

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 31, 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.

31 ASSUMPTION – MAYVON INVESTMENTS PHASE 2B SUBDIVISION PLAN OF SUBDIVISION 65M-4243 (19T-00V02) WARD 4, VICINITY OF TESTON 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-4243; and
2. That the Municipal Services Letter of Credit for Plan 65M-4243 be reduced to \$2,500 to guarantee the completion of streetscaping items to the satisfaction of the Development Planning department. Upon successful completion of the landscaping items 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, streetscaping valued at \$29,650 will be added to the City's network of infrastructure. This additional infrastructure will incur the normal expense associated with annual operation and maintenance activities of approximately \$2,020 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Trees/Streetscaping/Landscaping	\$29,650	\$2,020
Totals	\$29,650	\$2,020

() Estimated Annual Operating Costs based on information from 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 31, 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 Mayvon Investments Limited, E. Manson Investments Limited, Zureit Holdings Limited and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Mayvon Investments Limited Phase 2B Subdivision, Plan of Subdivision 65M-4243 is a residential development comprised of 33 lots located north of Major Mackenzie Drive and east of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with Mayvon Investments Limited, E. Manson Investments Limited, Zureit Holdings Limited was executed on June 14, 2010 and the Plan of Subdivision was subsequently registered on January 20, 2011. The construction of the municipal services for Plan 65M-4243 was completed by the Block 12 Properties Inc. as part of the overall Block 12 Spine Services. Accordingly, the Mayvon Phase 2B Subdivision Agreement provided for the creation of additional lots and included the requirement to install streetscaping features.

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 minor landscaping items. 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. The Transportation Services and Parks and Forestry Operations department has advised that there are minor streetscaping deficiencies. The Transportation Services and Parks and Forestry Operations department is requesting financial securities in the amount of \$2,500 be retained to ensure these works are satisfactorily completed in the 2017 construction season.

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, Mayvon Investments Limited, E. Manson Investments Limited, Zureit Holdings Limited has requested the municipal services constructed in conjunction with Mayvon Investments Phase 2B 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 Mayvon investments Phase 2B 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017

Item 31, CW Report No. 26 – Page 3

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 Mayvon Investments Phase 2B Subdivision, Plan of Subdivision 65M-4243, has been completed in accordance with the subdivision agreement with the exception of certain minor streetscaping deficiencies. Accordingly, it is recommended that the municipal services in Plan 65M-4243 be assumed and the Municipal Services Letter of Credit be reduced to \$2,500 to guarantee the completion of the minor streetscaping deficiencies within the subdivision to the satisfaction of the Transportation Services and Parks and Forestry Operations department. 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 – MAYVON INVESTMENTS PHASE 2B SUBDIVISION
PLAN OF SUBDIVISION 65M-4243 (19T-00V02)
WARD 4, VICINITY OF TESTON ROAD AND DUFFERIN STREET****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-4243; and
2. That the Municipal Services Letter of Credit for Plan 65M-4243 be reduced to \$2,500 to guarantee the completion of streetscaping items to the satisfaction of the Development Planning department. Upon successful completion of the landscaping items 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, streetscaping valued at \$29,650 will be added to the City's network of infrastructure. This additional infrastructure will incur the normal expense associated with annual operation and maintenance activities of approximately \$2,020 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
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() Estimated Annual Operating Costs based on information from 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 Mayvon Investments Limited, E. Manson Investments Limited, Zureit Holdings Limited and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Mayvon Investments Limited Phase 2B Subdivision, Plan of Subdivision 65M-4243 is a residential development comprised of 33 lots located north of Major Mackenzie Drive and east of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with Mayvon Investments Limited, E. Manson Investments Limited, Zureit Holdings Limited was executed on June 14, 2010 and the Plan of Subdivision was subsequently registered on January 20, 2011. The construction of the municipal services for Plan 65M-4243 was completed by the Block 12 Properties Inc. as part of the overall Block 12 Spine Services. Accordingly, the Mayvon Phase 2B Subdivision Agreement provided for the creation of additional lots and included the requirement to install streetscaping features.

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 minor landscaping items. 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. The Transportation Services and Parks and Forestry Operations department has advised that there are minor streetscaping deficiencies. The Transportation Services and Parks and Forestry Operations department is requesting financial securities in the amount of \$2,500 be retained to ensure these works are satisfactorily completed in the 2017 construction season.

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, Mayvon Investments Limited, E. Manson Investments Limited, Zureit Holdings Limited has requested the municipal services constructed in conjunction with Mayvon Investments Phase 2B 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 Mayvon investments Phase 2B 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

The construction of the roads and municipal services associated with the Mayvon Investments Phase 2B Subdivision, Plan of Subdivision 65M-4243, has been completed in accordance with the subdivision agreement with the exception of certain minor streetscaping deficiencies. Accordingly, it is recommended that the municipal services in Plan 65M-4243 be assumed and the Municipal Services Letter of Credit be reduced to \$2,500 to guarantee the completion of the minor streetscaping deficiencies within the subdivision to the satisfaction of the Transportation Services and Parks and Forestry Operations department. Upon the completion of the deficiencies the Municipal Services Letter of Credit will be released.

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1. Location Map

Report prepared by:

Kevin Worth, Engineering Technologist - Development, ext. 8670

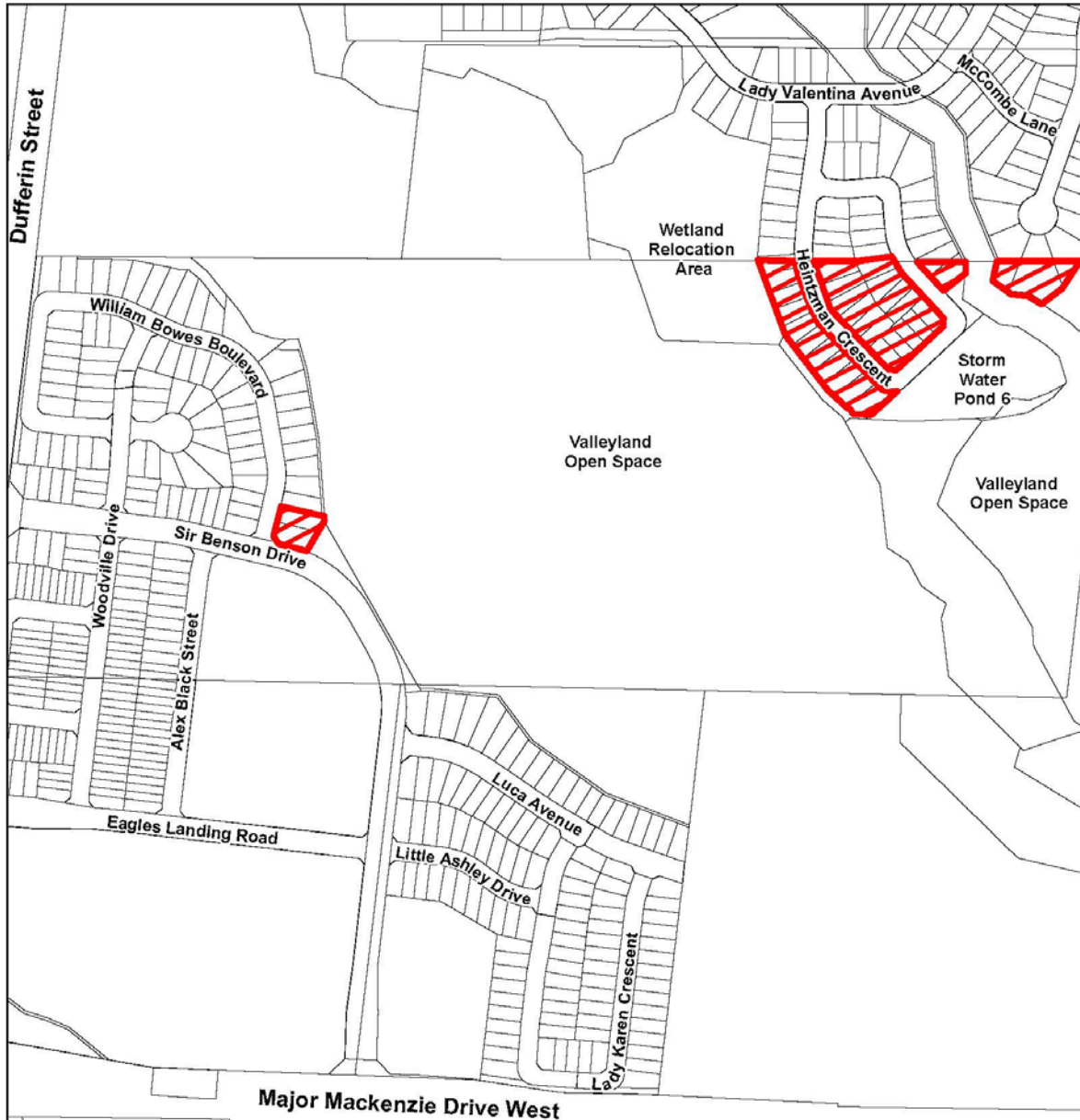
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE,
Deputy City Manager,
Planning and Growth Management

ANDREW PEARCE,
Director, Development
Engineering and Infrastructure
Planning

ATTACHMENT No.1



ASSUMPTION
E. MANSON INVESTMENTS LIMITED/ZURIET HOLDINGS LIMITED
19T-00V02, 65M-4243, PHASE 2B (BLOCK 12)
AMENDING SUBDIVISION AGREEMENT

LOCATION: Part of Lot 22, Concession 2

Legend

 SUBJECT LANDS



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 088-2017

A By-law to assume Municipal Services in Mayvon Investments Phase 2B Subdivision, 19T-00V02, Registered Plan 65M-4243.

WHEREAS the Subdivision Agreement between the City of Vaughan and E. Manson Investments Limited/Zureit Holdings 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-4243, 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-4243, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and E. Manson Investments/Zureit Holdings Limited dated June 14, 2010, 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. 31 of Report No. 26
of the Committee of the Whole
Adopted by Vaughan City Council on
June 27, 2017.