

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

Item 16, 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.

16

**ASSUMPTION – THE FOREST HILLS OF KLEINBURG
PLAN OF SUBDIVISION 65M-3747 (19T-80002)
WARD 1, VICINITY OF MAJOR MACKENZIE DRIVE AND HIGHWAY 27**

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-3747; and
2. That the Municipal Services Letter of Credit be reduced to \$21,000 to guarantee the completion of minor landscape deficiencies within the subdivision to the satisfaction of the Development Planning Department. Once the noted deficiencies are rectified, 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 the City standards which include consideration for sustainability.

Economic Impact

Upon assumption of this subdivision, approximately 0.29 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 \$788,300 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$11,360 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 156,730	\$ 2,060
Storm sewers	\$ 236,960	\$ 450
Road	\$ 336,460	\$ 4,540
Trees/Streetscaping/Landscaping	\$ 29,850	\$ 2,990
Streetlighting	\$ 28,300	\$ 1,320
Totals	\$ 788,300	\$ 11,360

() 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.

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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 Forest Hill of Kleinburg Ltd. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Forest Hill of Kleinburg Subdivision, Plan of Subdivision 65M-3747, is comprised of 12 estate residential lots. It is located north of Major Mackenzie Drive West and west of Highway 27 as illustrated on Attachment No. 1.

The Subdivision Agreement with Forest Hill of Kleinburg Ltd. was executed on January 6, 2004 and the Plan of Subdivision was subsequently registered on May 5, 2004. The construction of the road and municipal services in the project was considered substantially complete in January 2009; however, remaining outstanding deficiencies were not rectified until 2016.

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 certain landscaping 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. The Development Planning department has advised that there are minor deficiencies related to tree planting on Stephenson Road. Development Planning are requesting financial securities in the amount of \$21,000 be retained to ensure these works are satisfactorily completed in the fall of 2016.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Parks Development, Building Standards, Transportation Services and Parks and Forestry Operations, 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, Forest Hill of Kleinburg Ltd. has requested that the municipal services constructed in conjunction with The Forest Hill of Kleinburg Subdivision Agreement be assumed by the City and the Municipal Services Letter of Credit be reduced.

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

The construction of the municipal services in The Forest Hill of Kleinburg 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.

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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 The Forest Hill of Kleinburg Subdivision, Plan of Subdivision 65M-3747, has been completed in accordance with the subdivision agreement with the exception of some minor landscape works. Accordingly, it is recommended that the roads and municipal services in Plan 65M-3747 be assumed and the Municipal Services Letter of Credit be reduced to \$21,000 to guarantee the completion of minor landscape deficiencies within the subdivision to the satisfaction of the Development Planning Department. Upon the completion of the minor deficiencies in the fall of 2016 and the expiration of the associated warranty period the Letter of Credit will be released.

Attachment

1. Location Map

Report prepared by:

Stanislav Tsysar, Engineering Technologist - Development, 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 – THE FOREST HILLS OF KLEINBURG
PLAN OF SUBDIVISION 65M-3747 (19T-80002)
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Recommendation

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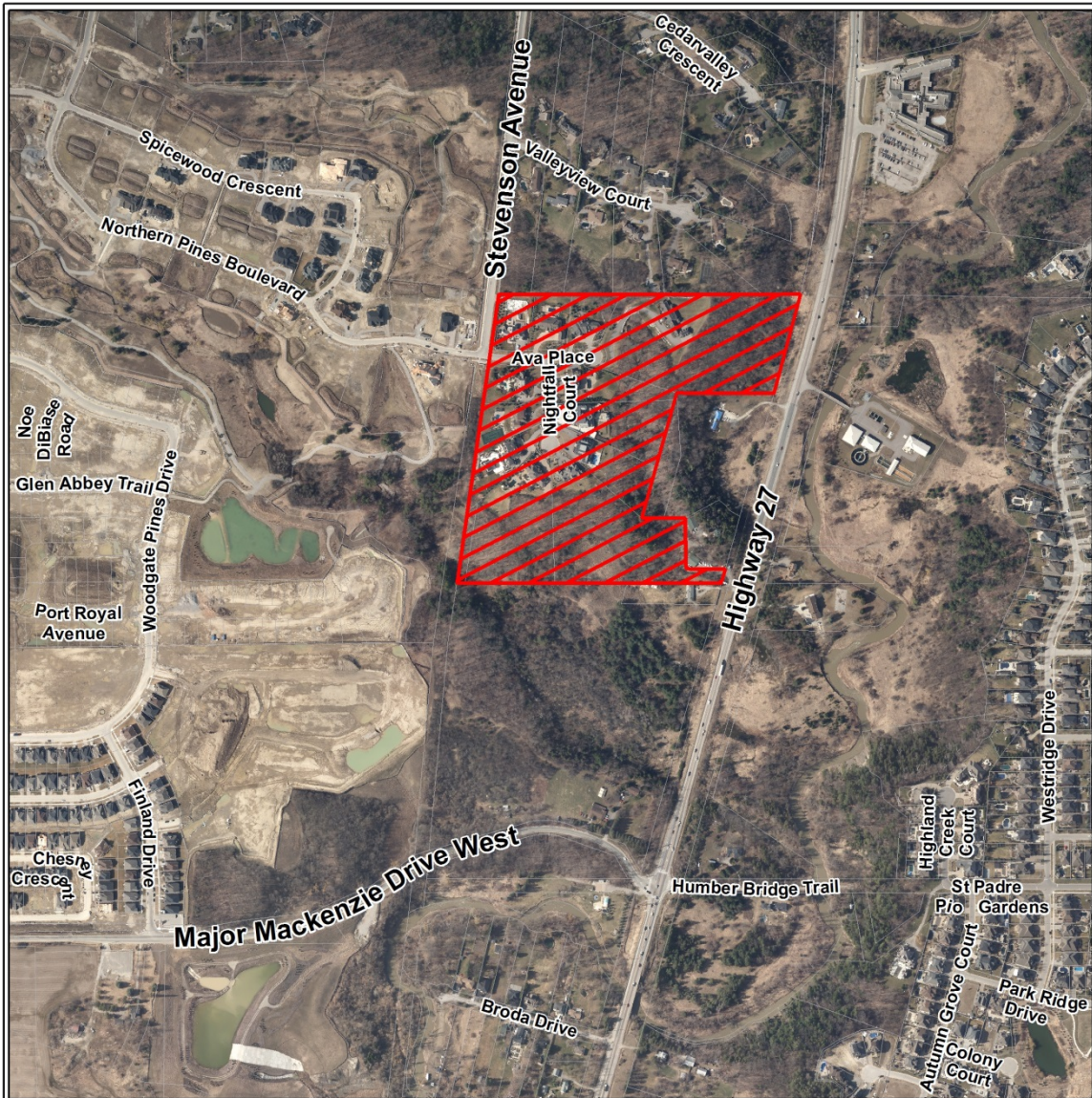
Stanislav Tsysar, Engineering Technologist - Development, ext. 8774
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE,
Deputy City Manager
Planning and Growth Management

ANDREW PEARCE,
Director, Development
Engineering and Infrastructure
Planning


ATTACHMENT No.1



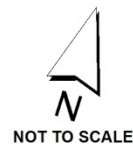
ASSUMPTION **THE FOREST HILL OF KLEINBURG** **19T-80002 / 65M-3747**

LOCATION: Part of Lot 22, Concession 8

LEGEND:

 SUBJECT LANDS

Note: Aerial photography acquired Spring, 2015



CITY OF VAUGHAN - INFRASTRUCTURE DELIVERY

DRAFTSPERSON: G.I.S.

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THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 166-2016

A By-law to assume Municipal Services in The Forest Hill of Kleinburg Subdivision, 19T-80002, Registered Plan 65M-3747.

WHEREAS the Subdivision Agreement between the City of Vaughan and The Forest Hill of Kleinburg Ltd. 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-3747, 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-3747, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and The Forest Hill of Kleinburg Ltd. dated January 6, 2004, 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