

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 24, 2017**

Item 8, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 24, 2017.

#### **8                      ASSUMPTION – BELMONT RESIDENTIAL SUBDIVISION PHASE 1                             PLAN OF SUBDIVISION 65M-4145 (19T-06V07)                             WARD 3, VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

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 October 3, 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-4145; and
2. That the Municipal Services Letter of Credit for Plan 65M-4145 be reduced to \$350,000 to guarantee the completion of minor landscape and streetscape deficiencies and remaining contract works to the satisfaction of the Development Planning department, Transportation Services, Parks and Forestry Operations and Development Engineering and Infrastructure Planning departments. Upon completion of the deficiencies and remaining works, 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 \$9,328,850 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$144,430 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 934,540	\$ 20,840
Sanitary sewers	\$1,490,460	\$ 13,510
Storm sewers	\$3,175,080	\$ 4,580
Road	\$2,395,650	\$ 45,920
Trees/Streetscaping/Landscaping	\$ 936,020	\$ 46,140
Streetlighting	\$ 397,100	\$ 13,440
Totals	<b>\$9,328,850</b>	<b>\$144,430</b>

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

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 24, 2017**

#### **Item 8, CW Report No. 35 – Page 2**

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 Belmont Properties (Weston) Inc. and the City are complete and can be considered for assumption by the City.

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

The Belmont Residential Subdivision Phase 1, Plan of Subdivision 65M-4145, is a residential development comprised of 161 residential lots and 26 townhouse blocks for a total of 300 units and it is located north of Major Mackenzie Drive and on the east side of Weston Road in Block 40 South in Ward 3 as shown on Attachment No.1.

The Subdivision Agreement with Belmont Properties (Weston) Inc. was executed on December 5, 2008 and the Plan of Subdivision was subsequently registered on September 17, 2009. The construction of the roads and municipal services in Plan 65M-4145 was considered substantially complete on September 23, 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 the minor landscape and streetscaping deficiencies and completion of certain remaining contact works. 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, Transportation Services, Parks and Forestry Operations and Development Engineering and Infrastructure Planning departments have advised that there are minor landscape and streetscape deficiencies and certain remaining landscape works that cannot be completed at this time due to the abutting undeveloped lands. Accordingly, it is recommended that the financial securities in the amount of \$350,000 (\$155,000 for completion of outstanding deficiencies and \$195,000 for completion of remaining works) 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 Clerks. 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, Belmont Properties (Weston) Inc. has requested the municipal services constructed in conjunction with the Belmont Residential Phase 1 Subdivision Agreement be assumed by the City.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 24, 2017**

Item 8, CW Report No. 35 – Page 3

#### **Relationship To Term of Council Service Excellence Strategy Map (2014-2018)**

The construction of the municipal services in Belmont Residential Subdivision Phase 1 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 Belmont Residential Subdivision Phase 1, Plan of Subdivision 65M-4145 has been completed in accordance with the subdivision agreement with the exception of minor streetscape and landscape deficiencies and remaining landscape works as noted above. Accordingly, it is recommended that the roads and municipal services in Plan 65M-4145 be assumed and the Municipal Services Letter of Credit be reduced to \$350,000 to guarantee the completion of remaining works and minor deficiencies within the subdivision to the satisfaction of the Development Planning, Transportation Services, Parks and Forestry Operations 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:**

Stanislav Tsysar, Supervisor of Development Inspection and Grading, ext. 8774  
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 – BELMONT RESIDENTIAL SUBDIVISION PHASE 1  
PLAN OF SUBDIVISION 65M-4145 (19T-06V07)  
WARD 3, VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

**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-4145; and
2. That the Municipal Services Letter of Credit for Plan 65M-4145 be reduced to \$350,000 to guarantee the completion of minor landscape and streetscape deficiencies and remaining contract works to the satisfaction of the Development Planning department, Transportation Services, Parks and Forestry Operations and Development Engineering and Infrastructure Planning departments. Upon completion of the deficiencies and remaining works, 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 \$9,328,850 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$144,430 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 934,540	\$ 20,840
Sanitary sewers	\$1,490,460	\$ 13,510
Storm sewers	\$3,175,080	\$ 4,580
Road	\$2,395,650	\$ 45,920
Trees/Streetscaping/Landscaping	\$ 936,020	\$ 46,140
Streetlighting	\$ 397,100	\$ 13,440
Totals	<b>\$9,328,850</b>	<b>\$144,430</b>

***(\*) 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 Belmont Properties (Weston) Inc. and the City are complete and can be considered for assumption by the City.

## **Background - Analysis and Options**

The Belmont Residential Subdivision Phase 1, Plan of Subdivision 65M-4145, is a residential development comprised of 161 residential lots and 26 townhouse blocks for a total of 300 units and it is located north of Major Mackenzie Drive and on the east side of Weston Road in Block 40 South in Ward 3 as shown on Attachment No.1.

The Subdivision Agreement with Belmont Properties (Weston) Inc. was executed on December 5, 2008 and the Plan of Subdivision was subsequently registered on September 17, 2009. The construction of the roads and municipal services in Plan 65M-4145 was considered substantially complete on September 23, 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 the minor landscape and streetscaping deficiencies and completion of certain remaining contact works. 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, Transportation Services, Parks and Forestry Operations and Development Engineering and Infrastructure Planning departments have advised that there are minor landscape and streetscape deficiencies and certain remaining landscape works that cannot be completed at this time due to the abutting undeveloped lands. Accordingly, it is recommended that the financial securities in the amount of \$350,000 (\$155,000 for completion of outstanding deficiencies and \$195,000 for completion of remaining works) 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 Clerks. 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, Belmont Properties (Weston) Inc. has requested the municipal services constructed in conjunction with the Belmont Residential 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 Belmont Residential Subdivision Phase 1 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 Belmont Residential Subdivision Phase 1, Plan of Subdivision 65M-4145 has been completed in accordance with the subdivision agreement with the exception of minor streetscape and landscape deficiencies and remaining landscape works as noted above. Accordingly, it is recommended that the roads and municipal services in Plan 65M-4145 be assumed and the Municipal Services Letter of Credit be reduced to \$350,000 to guarantee the completion of remaining works and minor deficiencies within the subdivision to the satisfaction of the Development Planning, Transportation Services, Parks and Forestry Operations 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:**

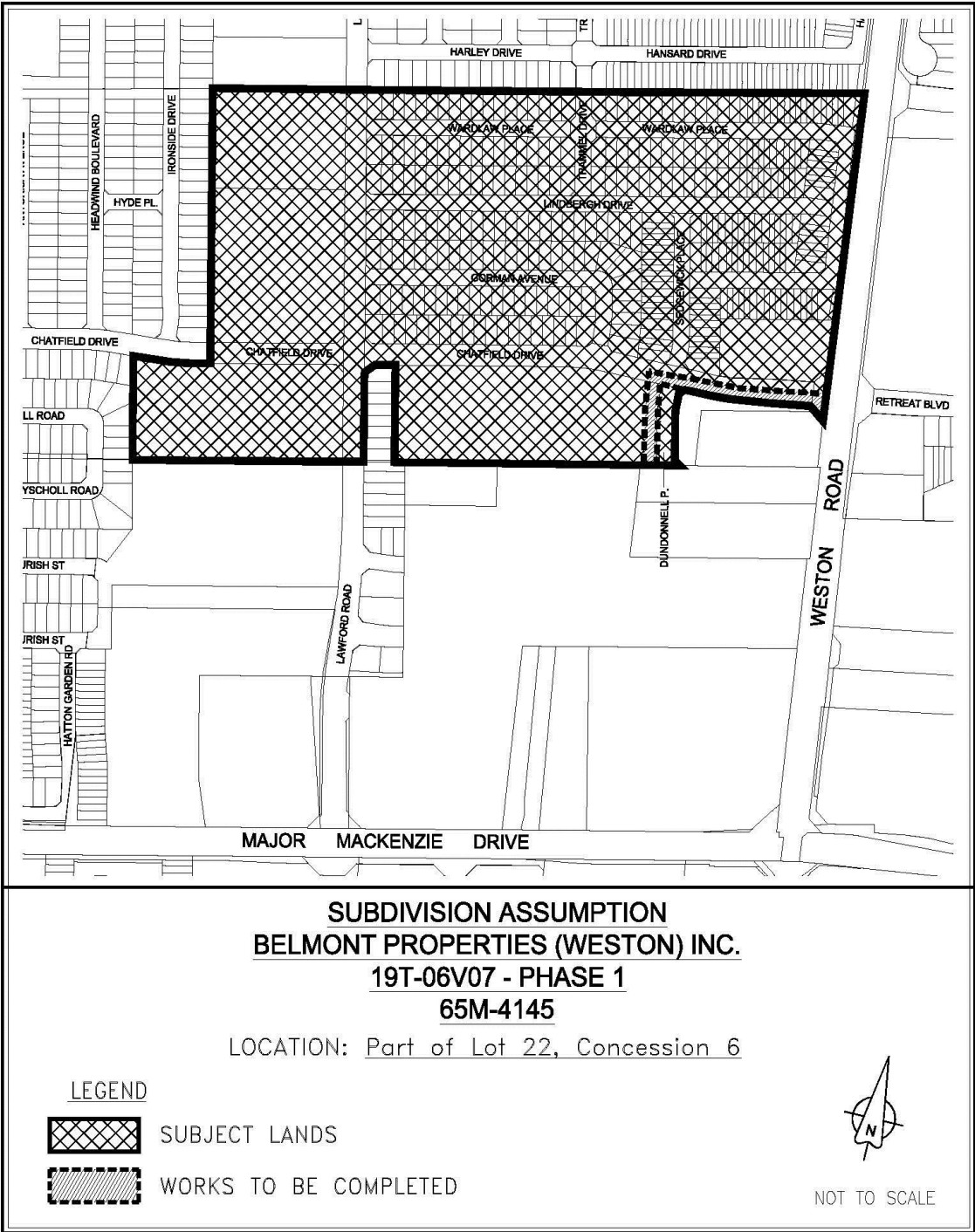
Stanislav Tsysar, Supervisor of Development Inspection and Grading, ext. 8774  
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

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 127-2017**

**A By-law to assume Municipal Services in Belmont Residential Subdivision, 19T-06V07, Registered Plan 65M-4145.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Belmont Properties (Weston) 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-4145, 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-4145, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Belmont Properties (Weston) Inc. dated October 18, 2011, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 24<sup>th</sup> day of October 24, 2017.

---

Hon. Maurizio Bevilacqua, Mayor

---

Barbara A. McEwan, City Clerk