

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 16, 2015**

Item 7, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 16, 2015.

**7                      ASSUMPTION – MAYVON INVESTMENTS PHASE 1 SUBDIVISION  
                            PLAN OF SUBDIVISION 65M-3989 (19T-00V02)  
                            WARD 4, VICINITY OF TESTON ROAD AND DUFFERIN STREET**

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 Engineering and Infrastructure Planning Services, dated September 9, 2015:

**Recommendation**

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Director of Environmental Services, the Director of Transportation Services and Parks & Forestry Operation recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3989 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 subdivision, approximately 1.2 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 \$1,461,850 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$26,770 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 154,240	\$ 4,220
Sanitary sewers	\$ 80,990	\$ 2,740
Storm sewers/CWC	\$ 405,260	\$ 930
Road	\$ 324,900	\$ 9,310
Trees/Streetscaping/Landscaping /Edge Management	\$ 428,780	\$ 7,290
Streetlighting	\$ 67,680	\$ 2,280
Totals	\$1,461,850	\$26,770

*(\*) 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.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 16, 2015**

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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 Mayvon Investments Limited, E. Manson Investments Limited, Zureit Holdings Limited and the City is substantially complete and can be considered for assumption by the City.

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

The Mayvon Investments Limited Phase 1 Subdivision, Plan of Subdivision 65M-3989 is a residential development comprised of 82 single lots, 5 partial lots, 1 park block and 1 parkette block. The development is located south of Teston Road and east of Dufferin Street in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with Mayvon Investments Limited, E. Manson Investments Limited and Zureit Holdings Limited was executed on October 18, 2006 and the Plan of Subdivision was subsequently registered on May 16, 2007. The construction of the roads and municipal services in Plan 65M-3989 was considered substantially complete on December 20, 2012.

The Developer has maintained the municipal services during the required minimum thirteen month maintenance period and has rectified all deficiencies within the Phase 1 subdivision. 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.

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 Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with the Phase 1 subdivision have been satisfied.

Accordingly, Mayvon Investments Limited, E. Manson Investments Limited and Zureit Holdings Limited have requested the municipal services constructed in conjunction with the Phase 1 Subdivision Agreement be assumed by the City and the Municipal Services Letter of Credit be released.

#### **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.

**CITY OF VAUGHAN**

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**Conclusion**

The construction of the roads and municipal services associated with the Mayvon Investments Phase 1 Subdivision, Plan of Subdivision 65M-3989, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3989 be assumed and the Municipal Services Letter of Credit 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 9, 2015**

### **ASSUMPTION – MAYVON INVESTMENTS PHASE 1 SUBDIVISION PLAN OF SUBDIVISION 65M-3989 (19T-00V02) WARD 4, VICINITY OF TESTON ROAD AND DUFFERIN STREET**

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**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  
Engineering and Infrastructure  
Planning Services



# ATTACHMENT No. 1



## ASSUMPTION

### MAYVON INVESTMENTS SUBDIVISION - PHASE 1 E. MANSON INVESTMENTS LIMITED / ZORBIT HOLDINGS LIMITED

#### LEGEND

Spine Roads

Phase 1 Subject Lands

Note: Aerial photography acquired in Spring 2014

**19T-00V02, 65M-3989**

LOCATION: Part of Lot 22, Concession 7



NOT TO SCALE

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 134-2015**

**A By-law to assume Municipal Services in Mayvon Investments Subdivision, Phase 1, 19T-00V02, Registered Plan 65M-3989.**

WHEREAS the Subdivision Agreement between the City of Vaughan and E. Manson Investments Limited / Zureit Holdings Limited provides for the installation of certain public services.

AND WHEREAS the Commissioner of Public Works has received certification that the services in Registered Plan 65M-3989, 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-3989, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and E. Manson Investments Limited / Zureit Holdings Limited dated October 18, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 16<sup>th</sup> day of September, 2015.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk