

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 22, 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.

22

ASSUMPTION – MAJOR BOB FARMS PHASE 2B SUBDIVISION PLAN OF SUBDIVISION 65M-4194 AND 65M-4223 (19T-89124) 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 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 Plans 65M-4194 and 65M-4223; and
2. That the Municipal Services Letter of Credit for Plans 65M-4194 and 65M-4223 be reduced to \$5,500 to guarantee the completion of minor landscape and streetscape 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, municipal services including street lighting, streetscaping, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$117,200 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$3,370 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Trees/Streetscaping/Landscaping	\$ 59,300	\$2,290
Streetlighting	\$ 57,900	\$1,080
Totals	\$117,200	\$3,370

() 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 Major-Bob Farms Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Major Bob Farms Phase 2B Subdivision, Plan of Subdivision 65M-4194 and 65M-4223, is a residential development comprised of 43 single lots and 2 partial lots located west of Dufferin Street and south of Teston Road in Ward 4 as shown on Attachment No.1.

The Amending Subdivision Agreements with Major-Bob Farms Inc. were executed on April 16, 2010 and August 23, 2010 and the Plans of Subdivision were subsequently registered on September 15, 2010 and October 18, 2010, respectively. The construction of the roads and municipal services in both Plan 65M-4194 and 65M-4223 was considered substantially complete on June 10, 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 streetscaping 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 Transportation Services and Parks and Forestry Operations and Development Planning departments have advised that there are minor streetscape and landscape deficiencies and is requesting financial securities in the amount of \$5,500 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, Major-Bob Farms Inc. has requested the municipal services constructed in conjunction with the Major Bob Farms Phase 2B 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 Major Bob Farms Phase 2B 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.

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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 municipal services associated with the Major Bob Farms Phase 2B Subdivision, Plan of Subdivision 65M-4194 and 65M-4223 has been completed in accordance with the subdivision agreement with the exception of minor landscape and streetscape deficiencies as noted above. Accordingly, it is recommended that the municipal services in Plan 65M-4194 and 65M-4223 be assumed and the Municipal Services Letter of Credit be reduced to \$5,500 to guarantee the completion of minor deficiencies within the subdivision to the satisfaction of the Development Planning department. 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 – MAJOR BOB FARMS PHASE 2B SUBDIVISION
PLAN OF SUBDIVISION 65M-4194 AND 65M-4223 (19T-89124)
WARD 4, VICINITY OF TESTON 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 Plans 65M-4194 and 65M-4223; and
2. That the Municipal Services Letter of Credit for Plans 65M-4194 and 65M-4223 be reduced to \$5,500 to guarantee the completion of minor landscape and streetscape 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, municipal services including street lighting, streetscaping, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$117,200 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$3,370 shown on the following chart:

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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 Major-Bob Farms Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Major Bob Farms Phase 2B Subdivision, Plan of Subdivision 65M-4194 and 65M-4223, is a residential development comprised of 43 single lots and 2 partial lots located west of Dufferin Street and south of Teston Road in Ward 4 as shown on Attachment No.1.

The Amending Subdivision Agreements with Major-Bob Farms Inc. were executed on April 16, 2010 and August 23, 2010 and the Plans of Subdivision were subsequently registered on September 15, 2010 and October 18, 2010, respectively. The construction of the roads and municipal services in both Plan 65M-4194 and 65M-4223 was considered substantially complete on June 10, 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 streetscaping 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 Transportation Services and Parks and Forestry Operations and Development Planning departments have advised that there are minor streetscape and landscape deficiencies and is requesting financial securities in the amount of \$5,500 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, Major-Bob Farms Inc. has requested the municipal services constructed in conjunction with the Major Bob Farms Phase 2B 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 Major Bob Farms Phase 2B 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;
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- 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 municipal services associated with the Major Bob Farms Phase 2B Subdivision, Plan of Subdivision 65M-4194 and 65M-4223 has been completed in accordance with the subdivision agreement with the exception of minor landscape and streetscape deficiencies as noted above. Accordingly, it is recommended that the municipal services in Plan 65M-4194 and 65M-4223 be assumed and the Municipal Services Letter of Credit be reduced to \$5,500 to guarantee the completion of minor deficiencies within the subdivision to the satisfaction of the Development Planning department. Upon the completion of the deficiencies the Municipal Services Letter of Credit will be released.

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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 & Infrastructure
Planning

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION
MAJOR BOB FARMS INC.
19T-89124, PHASE 2B (BLOCK 12)
65M-4194 & 65M-4223

LOCATION : Part of Lot 24, Concession 2

LEGEND



SUBJECT LANDS



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 112-2017

A By-law to assume Municipal Services in Major Bob Farms Phase 2B Subdivision, 19T-89124, Registered Plan 65M-4194 and 65M-4223.

WHEREAS the Subdivision Agreement between the City of Vaughan and Major Bob Farms 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-4194 and 65M-4223, 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-4194 and 65M-4223, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Major Bob Farms Inc. dated August 23, 2010, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 26th day of September, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk