

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013**

Item 8, 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.

**8                      ASSUMPTION – NORTH BATHURST PHASE 1 SUBDIVISION  
                            PLAN OF SUBDIVISION 65M-3962  
                            WARD 4 – VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

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 North Bathurst Phase 1 Subdivision Plan 65M-3962; and
2. That the Municipal Services Letter of Credit be reduced to \$27,500 to guarantee the completion of minor works in the Subdivision. Once the works are completed to the satisfaction of the City, 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 3.9 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 \$3,276,700 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$80,225 as shown on the following chart:

| Item Description | As Constructed Costs | Approximate Annual Operating Costs (*) |
|------------------|----------------------|--|
| Watermain        | \$ 531,120           | \$ 13,845                              |
| Storm sewers     | \$ 769,690           | \$ 3,490                               |
| Sanitary Sewers  | \$ 470,290           | \$ 8,970                               |
| Road             | \$1,030,100          | \$ 30,090                              |
| Street lights    | \$ 174,120           | \$ 5,880                               |
| Trees/Landscape  | \$ 301,380           | \$ 17,950                              |
| Totals           | \$3,276,700          | \$80,225                               |

*(\*) 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.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013**

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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 North Bathurst Developments Limited and the City are complete and can be considered for assumption by the City.

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

The North Bathurst Phase 1 Subdivision is located west of Bathurst Street and north of Rutherford Road in Ward 4 as shown on Attachment No.1. The North Bathurst Phase 1 Subdivision is a residential development in the Block 11 Community and comprised of 298 single lots and both a school and park block.

The Subdivision Agreement with North Bathurst Developments Limited and the City was executed on December 14, 2006 and the Plan of Subdivision was subsequently registered on February 23, 2007 as Plan 65M-3962. 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 deficiencies with the exception of the minor works noted below. In addition, the Developer's Consulting Engineer has certified that all the developed lots in the subdivision have been graded in accordance with the approved construction drawings and City standards. Accordingly, North Bathurst Developments has requested that the roads and municipal services in the subdivision be assumed by the City.

North Bathurst Developments recently completed the installation of a number of crosswalks in the subdivision, which are still subject to a contractor warranty period. In addition, staff has identified some remaining works associated with the model home lots. Accordingly, staff is recommending that \$27,500 be retained in the Municipal Services Letter of Credit after assumption to guarantee the completion of the remaining works. Once the works are completed to the satisfaction of the City, the Municipal Services Letter of Credit will be released.

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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 8, 2013**

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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 roads and municipal services associated with North Bathurst Phase 1 Subdivision, Plan 65M-3962, 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 North Bathurst Phase 1 Subdivision, Plan 65M-3962 be assumed and the Municipal Services Letter of Credit be reduced to \$27,500 to guarantee the completion of the remaining minor works in the Subdivision. Once the works are completed to the satisfaction of the City, 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 – NORTH BATHURST PHASE 1 SUBDIVISION PLAN OF SUBDIVISION 65M-3962 WARD 4 – VICINITY OF BATHURST STREET AND RUTHERFORD ROAD**

#### **Recommendation**

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

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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**

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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 roads and municipal services associated with North Bathurst Phase 1 Subdivision, Plan 65M-3962, 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 North Bathurst Phase 1 Subdivision, Plan 65M-3962 be assumed and the Municipal Services Letter of Credit be reduced to \$27,500 to guarantee the completion of the remaining minor works in the Subdivision. Once the works are completed to the satisfaction of the City, the Municipal Services Letter of Credit will be released.

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Kevin Worth – Engineering Technologist - Development, ext. 8670  
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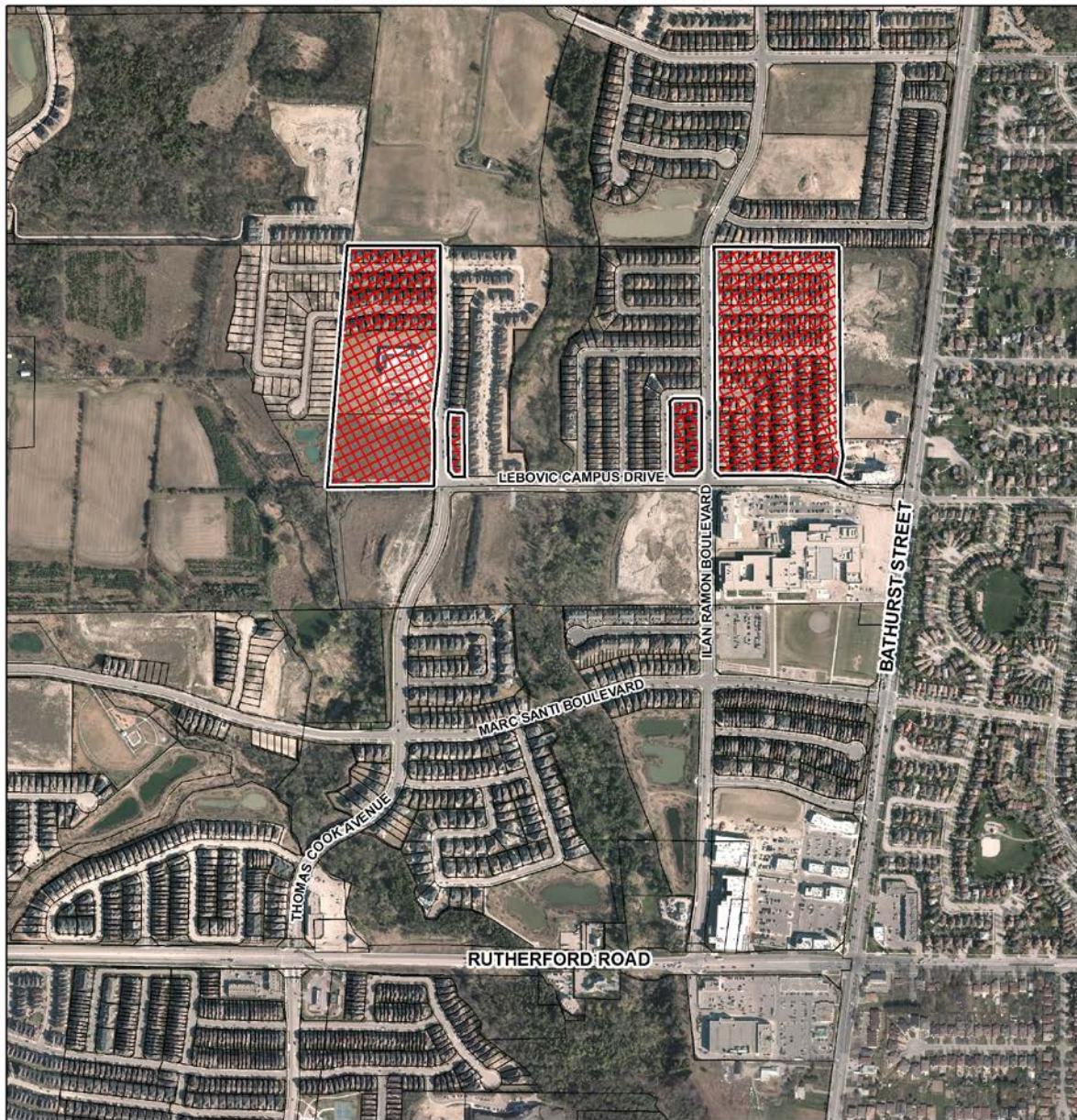
Respectfully submitted,

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

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



# ATTACHMENT No. 1



**ASSUMPTION**  
**NORTH BATHURST PHASE 1**  
**19T-95044 / 65M-3962**

LOCATION: Part of Lot 18, Concession 2

**LEGEND**



SUBJECT LANDS

Note: Aerial photography acquired in spring, 2012

CITY OF VAUGHAN - ENGINEERING SERVICES DEPARTMENT



NOT TO SCALE

DRAFTSPERSON: A.C.

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# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 136-2013**

**A By-law to assume Municipal Services in North Bathurst Subdivision, Phase 1, 19T-95044, Registered Plan 65M-3962.**

WHEREAS the Subdivision Agreement between the City of Vaughan and North Bathurst Developments 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-3962, 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-3962, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and North Bathurst Developments Limited dated December 14, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 8<sup>th</sup> day of October, 2013.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk