

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 6, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 20, 2016.

6 ASSUMPTION – EAST MAPLE CREEK PHASE 2A SUBDIVISION PLAN OF SUBDIVISION 65M-4259 (19T-00V15) WARD 4, VICINITY OF MAJOR MACKENZIE DRIVE 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 September 7, 2016:

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 and Parks and Forestry Operations 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-4259; and
2. THAT the Municipal Services Letter of Credit for Plan 65M-4259 be reduced to \$550 to guarantee the completion of minor landscaping deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations Department. Upon completion of the deficiencies, 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 1.5 lane kilometers of roadway and associated municipal services including street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$709,500 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$18,890 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Road	\$558,750	\$11,920
Trees/Streetscaping/Landscaping	\$ 97,800	\$ 4,570
Streetlighting	\$ 53,000	\$ 2,400
Totals	\$709,550	\$18,890

() Estimated Annual Operating Costs based on information from the Transportation Services and Parks & Forestry Operations Department.*

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.

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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 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 Phase 2A Subdivision, Plan of Subdivision 65M-4259 is a residential development comprised of 99 single family lots and 7 part lots 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 October 26, 2010 and the Plan of Subdivision was subsequently registered on May 3, 2011. The construction of the roads and municipal services in Plan 65M-4259 was considered substantially complete on October 8, 2014.

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 deficiencies. 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. Transportation Services and Parks and Forestry Operations Department has advised there are minor outstanding deficiencies related to landscape items in the subdivision. Transportation Services and Parks and Forestry Operations are requesting financial securities in the amount of \$550 be retained to ensure these works are satisfactorily completed.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, Environmental Services, Parks Development 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, East Maple Creek Lands Ltd. has requested the municipal services constructed in conjunction with the East Maple Creek Phase 2A 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 the East Maple Creek Phase 2A 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.

CITY OF VAUGHAN

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Conclusion

The construction of the roads and municipal services associated with the East Maple Creek Phase 2A Subdivision, Plan of Subdivision 65M-4259, has been completed in accordance with the subdivision agreement. Accordingly, it is recommended that the roads and municipal services in Plan 65M-4259 be assumed and the Municipal Services Letter of Credit be reduced to \$550 to guarantee the completion of minor deficiencies within the subdivision to the satisfaction of the Transportation Services and Parks and Forestry Operations Departments. Upon the completion of the minor 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 – EAST MAPLE CREEK PHASE 2A SUBDIVISION
PLAN OF SUBDIVISION 65M-4259 (19T-00V15)
WARD 4, VICINITY OF MAJOR MACKENZIE DRIVE AND DUFFERIN STREET

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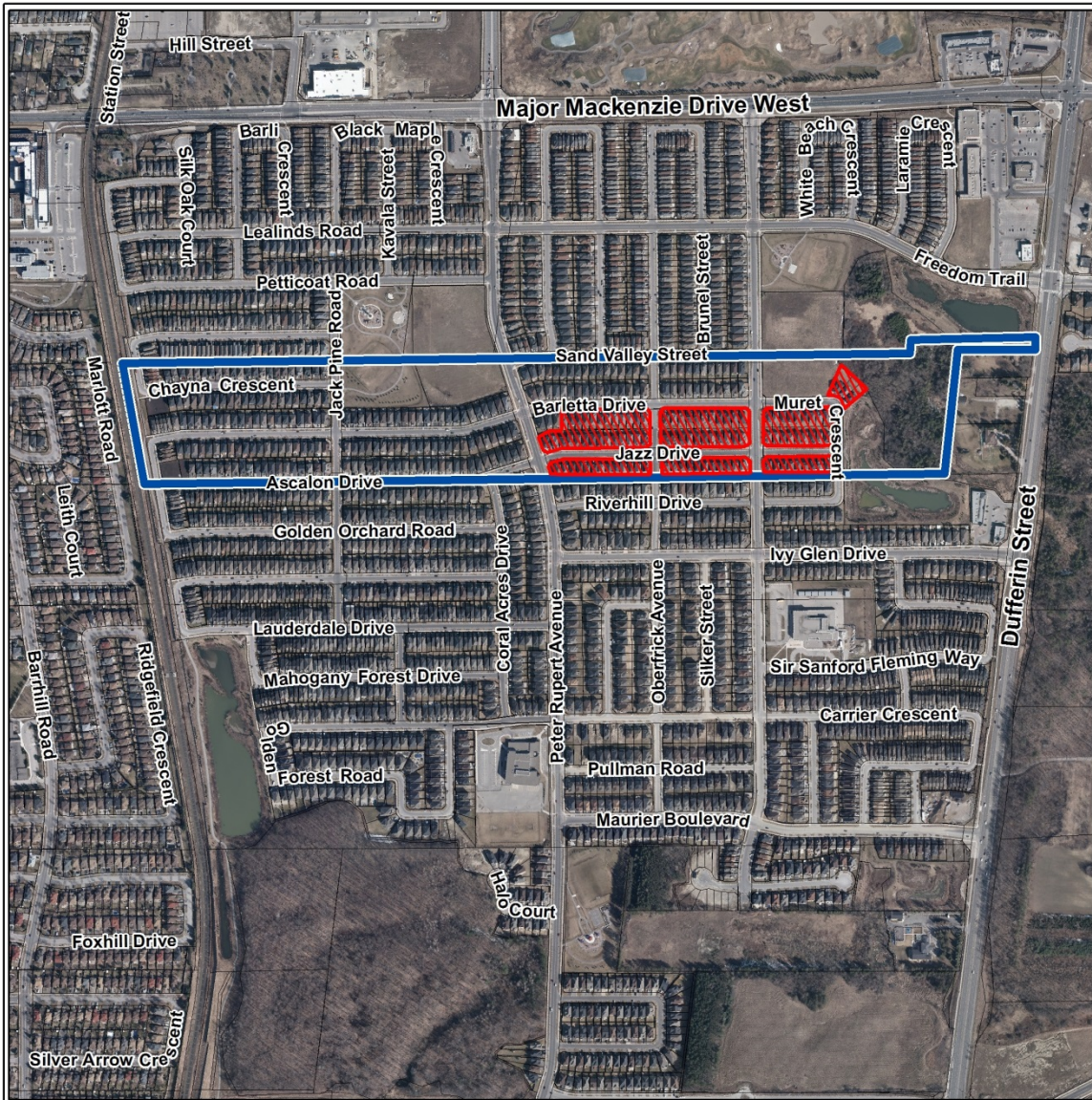
Kevin Worth, Engineering Technologist - Development, Ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, Ext. 8073

Respectfully submitted,

JOHN MACKENZIE,
Deputy City Manager
Planning and Growth Management



ANDREW PEARCE,
Director, Development
Engineering and Infrastructure
Planning

ATTACHMENT No. 1



ASSUMPTION
EAST MAPLE CREEK LANDS LTD.
19T-00V15, 65M-4259 PHASE 2A
AMENDING SUBDIVISION AGREEMENT

LEGEND

-  PHASE 2A
-  SUBJECT LANDS

LOCATION: Part of Lot 19, Concession 3

Note: Aerial photography acquired in Spring 2014



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 126-2016

A By-law to assume Municipal Services in East Maple Creek Phase 2A Subdivision, 19T-00V15, Registered Plan 65M-4259.

WHEREAS the Amending Subdivision Agreement between the City of Vaughan and East Maple Creek Lands Ltd 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-4259, 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-4259, more particularly described in the Amending Subdivision Agreement between The Corporation of the City of Vaughan and East Maple Creek Lands Ltd dated October 26, 2010, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 20th day of September, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 6 of Report No. 31
of the Committee of the Whole
Adopted by Vaughan City Council on
September 20, 2016.