

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013

Item 7, 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.

7

**ASSUMPTION – LINDVEST PHASE 1 SUBDIVISION
PLAN OF SUBDIVISION 65M-3985
WARD 4 – VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE**

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 Lindvest Phase 1 Subdivision - Plan 65M-3985; and
2. That the Municipal Services Letter of Credit be reduced to \$12,500 to guarantee the rectification of any deficiencies in recently completed streetscape works in the subdivision. Once the required warranty period on the works has expired, and there are no 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 development, approximately 2.5 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, boulevard trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$3,171,950 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$58,325 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 360,160	\$ 8,875
Storm sewers	\$ 975,470	\$ 2,230
Sanitary Sewers	\$ 381,350	\$ 5,750
Road	\$1,019,820	\$ 19,270
Street lights	\$ 171,000	\$ 6,240
Trees/Landscape	\$ 264,150	\$ 18,960
Totals	\$3,171,950	\$58,325

() 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.

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Communications Plan

The pertinent City departments will be notified of the assumption of the municipal services associated with this development agreement

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between Lindvest Properties (Bathurst Mackenzie) Limited and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Lindvest Phase 1 Subdivision is located west of Bathurst Street and south of Major Mackenzie Drive in Ward 4 as shown on Attachment No.1. The Lindvest Phase 1 Subdivision is a residential development in the Block 11 Community and comprised of 178 single lots, 25 townhouse blocks and both a school and park block.

The Subdivision Agreement with Lindvest Properties (Bathurst Mackenzie) Limited and the City was executed on November 23, 2006 and the Plan of Subdivision was subsequently registered on May 9, 2007 as Plan 65M-3985. The construction of the roads and municipal services was substantially completed in 2010.

All documentation required by the Subdivision Agreement for assumption has been submitted. 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. The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all noted deficiencies. In addition, the Developer's Consulting Engineer has certified that all lots in the subdivision have been graded in accordance with the approved construction drawings and City standards. Accordingly, Lindvest has requested that the municipal services in the subdivision be assumed by the city.

Lindvest recently completed the installation of a number of crosswalks in the subdivision, which are still subject to a contractor warranty period. Accordingly, staff is recommending that \$12,500 be retained in the Municipal Services Letter of Credit after assumption to guarantee the rectification of any deficiencies in these works. Once the required warranty period on the works has expired, and there are no deficiencies, the Municipal Services Letter of Credit will be released.

Lindvest was requested not to construct certain hard streetscaping works (interlock paving and crosswalk enhancements) at the intersection of Valley Vista and Bathurst Street due to the pending reconstruction of Bathurst Street by the Region. Accordingly, the responsibility to construct these works has been transferred to the Block 11 Spine Servicing Agreement through an amending agreement and will be constructed in the future in conjunction with the Regional road project with funding from the Block 11 Developers Group.

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.

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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 other than the future requirement to include certain hard streetscaping works at intersection of Valley Vista and Bathurst Street in the Regional Bathurst Street reconstruction project as noted above. Regional staff has advised that the reconstruction of Bathurst Street between Rutherford Road and Major Mackenzie Drive is currently programed for 2017.

Conclusion

The construction of the roads and municipal services associated with Lindvest Phase 1 Subdivision, 65M-3985 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services set out in the Subdivision Agreement for Lindvest Subdivision Phase 1, Plan 65M-3985 be assumed and the Municipal Services Letter of Credit shall be reduced to \$12,500 to guarantee the rectification of any deficiencies in recently completed works in the subdivision. Once the required warranty period on the works has expired and there are no deficiencies, the Municipal Services Letter of Credit will 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 24, 2013

ASSUMPTION – LINDVEST PHASE 1 SUBDIVISION PLAN OF SUBDIVISION 65M-3985 WARD 4 – VICINITY OF BATHURST STREET AND MAJOR MACKENZIE DRIVE

Recommendation

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Report prepared by:

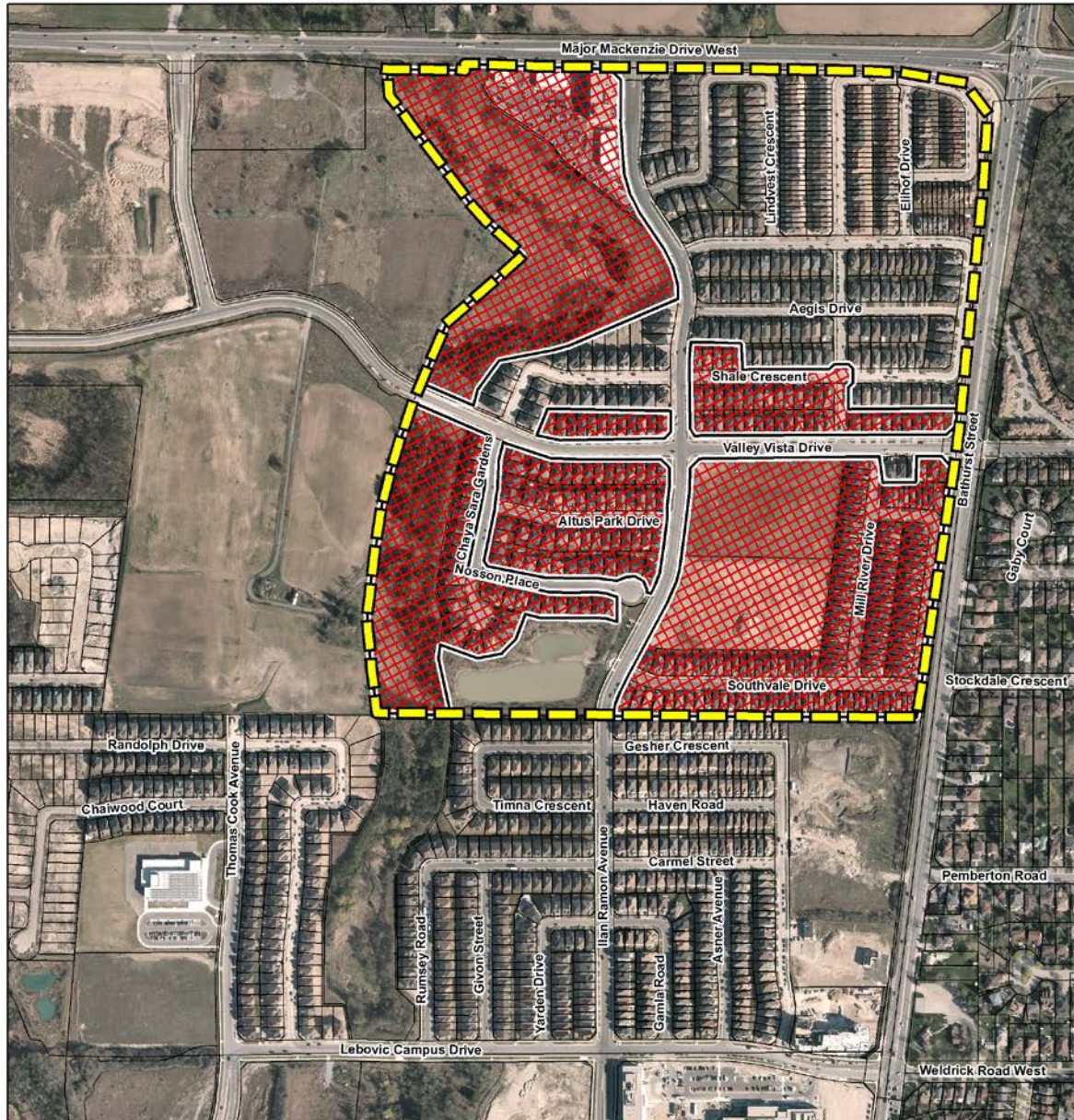
Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

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



F:\Common\ENG\ATTACHMENTS\DEVELOPMENT\ATTACHMENT 1 Lindvest Phase 1

ASSUMPTION
LINVEST PROPERTIES (BATHURST MACKENZIE) LIMITED
LINVEST SUBDIVISION - PHASE 1
19T-04V05, 65M-3985

Legend

-  SUBJECT LANDS
-  PHASE 1

Note: Aerial photography acquired in spring, 2012

CITY OF VAUGHAN - ENGINEERING SERVICES DEPARTMENT

LOCATION: Part of Lots 19 & 20, Concession 2



NOT TO SCALE

DRAFTSPERSON: A.C.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 135-2013

A By-law to assume Municipal Services in Lindvest Subdivision, Phase 1, 19T-04V05, Registered Plan 65M-3985.

WHEREAS the Subdivision Agreement between the City of Vaughan and Lindvest Properties (Bathurst Mackenzie) Limited 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-3985, 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-3985, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Lindvest Properties (Bathurst Mackenzie) Limited dated November 23, 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