

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

13 ASSUMPTION – VILLAS OF OLDE WOODBRIDGE SUBDIVISION
19T-04V03 / 65M-3920
WARD 2 – VICINITY OF HIGHWAY 7 AND HELEN STREET

Recommendation

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3920, and that the Municipal Services Letter of Credit be released.

Economic Impact

| Item Description | As Constructed Costs | Approximate Annual Operating Costs (*) |
|--------------------------------------------------------|----------------------|----------------------------------------|
| Watermain | \$ 4,620 | \$ 170 |
| Sanitary sewers | \$ 11,755 | \$ 37 |
| Storm sewers | \$ 16,768 | \$ 110 |
| Road | \$ 48,200 | \$ 430 |
| Trees/Streetscaping/Landscaping /Boulevard Maintenance | \$ 5,051 | \$ 349 |
| Totals | \$ 86,394 | \$1,096 |

Communications Plan

$$\dots/2$$

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 13, CW Report No. 42 – Page 2

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between Stone Manor Developments and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Villas of Olde Woodbridge Plan of Subdivision 65M-3920 is located south of Highway 7 and west of Helen Street in Ward 2 as shown on Attachment No.1. The Plan of Subdivision includes one medium density block and two single family lots that front onto Helen Street. The Subdivision Agreement provides for the servicing of the block and lots from Helen Street including sewer and water service connections, road improvements and landscaping. The medium density block was subsequently developed as an 86 residential unit common element condominium by way of site plan.

The Subdivision Agreement with Stone Manor Developments was executed on March 27, 2006, and the Plan of Subdivision was subsequently registered on August 31, 2006. The construction of municipal services was substantially completed in October 2008.

Stone Manor Developments has maintained the municipal services constructed pursuant to the Agreement during the required minimum thirteen month maintenance period and has rectified all noted deficiencies. All documentation required by the Subdivision Agreement for assumption has been submitted. Development/Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, has conducted all the necessary inspections of the municipal services associated with this subdivision and are now satisfied with the extent of the works. In addition, the grading of the two lots fronting Helen Street has been certified by the Developer's Engineering Consultant. Accordingly, Stone Manor Developments has requested that the municipal services associated with the subdivision be assumed by the City, and the Municipal Services Letter of Credit be released.

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

Relationship to Vaughan Vision 2020

The development of this subdivision and the assumption of the 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

Regional staff has advised that they are satisfied with the restoration works along Highway 7 and have no objections to the City assuming the services.

Conclusion

The construction of the municipal services associated with the Villas of Olde Woodbridge Plan of Subdivision 65M-3920 has been completed in accordance with the terms of the Subdivision Agreement. Accordingly, it is appropriate that these municipal services be assumed and the Municipal Services Letter of Credit be released.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

Item 13, CW Report No. 42 – Page 3

Attachments

1. Location Map

Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
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 – VILLAS OF OLDE WOODBRIDGE SUBDIVISION 19T-04V03 / 65M-3920 WARD 2 – VICINITY OF HIGHWAY 7 AND HELEN STREET

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 Plan 65M-3920, and that 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 0.024 lane kilometers of municipal services including watermain, sanitary and storm sewers connections and boulevard trees on Helen Street and Highway 7 will be added to the City's network of infrastructure. This additional infrastructure is valued at \$86,394 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$1,096 as shown on the following chart:

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() 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 this subdivision.

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Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
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 VILLAS OF OLDE WOODBRIDGE SUBDIVISION AGREEMENT 19T-04V03/65M-3920

LEGEND

- SUBJECT LAND
- STONE MANOR DEVELOPMENTS
- SANITARY SEWER CONNECTION
- STORM SEWER CONNECTION
- WATERMAIN CONNECTION

Note: Aerial photography acquired Spring, 2012

LOCATION: Part of Lot 5, Concession 7



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 143-2013

A By-law to assume Municipal Services in Villas of Olde Woodbridge Subdivision, 19T-04V03, Registered Plan 65M-3920.

WHEREAS the Subdivision Agreement between the City of Vaughan and Stone Manor Developments (Woodbridge) 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-3920, 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-3920, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Stone Manor Developments (Woodbridge) Limited dated March 27, 2006, 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