

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 4, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 8, 2013.

4

**ASSUMPTION – HYATT HOMES SUBDIVISION
PLAN OF SUBDIVISION 65M-3912
WARD 5 – VICINITY OF BATHURST STREET AND HIGHWAY 407**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated September 24, 2013:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for the Hyatt Homes Subdivision Plan 65M-3912 and 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 development, approximately 0.05 kilometers of municipal services including sanitary, storm and water service connections, street lighting and boulevard trees, will be added to the City's network of infrastructure. This additional infrastructure is valued at \$66,600 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$2,568 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$12,900	\$323
Storm sewers	\$ 8,300	\$ 100
Sanitary Sewers	\$ 8,300	\$ 115
Road	N/A	N/A
Street lights	\$14,600	\$ 480
Trees/Landscape	\$22,500	\$1,550
Totals	\$66,600	\$2,568

() Annual Operating Costs derived from the 2009 – 2013 Municipal Performance Measures Summary, Public Works Operating Budget and the Parks and 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 the municipal services associated with this development agreement.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 4, CW Report No. 39 – Page 2

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between Hyatt Homes (Wigston) Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Hyatt Homes Subdivision is located east of Bathurst Street and south of Highway 407 in Ward 5 as shown on Attachment No.1. The Hyatt Homes Subdivision is a 7 lot residential development located on the north side of Wigston Place.

The Subdivision Agreement with Hyatt Homes (Wigston) Inc. and the City was executed on April 18, 2006 and the Plan of Subdivision was subsequently registered on July 10, 2006 as 65M-3912. The reconstruction of Wigston Place was completed by Remington Homes so the Hyatt Homes Subdivision Agreement only includes the installation of service connections, boulevard trees, lot grading and streetlighting. The construction of these works was substantially completed in 2009.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all noted deficiencies. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works.

All documentation required by the Subdivision Agreement for assumption has been submitted. In addition, the Developer's Consulting Engineer has certified that all the lots in the subdivision have been graded in accordance with the approved construction drawings and City standards. Accordingly, Hyatt Homes has requested that the municipal services in the subdivision be assumed by the City.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Parks Operations and Forestry, Parks Development, Public Works, and Clerks. In addition, the Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Relationship to Vaughan Vision 2020

The construction and assumption of these 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.

Conclusion

The construction of the municipal services associated with the Hyatt Homes Subdivision, 65M-3912 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the municipal services set out in the Subdivision Agreement for the Hyatt Homes Subdivision, Plan 65M-3912 be assumed and the Municipal Services Letter of Credit be released.

CITY OF VAUGHAN

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Item 4, CW Report No. 39 – Page 3

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 24, 2013

ASSUMPTION – HYATT HOMES SUBDIVISION PLAN OF SUBDIVISION 65M-3912 WARD 5 – VICINITY OF BATHURST STREET AND HIGHWAY 407

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Report prepared by:

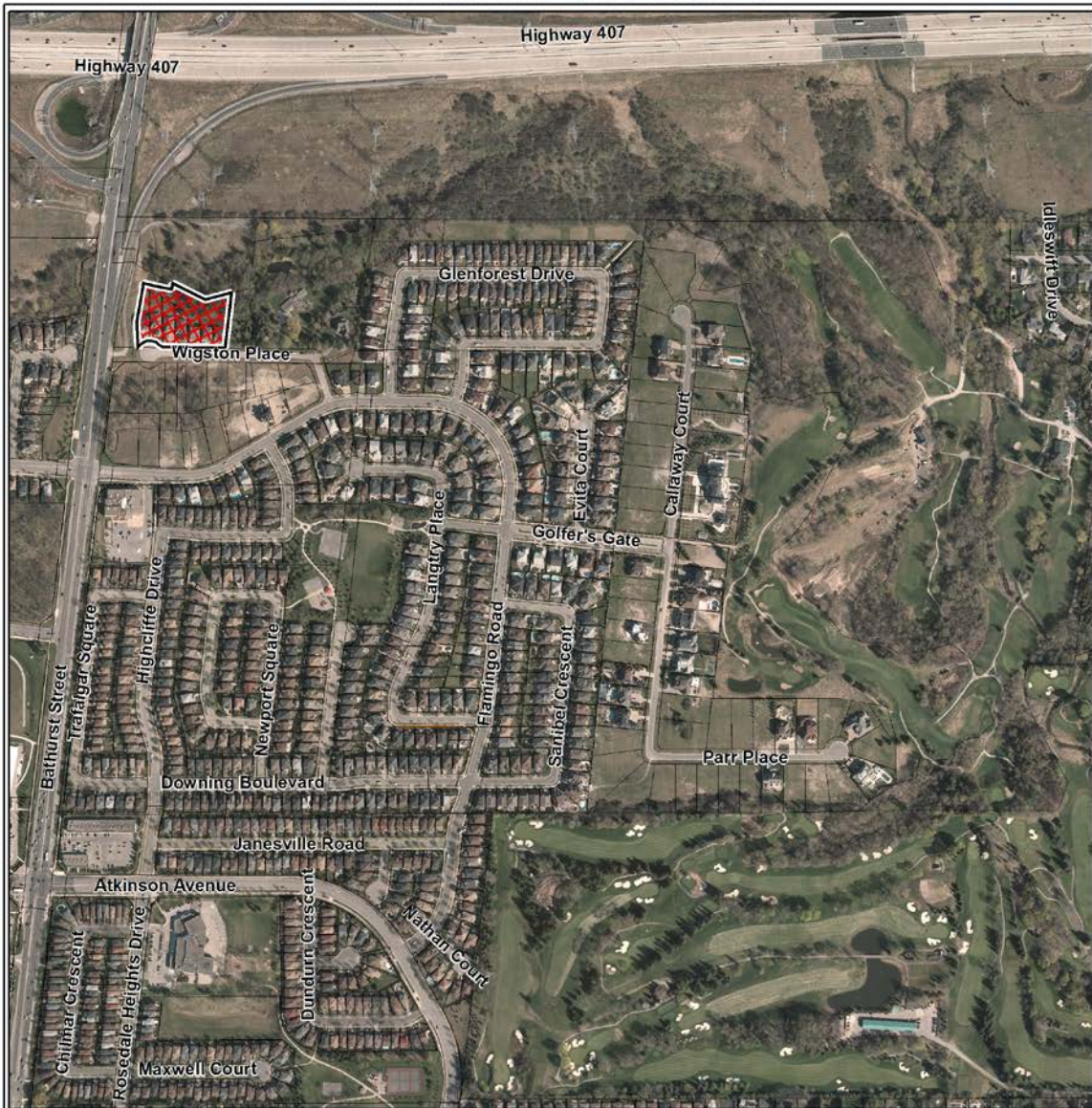
Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

Paul Jankowski, P. Eng.
Commissioner of Engineering and Public Works

Andrew Pearce, C.E.T.
Director of Development/
Transportation Engineering


ATTACHMENT No. 1



ASSUMPTION
HYATT HOMES (WIGSTON) INC.
HYATT HOMES SUBDIVISION
19T-89080 / 65M-3912

LOCATION: Part of Lot 34, Concession 1

LEGEND

 SUBJECT LANDS

Note: Aerial photography acquired in spring, 2012



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THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 132-2013

A By-law to assume Municipal Services in Hyatt Homes Subdivision, 19T-89080, Registered Plan 65M-3912.

WHEREAS the Subdivision Agreement between the City of Vaughan and Hyatt Homes (Wigston) Inc. provides for the installation of certain public services.

AND WHEREAS the Commissioner of Engineering and Public Works has received certification that the services in Registered Plan 65M-3912, 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-3912, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Hyatt Homes (Wigston) Inc. dated April 18, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 8th day of October, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk