Attachment No.1. This Subdivision is a 36.8 hectare site comprised of 167 large residential lots, an open space block, park block, landscaping blocks making up the landscaped Boulevard feature and a storm water management facility.

The subdivision was separated into three construction phases

Given the estate residential lot housing type in this subdivision, the developer opted to phase the development into three phases, and to date has completed the first phase of the development. Phases two and three of the development together with the landscaped of the large boulevard in the subdivision are still under construction. Phase 1 is comprised of 88 single residential lots and the associated municipal servicing of Summerbreeze Court, Springrain Court, Rainbow's End and Wishing Well Court, and is located south of The Boulevard in the subdivision as shown on Attachment No.1.

The Subdivision Agreement with Humberplex Developments Inc. and the City was executed on January 11, 2006 and the Plan of Subdivision was subsequently registered on March 22, 2006. The construction of the roads and municipal services was substantially completed in August, 2009.

The Developer has maintained the municipal services in the first phase of the development during the required minimum thirteen month maintenance period and has rectified all noted deficiencies. An in-sewer camera inspection identified nine cracked service connection tee fittings in phase 1, which were subsequently repaired using a fiberglass tee liner. According to the City's cracked tee protocol, the developer is required to provide the City with a cash payment based on the current cost estimate of removing and replacing the tee fittings. This payment will be addressed prior to the assumption of the remaining two phases of the development.

All documentation required by the Development Agreement for assumption has been submitted. 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.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Parks Operations and Forestry, Parks Development, Public Works, and Clerks. In addition, the Reserves 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 construction and assumption of these 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 development.

Conclusion

The construction of the roads and municipal services associated with Phase 1 of the Humberplex Subdivision, Plan 65M-3895 comprised of Summerbreeze Court, Springrain Court, Rainbow's End and Wishing Well Court has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in Humberplex Phase 1 be assumed and the Municipal Services Letter of Credit be retained for the balance of the works in the remaining phases of the subdivision. Prior to the assumption of the remainder of the subdivision, the Developer will be required to provide the City with a cash payment for the future removal and replacement of the nine cracked tee fittings in Phase 1 in accordance with City policy.

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 18, 2013

PARTIAL ASSUMPTION – HUMBERPLEX SUBDIVISION PHASE 1 19T-01V04 - PLAN OF SUBDIVISION 65M-3895 WARD 1 – VICINITY OF HIGHWAY NO.27 AND NASHVILLE SIDEROAD

Recommendation

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1. That Council enact the necessary by-law assuming the roads and municipal services in the first phase of the Humberplex Subdivision Plan (65M-3895) on Summerbreeze Court, Springrain Court, Rainbow's End and Wishing Well Court and that the current Municipal Services Letter of Credit be retained in accordance with the Subdivision Agreement for the balance of the works in the subdivision.

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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, P. Eng.
Commissioner of Engineering and Public Works



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

ATTACHMENT No. 1



ASSUMPTION
HUMBERPLEX DEVELOPMENT INC. PHASE 1
19T-01V04 / 65M-3895

LEGEND

-  SUBJECT LANDS
-  NOT INCLUDED

LOCATION: Part of East Half of Lot 27
Concession 8

Note: Aerial Photography Taken in Spring, 2011



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 073-2013

A By-law to assume Municipal Services in Humberplex Subdivision, Phase 1, 19T-01V04, Registered Plan 65M-3895.

WHEREAS the Subdivision Agreement between the City of Vaughan and Humberplex Developments 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-3895, 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-3895, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Humberplex Developments Inc. dated January 11, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 25th day of June, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk