

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 27, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 27, 2017.

27 ASSUMPTION – FERNBROOK HOMES MCNAIR CREEK PHASE 1 SUBDIVISION PLAN OF SUBDIVISION 65M-3930 (19T-03V17) WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated June 20, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services, Parks and 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-3930; and
2. That the Municipal Services Letter of Credit for Plan 65M-3930 be reduced to \$9,000 to guarantee the completion of minor streetscape and landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations and Development Planning Departments. Upon completion of the 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 2.2 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 \$2,749,200 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$40,140 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$211,820	\$ 7,820
Sanitary sewers	\$90,700	\$ 5,070
Storm sewers	\$853,960	\$ 1,720
Road	\$954,780	\$17,240
Trees/Streetscaping/Landscaping	\$491,070	\$ 3,610
Streetlighting	\$146,870	\$ 4,680
Totals	\$2,749,200	\$40,140

() 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 Subdivision Agreement between Fernbrook Homes McNair Creek Limited and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Fernbrook Homes McNair Creek Phase 1 Subdivision, Plan of Subdivision 65M-3930, is a residential development comprised of 121 single lots, 13 part lots, 1 partial school block and 1 partial stormwater management block and is located south of Teston Road and west of Bathurst Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with Fernbrook Homes McNair Creek Limited was executed on August 21, 2006 and the Plan of Subdivision was subsequently registered on October 25, 2006. The construction of the roads and municipal services in Plan 65M-3930 was considered substantially complete on February 12, 2015.

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 minor landscape and streetscape deficiencies. 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 to recommend assumption. The Development Planning department has advised that there are minor streetscape and landscape deficiencies and is requesting financial securities in the amount of \$8,500 be retained to ensure these works are satisfactorily completed. The Transportation Services and Parks and Forestry Operations department has requested \$500 be retained for the rectification of minor tree deficiencies.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning, 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, Fernbrook Homes McNair Creek Limited has requested the municipal services constructed in conjunction with the Fernbrook Homes McNair Creek Phase 1 Subdivision Agreement be assumed by the City.

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

The construction of the municipal services in Fernbrook Homes McNair Creek Phase 1 Subdivision and its assumption are consistent with the initiatives outlined in the Term of Council

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Service Excellence Strategy Map. The assumption of these municipal services will:

- 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

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 Fernbrook Homes McNair Creek Phase 1 Subdivision, Plan of Subdivision 65M-3930 has been completed in accordance with the subdivision agreement with the exception of certain minor deficiencies as noted above. Accordingly, it is recommended that the roads and municipal services in Plan 65M-3930 be assumed and the Municipal Services Letter of Credit be reduced to \$9,000 to guarantee the completion of minor deficiencies within the subdivision to the satisfaction of the Development Planning and Transportation Services and Parks and Forestry Operations Departments. Upon the completion of the deficiencies the Municipal Services Letter of Credit will be released.

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.)

**ASSUMPTION – FERNBROOK HOMES MCNAIR CREEK PHASE 1 SUBDIVISION
PLAN OF SUBDIVISION 65M-3930 (19T-03V17)
WARD 4, VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

Recommendation

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

The construction of the municipal services in Fernbrook Homes McNair Creek Phase 1 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:

- 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

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

Conclusion

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Report prepared by:

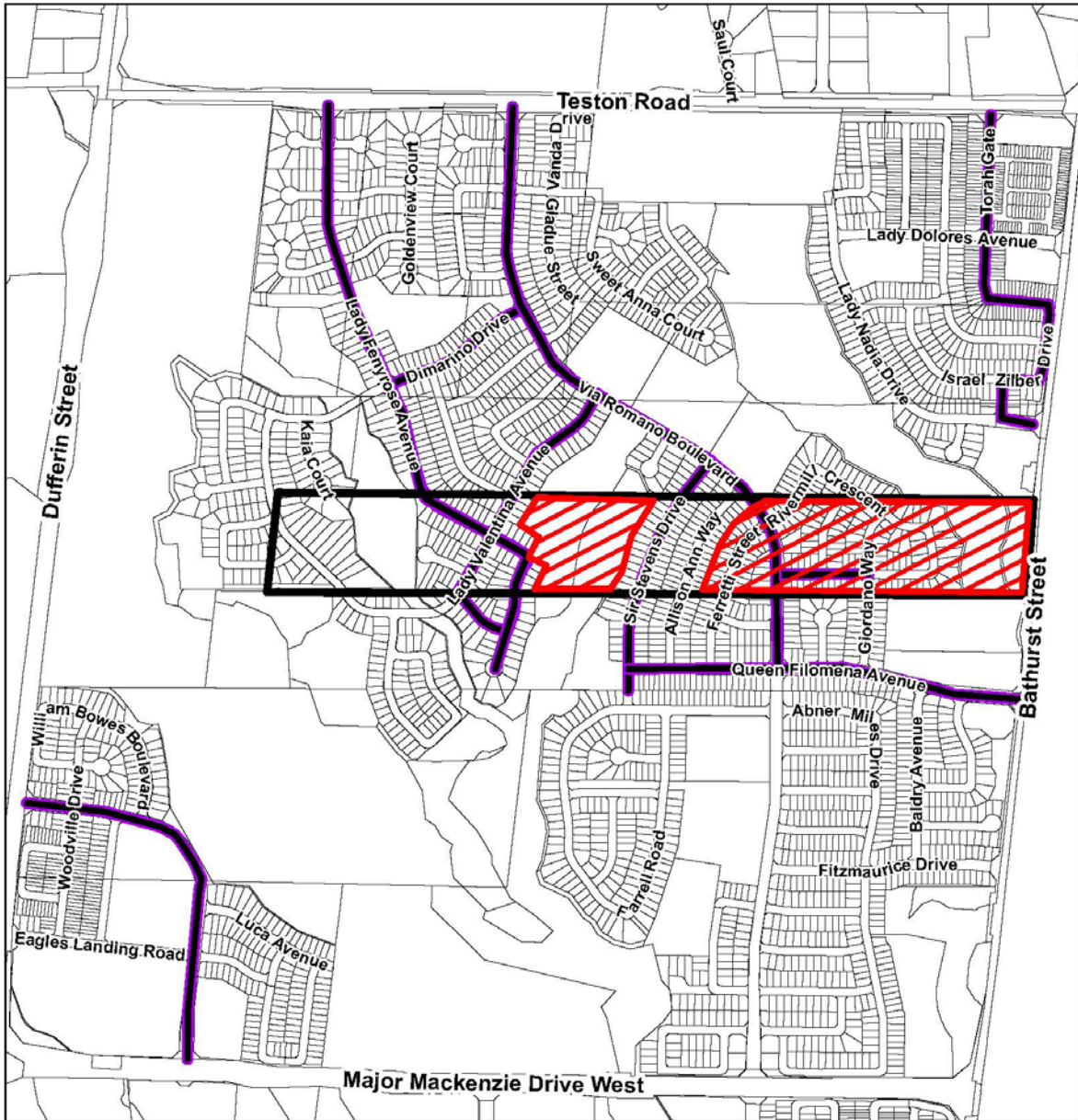
Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE,
Deputy City Manager
Planning and Growth Management

ANDREW PEARCE,
Director of Development
Engineering and Infrastructure
Planning

ATTACHMENT No.1



ASSUMPTION
FERNBROOK HOMES (MCNAIR CREEK) LIMITED
19T-03V17, 65M-3930 PHASE 1

Legend

-  SPINE ROADS
-  PHASE 1
-  SUBJECT LANDS

LOCATION: Part of Lot 23, Concession 2



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 084-2017

A By-law to assume Municipal Services in Fernbrook Homes McNair Creek Phase 1 Subdivision, 19T-03V17, Registered Plan 65M-3930.

WHEREAS the Subdivision Agreement between the City of Vaughan and Fernbrook Homes (McNair Creek) 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-3930, 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-3930, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Fernbrook Homes (McNair Creek) Limited dated August 21, 2016, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 27th day of June, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

Authorized by Item No. 27 of Report No. 26
of the Committee of the Whole
Adopted by Vaughan City Council on
June 27, 2017.