

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 35, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

35

**ASSUMPTION – DORAN INDUSTRIAL SUBDIVISION
PLAN OF SUBDIVISION 65M-3732 (19T-89035)
WARD 2 VICINITY OF HIGHWAY 427 & HIGHWAY 7**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development/Transportation Engineering, dated September 2, 2014:

Recommendation

The Commissioner of Public Works and the Director of Development/Transportation Engineering recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3732, 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 City standards which include consideration for sustainability.

Economic Impact

Upon assumption of this development, approximately 0.8 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$761,221 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$15,210 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 130,488	\$ 2,840
Storm sewers	\$ 241,876	\$ 624
Sanitary Sewers	\$ 93,263	\$ 1,840
Road	\$ 257,130	\$ 6,256
Street lights	\$ 17,339	\$ 1,440
Trees/Landscape	\$ 21,125	\$ 2,210
Totals	\$761,221	\$15,210

() Estimated Annual Operating Costs based on information from Public Works and the Parks and Forestry Operations Department.*

The life cycle costs associated with this additional infrastructure will be included 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 SEPTEMBER 9, 2014

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Purpose

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

Background - Analysis and Options

The Doran Industrial Subdivision, plan of subdivision 65M-3732, includes 6 industrial lots located east of Highway 427 and north of Highway 7 as illustrated on Attachment No. 1

The Subdivision Agreement with NHD Sorbara Group was executed on September 11, 2003, and the Plan of Subdivision was subsequently registered on March 10, 2004. The construction of the roads and municipal services in Plan 65M-3732 was substantially completed in December 2012.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City.

All documentation required by the Subdivision Agreement for assumption has been submitted. Development/Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, has 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 Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning Parks Development, Parks & Forestry Operations, Public Works, and Clerks. In addition, the Development Finance 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 development of this subdivision and the assumption of the 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.

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 Doran Industrial Subdivision 65M-3732 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3732 be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

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Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
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 - SEPTEMBER 2, 2014

ASSUMPTION – DORAN INDUSTRIAL SUBDIVISION PLAN OF SUBDIVISION 65M-3732 (19T-89035) WARD 2 VICINITY OF HIGHWAY 427 & HIGHWAY 7

Recommendation

The Commissioner of Public Works and the Director of Development/Transportation Engineering recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3732, and that the Municipal Services Letter of Credit be released.

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1. Location Map

Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

Paul Jankowski
Commissioner of Public Works

Andrew Pearce
Director of Development/
Transportation Engineering

OM

ATTACHMENT No.1



ASSUMPTION
DORAN INDUSTRIAL SUBDIVISION
NHD LAND DEVELOPMENTS LIMITED
19T-89035; 65M-3732

LEGEND

 SUBJECT LANDS

Note: Aerial photography acquired Spring, 2013

LOCATION: Part of Lot 6, Concession 9



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 140-2014

A By-law to assume Municipal Services in Doran Industrial Subdivision, 19T-89035, Registered Plan 65M-3732.

WHEREAS the Subdivision Agreement between the City of Vaughan and N.H.D. Developments Limited 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-3732, 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-3732, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and N.H.D. Developments Limited dated September 11, 2003, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 9th day of September, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk