

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 30, 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.

30 ASSUMPTION – KLEINBURG HILLS ESTATES SUBDIVISION PHASE 2 PLAN OF SUBDIVISION 65M-3580 (19T-95008) WARD 1, VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD

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

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services Parks & Forestry Operations, the Director of Environmental Services and 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-3580 that the Municipal Services Letter of Credit 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 0.383 lane kilometers of roadway and associated municipal services including storm sewer, watermain, street lighting, streetscaping, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$533,200 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$13,340 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 77,510	\$ 2,720
Storm sewers/CWC	\$ 185,250	\$ 600
Road	\$ 220,160	\$ 5,990
Trees/Streetscaping/Landscaping /Edge Management	\$ 20,280	\$ 2,830
Streetlighting	\$ 30,000	\$ 1,200
Totals	\$ 533,200	\$ 13,340

() 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

The pertinent City departments will be notified of the assumption of this subdivision.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 30, CW Report No. 26 – Page 2

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between 1446258 Ontario Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Kleinburg Hills Estates Phase 2 subdivision is comprised of 16 suburban residential lots. The site is located on the north side of Nashville Road and east of the CPR tracks as illustrated on Attachment No.1.

The Subdivision Agreement between the City and 1446258 Ontario Inc. was executed on October 24, 2002 and the Plan of Subdivision was subsequently registered on July 12, 2002. The construction of the roads and municipal services in Plan 65M-3580 was considered substantially complete on November 11, 2011.

The Developer has maintained the municipal services during the required minimum thirteen month maintenance period and has rectified all deficiencies within the Phase 2 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.

Clearances have been received from all pertinent City Departments including Development Engineering & Infrastructure Planning, Environmental Services, Development Planning, Transportation Services and Parks and Forestry Operations, Building Standards, 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, 1446258 Ontario Inc. has requested the municipal services constructed in conjunction with the Phase 2 Subdivision Agreement be assumed by the City and the Municipal Services Letter of Credit be released.

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

The construction of the municipal services in the Kleinburg Hills Estates Subdivision Phase 2 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 30, CW Report No. 26 – Page 3

Conclusion

The construction of the roads and municipal services associated with the Kleinburg Hills Estates Subdivision Phase 2, Plan of Subdivision 65M-3580, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3580 be assumed, the Municipal Services Letter of Credit be released, and the Letter of Credit for the Nashville Watermain Local Improvement be held.

Attachment

1. Location Map

Report prepared by:

Stanislav Tsysar – Engineering Technologist - Development, ext. 8774
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 – KLEINBURG HILLS ESTATES SUBDIVISION PHASE 2
PLAN OF SUBDIVISION 65M-3580 (19T-95008)
WARD 1, VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services Parks & Forestry Operations, the Director of Environmental Services and 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-3580 that the Municipal Services Letter of Credit 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 0.383 lane kilometers of roadway and associated municipal services including storm sewer, watermain, street lighting, streetscaping, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$533,200 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$13,340 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 77,510	\$ 2,720
Storm sewers/CWC	\$ 185,250	\$ 600
Road	\$ 220,160	\$ 5,990
Trees/Streetscaping/Landscaping /Edge Management	\$ 20,280	\$ 2,830
Streetlighting	\$ 30,000	\$ 1,200
Totals	\$ 533,200	\$ 13,340

(*) 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

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 1446258 Ontario Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Kleinburg Hills Estates Phase 2 subdivision is comprised of 16 suburban residential lots. The site is located on the north side of Nashville Road and east of the CPR tracks as illustrated on Attachment No.1.

The Subdivision Agreement between the City and 1446258 Ontario Inc. was executed on October 24, 2002 and the Plan of Subdivision was subsequently registered on July 12, 2002. The construction of the roads and municipal services in Plan 65M-3580 was considered substantially complete on November 11, 2011.

The Developer has maintained the municipal services during the required minimum thirteen month maintenance period and has rectified all deficiencies within the Phase 2 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.

Clearances have been received from all pertinent City Departments including Development Engineering & Infrastructure Planning, Environmental Services, Development Planning, Transportation Services and Parks and Forestry Operations, Building Standards, 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, 1446258 Ontario Inc. has requested the municipal services constructed in conjunction with the Phase 2 Subdivision Agreement be assumed by the City and the Municipal Services Letter of Credit be released.

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

The construction of the municipal services in the Kleinburg Hills Estates Subdivision Phase 2 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

The construction of the roads and municipal services associated with the Kleinburg Hills Estates Subdivision Phase 2, Plan of Subdivision 65M-3580, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3580 be assumed, the Municipal Services Letter of Credit be released, and the Letter of Credit for the Nashville Watermain Local Improvement be held.

Attachment

1. Location Map

Report prepared by:

Stanislav Tsysar – Engineering Technologist - Development, ext. 8774
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE,
Deputy City Manager
Planning & Growth Management

ANDREW PEARCE,
Director Development Engineering
and Infrastructure Planning


ATTACHMENT No. 1



ASSUMPTION
KLEINBURG HILLS ESTATES - PHASE 2
19T-95008 - 65M-3580

LOCATION: Part of Lots 25 & 26, Concession 9

LEGEND

 SUBJECT LANDS

Note: Aerial photography acquired in spring, 2012



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 087-2017

A By-law to assume Municipal Services in Kleinburg Hills Estates Phase 2 Subdivision, 19T-95008, Registered Plan 65M-3580.

WHEREAS the Subdivision Agreement between the City of Vaughan and 1446258 Ontario Inc. 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-3580, 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-3580, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and 1446258 Ontario Inc. dated March 13, 2002, 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. 30 of Report No. 26
of the Committee of the Whole
Adopted by Vaughan City Council on
June 27, 2017.