

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 36, 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.

**36 ASSUMPTION – EAST MAPLE CREEK SUBDIVISION, PHASE 1
 PLAN OF SUBDIVISION 65M-3936 (19T-00V15)
 WARD 4, VICINITY OF DUFFERIN STREET AND MAJOR MACKENZIE DRIVE WEST**

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-3936; and
2. That the Municipal Services Letter of Credit be reduced to \$105,000 to guarantee the completion of outstanding streetscaping and landscaping deficiencies within the subdivision to the satisfaction of the Development Planning Department. Upon completion of the streetscaping and landscaping works, 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 2.8 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 \$1,988,330 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$59,330 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 274,720	\$11,010
Sanitary sewers	\$ 102,750	\$ 7,130
Storm sewers	\$ 462,310	\$ 2,420
Road	\$ 842,370	\$24,240
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 267,660	\$11,170
Streetlighting	\$ 38,520	\$ 3,360
Totals	\$1,988,330	\$59,330

() Estimated Annual Operating Costs based on information from Public Works and the 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 36, CW Report No. 36 – Page 2

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 East Maple Creek Lands Ltd. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The East Maple Creek Subdivision Phase 1, Plan of Subdivision 65M-3936 is a residential development comprised of 170 single lots, 4 townhouse blocks, a partial school block and a partial park block, located south of Major Mackenzie Drive West and west of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with East Maple Creek Lands Ltd. was executed on June 7, 2006, and the Plan of Subdivision was subsequently registered on November 16, 2006. The construction of the roads and municipal services in Plan 65M-3936 was substantially completed in June 2012.

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 the landscape works noted below. In addition, the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City.

The Development Planning Department is requesting financial securities in the amount of \$105,000 be retained to ensure all works are completed to City standards including repair and maintenance works related to fencing, edge management works and planting beds.

All documentation required by the Subdivision Agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have 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 Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Building Standards, Parks Development, Parks Operations and Forestry, Public Works, and Clerks.

The Development Finance & 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 36, CW Report No. 36 – 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 East Maple Creek Subdivision Phase 1 Plan of Subdivision 65M-3936 has been completed in accordance with the Subdivision Agreement with the exception of the streetscaping and landscaping items listed above. Accordingly, it is appropriate that the roads and municipal services in 65M-3936 be assumed and the Municipal Services Letter of Credit be reduced to \$105,000 to guarantee the completion of outstanding streetscaping and landscaping works within the subdivision. Upon the completion of the streetscaping and landscaping works to the satisfaction of the Development Planning Department the Municipal Services Letter of Credit will be released.

Attachments

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.)

COMMITTEE OF THE WHOLE - SEPTEMBER 2, 2013

ASSUMPTION – EAST MAPLE CREEK SUBDIVISION, PHASE 1 PLAN OF SUBDIVISION 65M-3936 (19T-00V15) WARD 4, VICINITY OF DUFFERIN STREET AND MAJOR MACKENZIE DRIVE WEST

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-3936; and
2. That the Municipal Services Letter of Credit be reduced to \$105,000 to guarantee the completion of outstanding streetscaping and landscaping deficiencies within the subdivision to the satisfaction of the Development Planning Department. Upon completion of the streetscaping and landscaping works, 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 2.8 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 \$1,988,330 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$59,330 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 274,720	\$11,010
Sanitary sewers	\$ 102,750	\$ 7,130
Storm sewers	\$ 462,310	\$ 2,420
Road	\$ 842,370	\$24,240
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 267,660	\$11,170
Streetlighting	\$ 38,520	\$ 3,360
Totals	\$1,988,330	\$59,330

() Estimated Annual Operating Costs based on information from Public Works and the 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 East Maple Creek Lands Ltd. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The East Maple Creek Subdivision Phase 1, Plan of Subdivision 65M-3936 is a residential development comprised of 170 single lots, 4 townhouse blocks, a partial school block and a partial park block, located south of Major Mackenzie Drive West and west of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with East Maple Creek Lands Ltd. was executed on June 7, 2006, and the Plan of Subdivision was subsequently registered on November 16, 2006. The construction of the roads and municipal services in Plan 65M-3936 was substantially completed in June 2012.

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 the landscape works noted below. In addition, the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City.

The Development Planning Department is requesting financial securities in the amount of \$105,000 be retained to ensure all works are completed to City standards including repair and maintenance works related to fencing, edge management works and planting beds.

All documentation required by the Subdivision Agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have 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 Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Building Standards, Parks Development, Parks Operations and Forestry, Public Works, and Clerks.

The Development Finance & 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 development.

Conclusion

The construction of the roads and municipal services associated with the East Maple Creek Subdivision Phase 1 Plan of Subdivision 65M-3936 has been completed in accordance with the Subdivision Agreement with the exception of the streetscaping and landscaping items listed above. Accordingly, it is appropriate that the roads and municipal services in 65M-3936 be assumed and the Municipal Services Letter of Credit be reduced to \$105,000 to guarantee the completion of outstanding streetscaping and landscaping works within the subdivision. Upon the completion of the streetscaping and landscaping works to the satisfaction of the Development Planning Department the Municipal Services Letter of Credit will be released.

Attachments

1. Location Map

Report prepared by:

Kevin Worth – Engineering Technologist - Development, ext. 8670

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

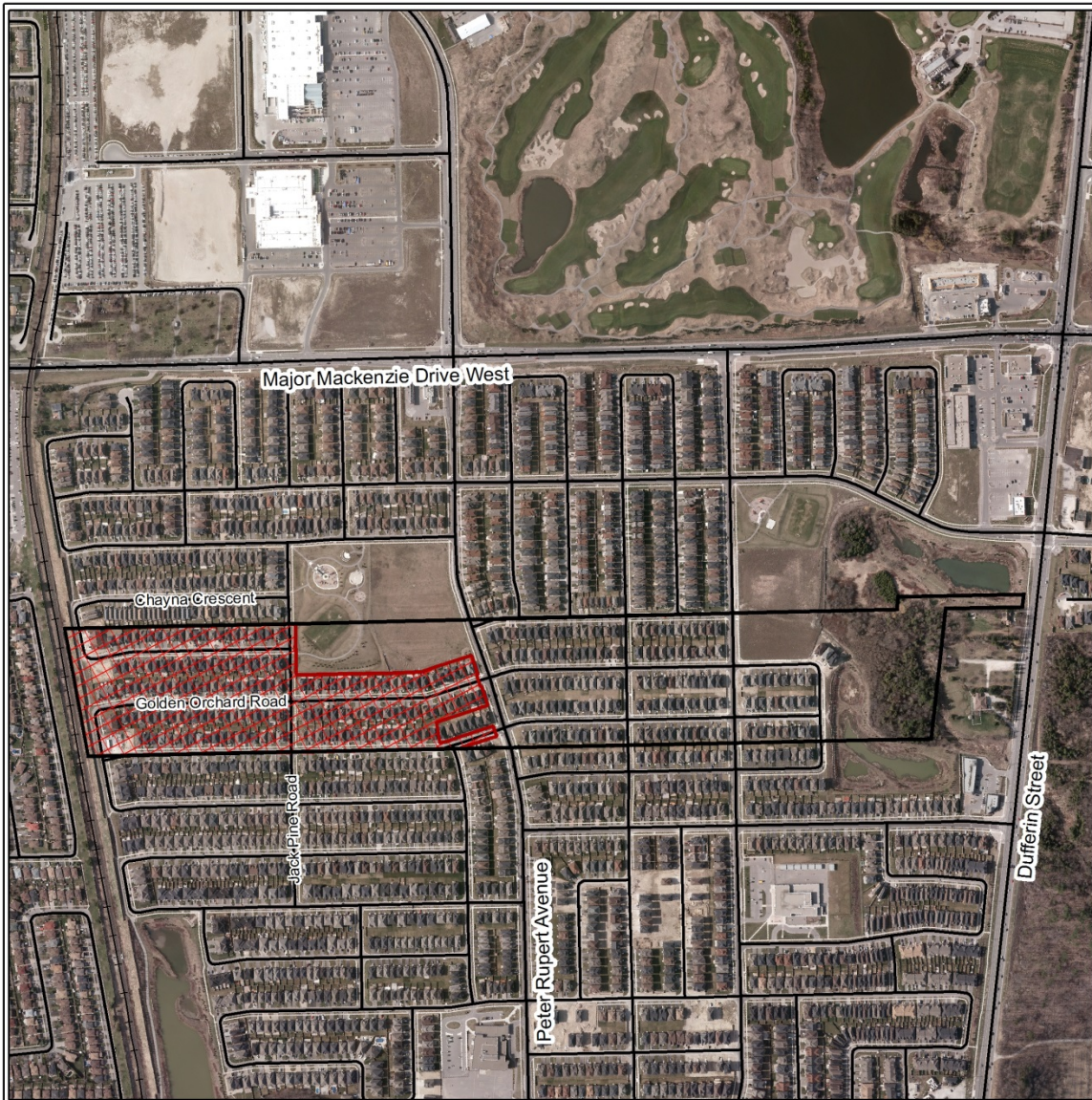
Respectfully submitted,

Paul Jankowski
Commissioner of Public Works

Andrew Pearce
Director of Development/
Transportation Engineering

KW

ATTACHMENT No.1



ASSUMPTION **EAST MAPLE CREEK LANDS PHASE 1** **EAST MAPLE CREEK LANDS LTD** **19T-00V15; 65M-3936**

LEGEND

- SUBJECT LANDS
- PHASE 1

LOCATION: Part of Lot 19, Concession 3

Note: Aerial photography acquired Spring, 2013



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 139-2014

A By-law to assume Municipal Services in East Maple Creek Subdivision, 19T-00V15, Registered Plan 65M-3936.

WHEREAS the Subdivision Agreement between the City of Vaughan and East Maple Creek Lands Ltd. 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-3936, 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-3936, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and East Maple Creek Lands Ltd. dated November 14, 2007, 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