

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 11, Report No. 42, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 29, 2013, as follows:

By approving the following:

That Confidential Communication C22 from the Commissioner of Legal & Administrative Services/City Solicitor and the Commissioner of Engineering and Public Works, dated October 29, 2013, be received.

**11 ASSUMPTION – FISTON PHASE 2 SUBDIVISION
 PLAN OF SUBDIVISION 65M-3098 (19T-88080)
 WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET**

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 October 15, 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 Fiston Phase 2 Subdivision Plan 65M-3098 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 1.3 lane kilometers of roadway and associated municipal services including storm and 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 \$782,120 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$23,610 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 94,890	\$ 4,720
Storm sewers	\$203,900	\$ 1,200
Sanitary Sewers	\$ 88,300	\$ 3,060
Road	\$350,770	\$10,400
Street lights	\$ 18,000	\$ 2,760
Trees/Landscape	\$ 26,260	\$ 1,470
Totals	\$782,120	\$23,610

(*) Annual Operating Costs derived from the 2009 -2013 Municipal Performance Measures Summary, Public Works Operating Budget and the Parks and Forestry Operations Department.

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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 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 Fiston Holdings Limited and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Fiston Phase 2 Subdivision is located east of Jane Street and south of Major Mackenzie Drive in Ward 1 as shown on Attachment No.1. The Fiston Phase 2 Subdivision is a residential development comprised of approximately 66 residential dwellings.

The Subdivision Agreement with Fiston Holdings Limited and the City was executed on August 22, 1996 and the Plan of Subdivision was subsequently registered on May 27, 1996. The construction of the roads and municipal services was substantially completed in 2009.

The Fiston Holdings Limited has maintained the municipal services in the development during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivision was certified by the Developer's Engineering Consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City, and that the development securities held by the City be released.

All documentation required by the Development 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 with consideration for the age of the project.

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.

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Conclusion

The construction of the roads and municipal services associated with the Fiston Phase 2 Subdivision, 65M-3098 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 the Fiston Phase 2 Subdivision, Plan 65M-3098 be assumed and the Municipal Services Letter of Credit 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 - OCTOBER 15, 2013

ASSUMPTION – FISTON PHASE 2 SUBDIVISION PLAN OF SUDIVISION 65M-3098 (19T-88080) WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET

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Kevin Worth – Engineering Technologist - Development, ext. 8670

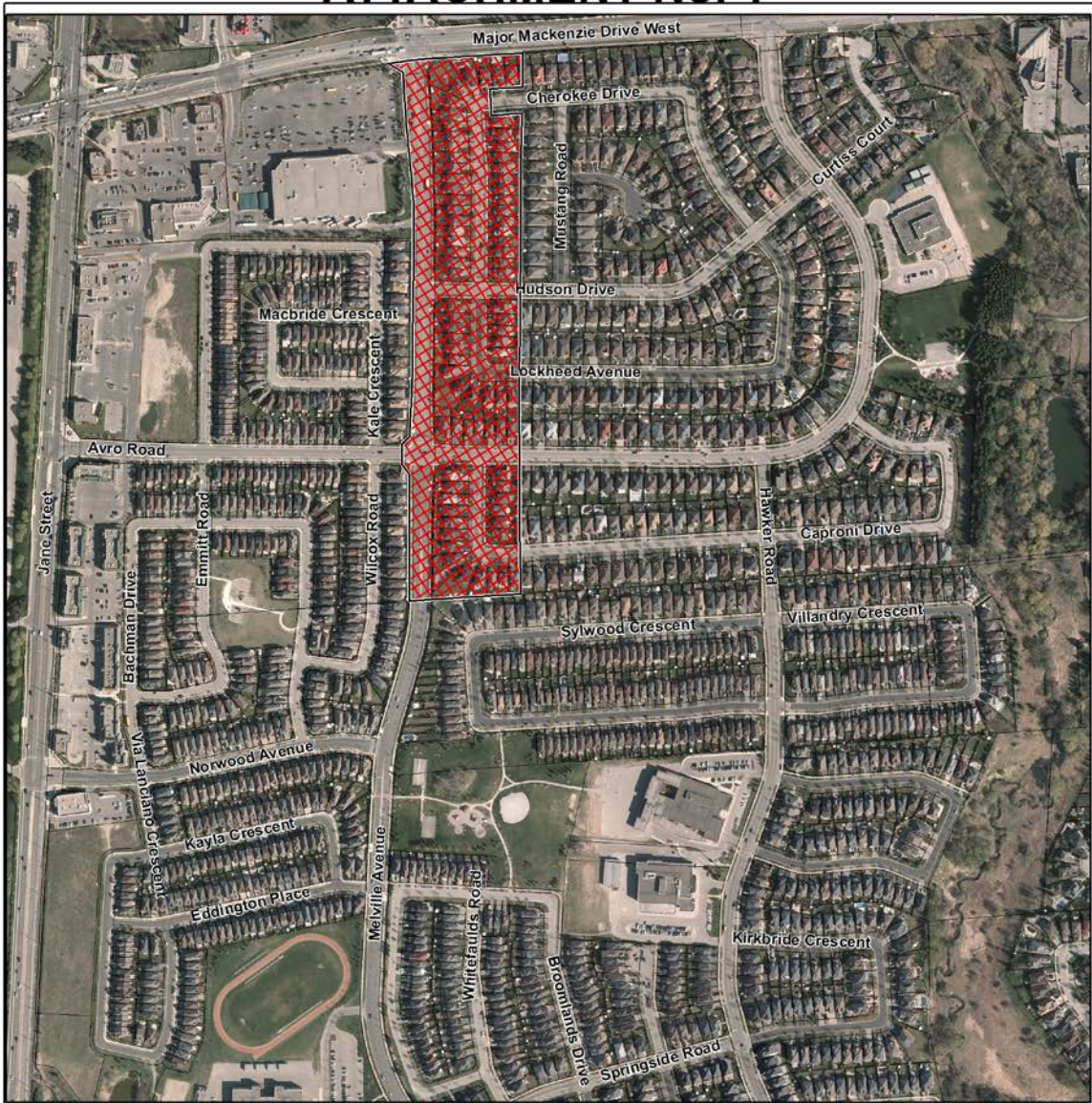
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

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
FISTON HOLDINGS LIMITED
19T-88080 / 65M-3098

LOCATION: Part of Lots 19 & 20, Concession 4

LEGEND

 SUBJECT LANDS

Note: Aerial photography acquired in spring, 2012



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 141-2013

A By-law to assume Municipal Services in Maple Airport Subdivision, Phase 2, 19T-88080, Registered Plan 65M-3098.

WHEREAS the Subdivision Agreement between the City of Vaughan and Fiston Holdings Limited and Baif 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-3098, 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:

- I. THAT the services in Registered Plan 65M-3098, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Fiston Holdings Limited and Baif Developments Limited dated May 27, 1996, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 29th day of October, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk