

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017**

Item 17, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 26, 2017.

**17            ASSUMPTION – FERNBROOK HOMES MAJOR MAC PHASE 1 SUBDIVISION  
                 PLAN OF SUBDIVISION 65M-3932 (19T-00V12)  
                 WARD 4, VICINITY OF RUTHERFORD ROAD 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 19, 2017:

**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, Parks and Forestry Operations, the Director of Environmental Services, 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-3932; and
2. That the Municipal Services Letter of Credit for Plan 65M-3932 be reduced to \$125,000 to guarantee the completion of minor landscape and streetscape deficiencies and minor roadwork deficiencies to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Departments. 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 2.9 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 \$3,556,420 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$65,560 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 315,250	\$10,220
Sanitary sewers	\$ 309,790	\$ 6,620
Storm sewers	\$ 551,280	\$ 2,250
Road	\$1,019,490	\$22,510
Trees/Streetscaping/Landscaping	\$1,256,160	\$20,120
Streetlighting	\$ 104,450	\$ 3,840
Totals	\$3,556,420	\$65,560

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

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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 Fernbrook Homes Major Mac Limited and the City are complete and can be considered for assumption by the City.

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

The Fernbrook Homes Major Mac Phase 1 Subdivision, Plan of Subdivision 65M-3932, is a residential development comprised of 227 single lots, 10 townhouse blocks, 2 school blocks and 1 park block and is located west of Dufferin Street and south of Major Mackenzie Drive in Ward 4 as shown on Attachment No.1.

The Subdivision Agreement with Fernbrook Homes Major Mac Limited was executed on August 18, 2006 and the Plan of Subdivision was subsequently registered on October 30, 2006. The construction of the roads and municipal services in Plan 65M-3932 was considered substantially complete on February 4, 2015.

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 minor landscape and streetscape deficiencies and minor roadwork 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 to recommend assumption. The Development Planning and Development Engineering and Infrastructure Planning departments have advised that there are minor landscape and streetscape deficiencies and minor roadwork deficiencies and are requesting financial securities in the amount of \$125,000 be retained to ensure these works are satisfactorily completed.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning, Development Planning, Building Standards, Transportation Services, Parks and Forestry Operations, Parks Development, Environmental Services, and Office of the City Clerk. 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, Fernbrook Homes Major Mac Limited has requested the municipal services constructed in conjunction with the Fernbrook Homes Major Mac Phase 1 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 Fernbrook Homes Major Mac Phase 1 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:

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- 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 Fernbrook Homes Major Mac Phase 1 Subdivision, Plan of Subdivision 65M-3932 has been completed in accordance with the subdivision agreement with the exception of minor landscape and streetscape deficiencies and minor roadwork deficiencies as noted above. Accordingly, it is recommended that the roads and municipal services in Plan 65M-3932 be assumed and the Municipal Services Letter of Credit be reduced to \$125,000 to guarantee the completion of the minor deficiencies within the subdivision to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning departments. Upon the completion of the 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 – FERNBROOK HOMES MAJOR MAC PHASE 1 SUBDIVISION  
PLAN OF SUBDIVISION 65M-3932 (19T-00V12)  
WARD 4, VICINITY OF RUTHERFORD ROAD 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, Parks and Forestry Operations, the Director of Environmental Services, 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-3932; and
2. That the Municipal Services Letter of Credit for Plan 65M-3932 be reduced to \$125,000 to guarantee the completion of minor landscape and streetscape deficiencies and minor roadwork deficiencies to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Departments. 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 2.9 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 \$3,556,420 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$65,560 shown on the following chart:

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*(\*) 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 Fernbrook Homes Major Mac Limited and the City are complete and can be considered for assumption by the City.

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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 to recommend assumption. The Development Planning and Development Engineering and Infrastructure Planning departments have advised that there are minor landscape and streetscape deficiencies and minor roadwork deficiencies and are requesting financial securities in the amount of \$125,000 be retained to ensure these works are satisfactorily completed.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning, Development Planning, Building Standards, Transportation Services, Parks and Forestry Operations, Parks Development, Environmental Services, and Office of the City Clerk. 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, Fernbrook Homes Major Mac Limited has requested the municipal services constructed in conjunction with the Fernbrook Homes Major Mac Phase 1 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 Fernbrook Homes Major Mac Phase 1 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 Fernbrook Homes Major Mac Phase 1 Subdivision, Plan of Subdivision 65M-3932 has been completed in accordance with the subdivision agreement with the exception of minor landscape and streetscape deficiencies and minor roadwork deficiencies as noted above. Accordingly, it is recommended that the roads and municipal services in Plan 65M-3932 be assumed and the Municipal Services Letter of Credit be reduced to \$125,000 to guarantee the completion of the minor deficiencies within the subdivision to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning departments. Upon the completion of the deficiencies the Municipal Services Letter of Credit will be released.

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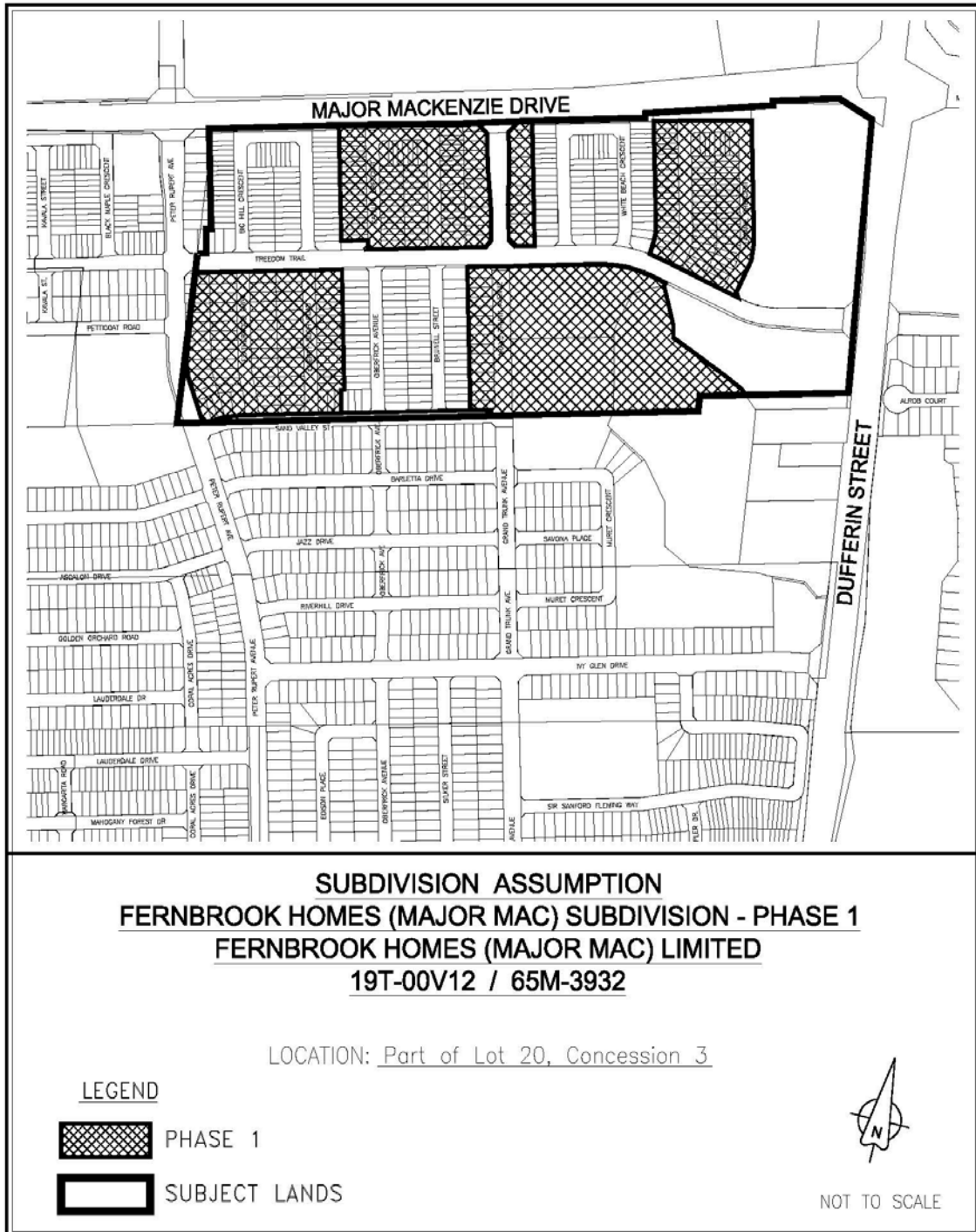
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE,  
Deputy City Manager  
Planning and Growth Management

ANDREW PEARCE,  
Director, Development  
Engineering & Infrastructure  
Planning

# ATTACHMENT No. 1



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 107-2017**

**A By-law to assume Municipal Services in Fernbrook Homes Major Mac Phase 1 Subdivision, 19T-00V12, Registered Plan 65M-3932.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Fernbrook Homes (MajorMac) Limited 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-3932, 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-3932, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Fernbrook Homes (MajorMac) Limited dated August 18, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 26<sup>th</sup> day of September, 2017.

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Hon. Maurizio Bevilacqua, Mayor

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Barbara A. McEwan, City Clerk