

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

Item 17, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2016.

17

**ASSUMPTION OF MUNICIPAL SERVICES  
250 CLARENCE STREET (CLADDAMOUR PLACE)  
DEVELOPMENT AGREEMENT – F. KHANDWALA  
WARD 2 - VICINITY OF CLARENCE STREET AND CLADDAMOUR PLACE**

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 21, 2016:

**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 and Parks & Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance, recommend:

1. That Council enact the necessary by-law assuming the municipal services that have been constructed pursuant to the Development Agreement between the City and F. Khandwala, dated October 5, 2011 for the development at 250 Clarence Street and 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 the City standards which include consideration for sustainability.

**Economic Impact**

Upon assumption of this project, approximately 0.1 lane kilometers of roadway and associated municipal services including sanitary sewer, watermain, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$ 120,670 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$ 1,445 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 23,730	\$ 355
Sanitary sewers	\$ 38,570	\$ 230
Road (Claddamour Place)	\$ 48,370	\$ 782
Totals	\$ 110,670	\$ 1,445

*(\*) Estimated Annual Operating Costs based on information from the Environmental Services and Transportation 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 28, 2016**

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#### **Purpose**

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

#### **Background - Analysis and Options**

The property at 250 Clarence Street was severed in 2011 to create two residential lots at the south-west corner of Clarence Street and Claddamour Place in Ward 2 as shown on Attachment No.1.

The property owner entered into a Development Agreement with the City on October 5, 2011 to provide for the reconstruction of Claddamour Place and the installation of the necessary municipal services for the two lots. The construction of the road and municipal services in the project was considered substantially complete on February 14, 2014.

The Developer has maintained the municipal services constructed pursuant to the Development Agreement during the required minimum thirteen month maintenance period and has rectified all deficiencies. All other documents required for assumption have been received and the grading of the lots have been certified by the developer's engineering consultant. Development inspection staff, in conjunction with the developer's consulting engineer, have conducted all necessary inspections of the municipal services and are now satisfied with the works.

Clearances have been received from all pertinent City Departments including Development Engineering & Infrastructure Planning, Environmental Services, Development Planning, 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 development have been satisfied.

Accordingly, the Owner has requested the municipal services constructed in conjunction with the development at 250 Clarence Street 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 250 Clarence Street, B058/10 development 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.

#### **Conclusion**

The construction of the roads and municipal services associated with the two lot development at 250 Clarence Street has been completed in accordance with the Development Agreement.

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Accordingly, it is appropriate that the road and municipal services in this project be assumed and the municipal services letter of credit be released.

**Attachment**

1. Location Map

**Report prepared by:**

Stanislav Tsysar, Engineering Technologist, 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.)

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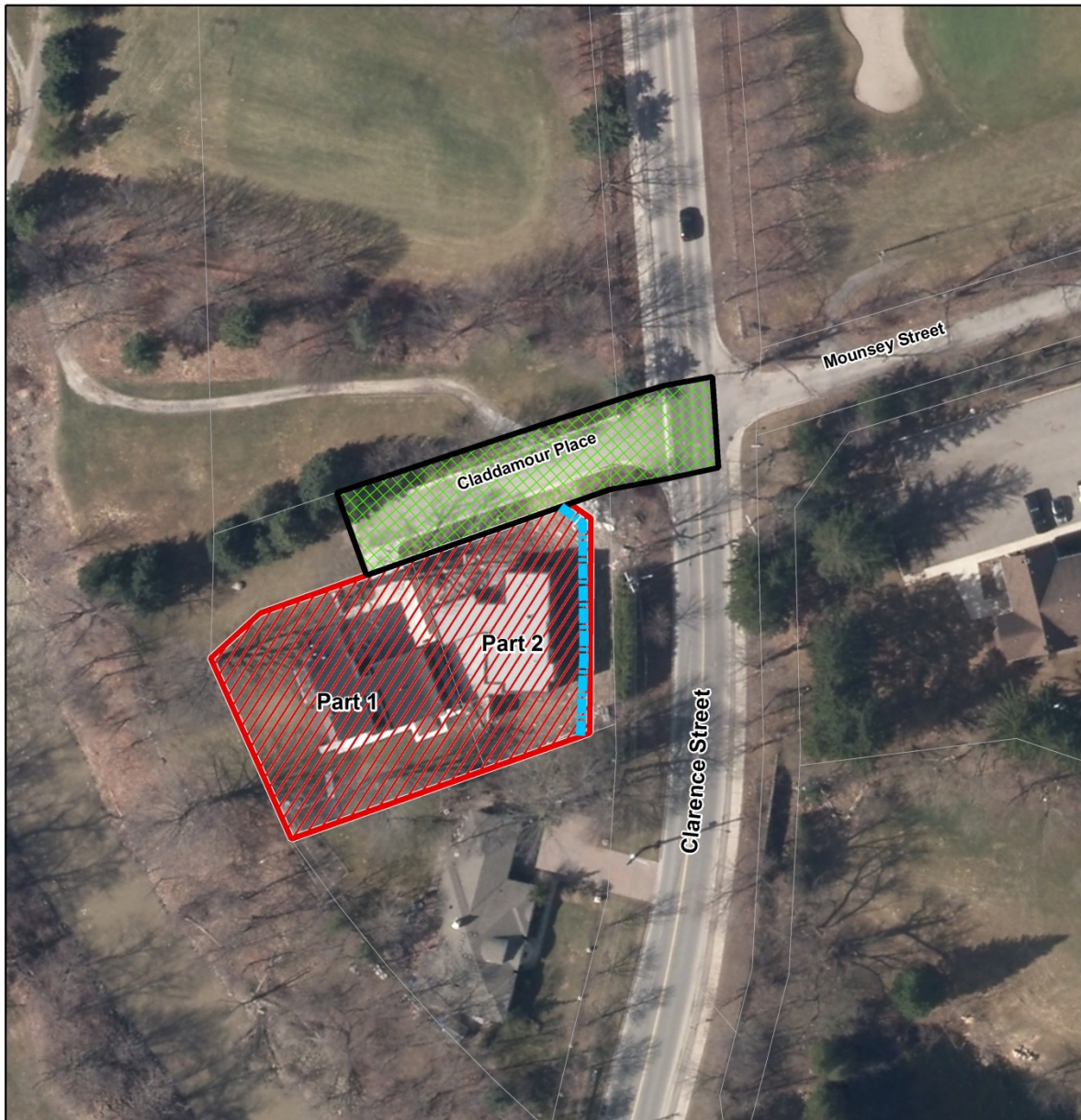
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

ANDREW PEARCE  
Director Development Engineering  
and Infrastructure Planning

# ATTACHMENT No.1



## Legend

-  Subject Lands
-  Limits of Municipal Services
-  0.3m Reserve

**COMPLETION APPROVAL**  
**250 CLARENCE STREET**  
**DEVELOPMENT AGREEMENT**  
**(RELATED FILE: B058/10)**  
**LOCATION: Part of Lot 9, Concession 7**

Note: Aerial photography acquired in spring, 2015

CITY OF VAUGHAN - ENGINEERING SERVICES DEPARTMENT



NOT TO SCALE

DRAFTSPERSON: G.I.S.

F:\Common\ENG\ATTACHMENTS\DEVELOPMENT\ATTACHMENTS\1 - Completion Approval\250 CLARENCE ST\250 CLARENCE ST.JPG

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 102-2016**

### **A By-law to assume Municipal Services in 250 Clarence Street.**

WHEREAS the Development Agreement between the City of Vaughan and Faiyaz Khandwala provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the services 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, more particularly described in the Development Agreement between The Corporation of the City of Vaughan and Faiyaz Khandwala dated October 5, 2011, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 28<sup>th</sup> day of June, 2016.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk