

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 9, 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.

9

**ASSUMPTION – IVY GLEN PHASE 2 SUBDIVISION
PLAN OF SUBDIVISION 65M-4073 (19T-00V14)
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, the Director of Environmental Services 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-4073; and
2. THAT the Municipal Services Letter of Credit for Plan 65M-4073 be reduced to \$20,000 to guarantee the completion of minor landscaping deficiencies to the satisfaction of the Development Planning 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 sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$2,711,260 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$29,110 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 384,590	\$ 5,270
Sanitary sewers	\$ 326,670	\$ 3,410
Storm sewers	\$ 649,280	\$ 1,160
Road	\$ 620,590	\$11,610
Trees/Streetscaping/Landscaping	\$ 670,200	\$ 5,740
Streetlighting	\$ 59,930	\$ 1,920
Totals	\$2,711,260	\$29,110

() Estimated Annual Operating Costs based on information from Environmental Services and 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 9, CW Report No. 31 – 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 Ivyglen Developments Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Ivyglen Phase 2 Subdivision, Plan of Subdivision 65M-4073 is a residential development comprised of 92 single family lots and 2 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 Ivyglen Developments Inc. was executed on December 19, 2007 and the Plan of Subdivision was subsequently registered on July 11, 2008. The construction of the roads and municipal services in Plan 65M-4073 was considered substantially complete on March 11, 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. Development Planning staff has advised there are minor outstanding deficiencies related to streetscape and landscape items in the subdivision. Development Planning is requesting financial securities in the amount of \$20,000 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, 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, Ivyglen Developments Inc. has requested the municipal services constructed in conjunction with the Ivyglen Phase 2 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 Ivyglen Phase 2 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 SEPTEMBER 20, 2016

Item 9, CW Report No. 31 – 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 Ivyglen Phase 2 Subdivision, Plan of Subdivision 65M-4073, has been completed in accordance with the subdivision agreement. Accordingly, it is recommended that the roads and municipal services in Plan 65M-4073 be assumed and the Municipal Services Letter of Credit be reduced to \$20,000 to guarantee the completion of minor deficiencies within the subdivision to the satisfaction of the Development Planning Department. 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 – IVY GLEN PHASE 2 SUBDIVISION
PLAN OF SUBDIVISION 65M-4073 (19T-00V14)
WARD 4, VICINITY OF MAJOR MACKENZIE DRIVE 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 and Parks and Forestry Operations, the Director of Environmental Services 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-4073; and
2. THAT the Municipal Services Letter of Credit for Plan 65M-4073 be reduced to \$20,000 to guarantee the completion of minor landscaping deficiencies to the satisfaction of the Development Planning 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 sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$2,711,260 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$29,110 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 384,590	\$ 5,270
Sanitary sewers	\$ 326,670	\$ 3,410
Storm sewers	\$ 649,280	\$ 1,160
Road	\$ 620,590	\$11,610
Trees/Streetscaping/Landscaping	\$ 670,200	\$ 5,740
Streetlighting	\$ 59,930	\$ 1,920
Totals	\$2,711,260	\$29,110

() Estimated Annual Operating Costs based on information from Environmental Services and 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 Ivyglen Developments Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Ivyglen Phase 2 Subdivision, Plan of Subdivision 65M-4073 is a residential development comprised of 92 single family lots and 2 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 Ivyglen Developments Inc. was executed on December 19, 2007 and the Plan of Subdivision was subsequently registered on July 11, 2008. The construction of the roads and municipal services in Plan 65M-4073 was considered substantially complete on March 11, 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. Development Planning staff has advised there are minor outstanding deficiencies related to streetscape and landscape items in the subdivision. Development Planning is requesting financial securities in the amount of \$20,000 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, 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, Ivyglen Developments Inc. has requested the municipal services constructed in conjunction with the Ivyglen Phase 2 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 Ivyglen Phase 2 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 Ivyglen Phase 2 Subdivision, Plan of Subdivision 65M-4073, has been completed in accordance with the subdivision agreement. Accordingly, it is recommended that the roads and municipal services in Plan 65M-4073 be assumed and the Municipal Services Letter of Credit be reduced to \$20,000 to guarantee the completion of minor deficiencies within the subdivision to the satisfaction of the Development Planning Department. Upon the completion of the minor deficiencies the Municipal Services Letter of Credit will be released.

Attachment

1. Location Map

Report prepared by:

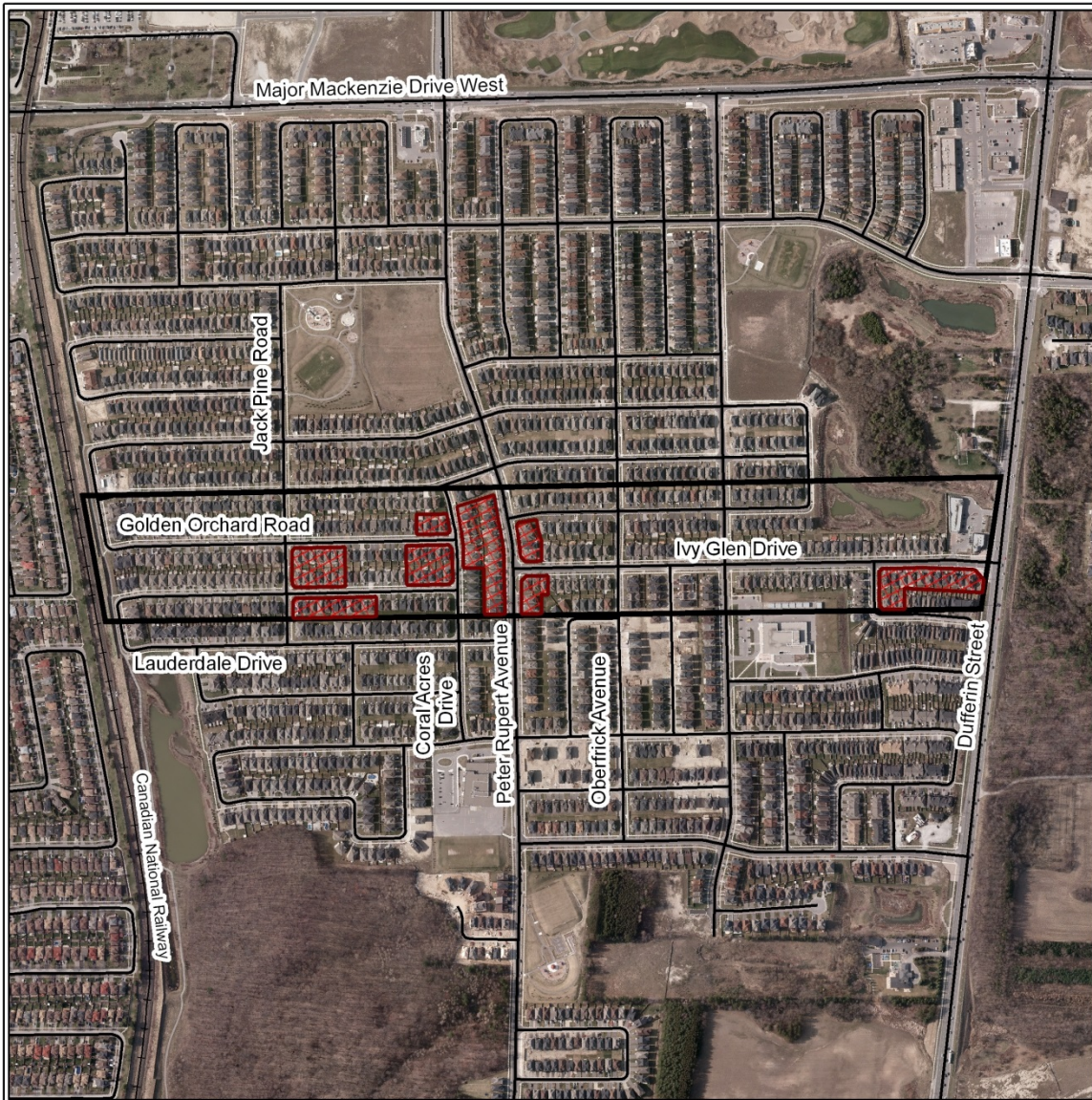
Kevin Worth, Engineering Technologist - Development, Ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, Ext. 8073

Respectfully submitted,

JOHN MACKENZIE,
Deputy City Manager
Planning and Growth Management

ANDREW PEARCE,
Director, Development
Engineering and Infrastructure
Planning

Attachment No.1



ASSUMPTION **IVYGLEN SUBDIVISION PHASE 2** **19T-00V14,65M-4073**

LEGEND

- SUBJECT LANDS
- PHASE 2

Note: Aerial photography acquired Spring, 2013

LOCATION: Part of Lot 19
Concession 3



NOT TO SCALE

F:\Common\ENG\ATTACHMENTS\DEVELOPMENT\ATTACHMENTS\Ivyglen Developments 19T-00V14 Phase 2\19T-00V14.mxd

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 129-2016

A By-law to assume Municipal Services in Ivy Glen Phase 2 Subdivision, 19T-00V14, Registered Plan 65M-4073.

WHEREAS the Amending Subdivision Agreement between the City of Vaughan and Ivyglen Developments Inc. 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-4073, 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-4073, more particularly described in the Amending Subdivision Agreement between The Corporation of the City of Vaughan and Ivyglen Developments Inc. dated June 4, 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