

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

Item 15, Report No. 38, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 15, 2016.

15

**ASSUMPTION – TONLU HOLDINGS SUBDIVISION
PLAN OF SUBDIVISION 65M-3911 (19T-05V03)
WARD 1, VICINITY OF MAJOR MACKENZIE DRIVE AND KEELE STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, dated November 1, 2016:

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and 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-3911 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 subdivision, the associated municipal services including street lighting and sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$16,500 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$600 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Sidewalk	\$ 4,400	\$0
Streetlighting	\$12,100	\$ 600
Totals	\$16,500	\$ 600

() Estimated Annual Operating Costs based on information from 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 Keele Country Properties Limited and the City are complete and can be considered for assumption by the City.

CITY OF VAUGHAN

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Background - Analysis and Options

The Tonlu Holdings Subdivision, 65M-3911, is a common element condominium development comprised of 23 units located north of Major Mackenzie Drive West and west of Keele Street in Ward 1 as shown on Attachment No.1.

The Subdivision Agreement with Keele Country Properties Limited was executed on May 4, 2006 and the Plan of Subdivision was subsequently registered on June 30, 2006. The construction of the municipal infrastructure in Plan 65M-3911 was considered substantially complete on June 28, 2011.

The construction of the municipal services associated with the Subdivision Agreement for this condominium development included the installation of a section of sidewalk, streetlighting and associated works along Keele Street fronting the development. The Developer has maintained the municipal services during the required minimum thirteen month maintenance period and has rectified all deficiencies. All documents required for assumption have been received.

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.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Building Standards, Transportation Services and 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, Keele Country Properties Limited has requested the municipal infrastructure constructed in conjunction with Tonlu Holdings Subdivision Agreement be assumed by the City and the Municipal Services Letter of Credit be released

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

The construction of the municipal services in Tonlu Holdings Subdivision 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

Regional staff have advised that they are satisfied with the construction works along Keele Street and have no objections to the City assuming the municipal infrastructure associated with this development.

Conclusion

The construction of the municipal services associated with the Tonlu Holdings Subdivision, Plan of Subdivision 65M-3911, has been completed in accordance with the Subdivision Agreement. Accordingly, it is recommended that the municipal infrastructure associated with Plan of Subdivision 65M-3911 be assumed and the Municipal Services Letter of Credit be released.

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Attachment

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.)

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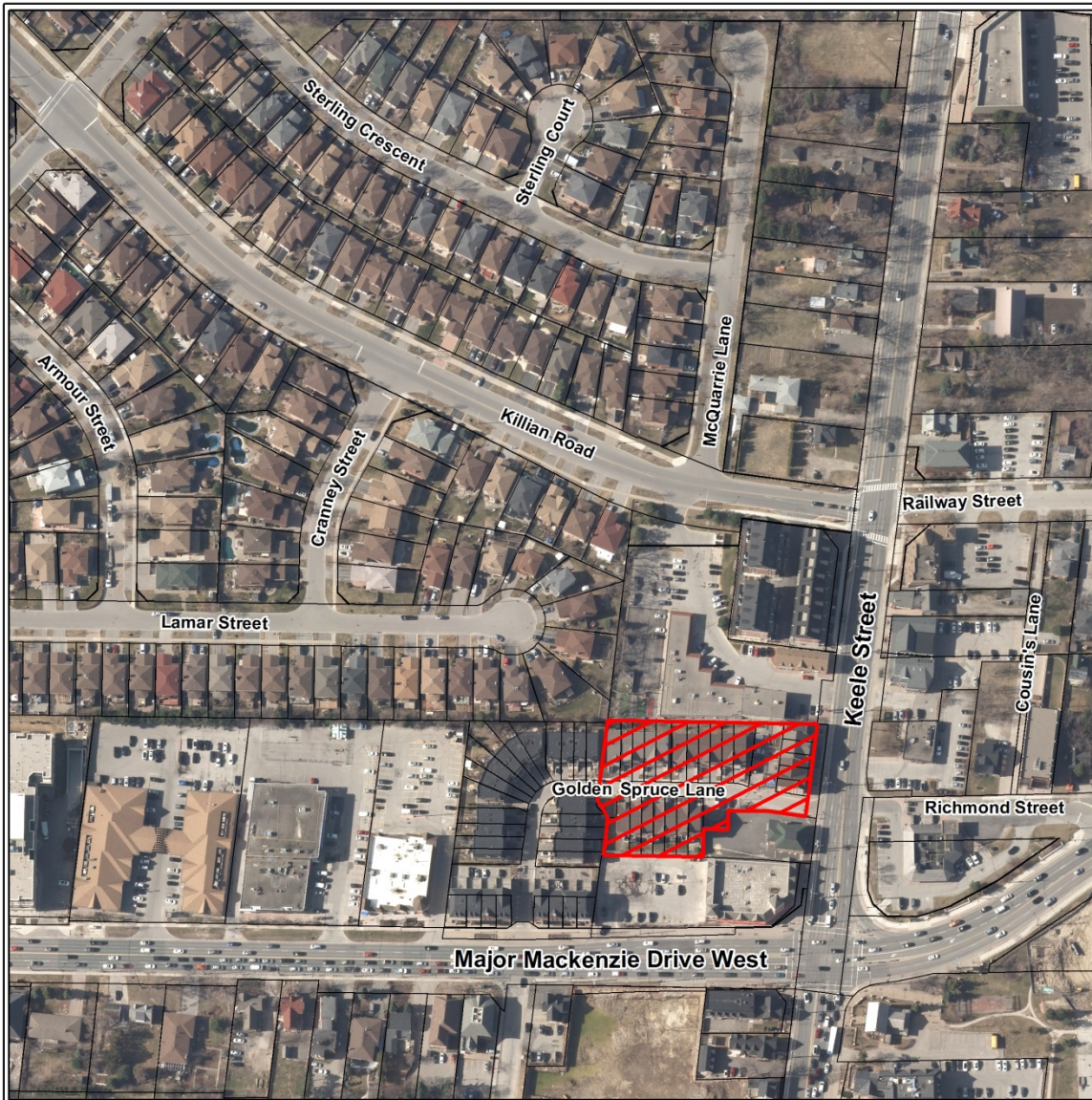
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE,
Deputy City Manager
Planning & Growth Management


ANDREW PEARCE,
Director, Development
Engineering & Infrastructure
Planning

ATTACHMENT No. 1



ASSUMPTION
TONLU HOLDINGS SUBDIVISION,
KEELE COUNTRY PROPERTIES LIMITED
19T-05V03, 65M-3911

LEGEND

 SUBJECT LANDS

LOCATION: Part of Lot 21, Concession 4

Note: Aerial photography acquired in spring, 2015



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 165-2016

A By-law to assume Municipal Services in Tonlu Holdings Subdivision, 19T-05V03, Registered Plan 65M-3911.

WHEREAS the Subdivision Agreement between the City of Vaughan and Keele Country Properties Limited 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-3911, 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-3911, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Keele Country Properties Limited dated May 4, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 15th day of November, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk