

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 1, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 17, 2015.

**1 ASSUMPTION – KORTRIGHT RAVINES PHASE 2 SUBDIVISION
LAKEVIEW HOMES (WOODBIDGE) INC.
BLOCK 50 65M-3532 (19T-99V11)
WARD 2 - VICINITY OF ISLINGTON AVENUE AND MAJOR MACKENZIE DRIVE**

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 3, 2015:

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Environmental Services and the Director of Transportation Parks & Forestry Operations Departments, recommend:

1. That Council enact the necessary by-law assuming the municipal services associated with the development of the five residential lots on Block 50 in Plan 65M-3532 as set out in the amended Subdivision Agreement with Lakeview Homes (Woodbridge) Inc., dated March 16, 2005, 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 0.2 kilometers of municipal services including sanitary sewers, watermain, street lighting, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$134,487 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$3,012 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 48,272	\$ 1,420
Sanitary sewers	\$ 37,265	\$ 920
Storm sewers	\$ 1,600	\$ 312
Streetlights	\$ 39,200	\$ 360
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 8,150	NA
Totals	\$134,487	\$3,012

() Estimated Annual Operating Costs based on information from Environmental Services and Transportation 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 development.

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement as amended between Lakeview Homes (Woodbridge) Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Kortright Ravines Subdivision is located on the east side of Islington Avenue and south of Major Mackenzie Drive in the Woodbridge Expansion Community as shown on Attachment No.1. The subdivision was developed by Lakeview Homes (Woodbridge) Inc.

Lakeview Homes entered into a Subdivision Agreement with the City on September 12, 2001 and subsequently registered the plan of subdivision on October 17, 2001 as 65M-3532. The plan of subdivision identified a block of land (Block 50) fronting onto Canada Company Avenue for future residential development. This block was not developed at the same time as the balance of the subdivision due to servicing constraints.

In September, 2003, Council approved a servicing strategy for the development of Block 50 on Plan 65M-3532 that included the use of private sanitary pumps in each of the five proposed new dwelling, the construction of a low pressure sanitary forcemain discharging into the phase 1 lands, a watermain and the reconstruction of Canada Company Avenue using rural cross-section with "Double Stone Chip" surface treatment and ditch improvements.

The original subdivision agreement with Lakeview Homes (Woodbridge) Inc. was amended on March 16, 2005 to include these additional municipal infrastructure works. The construction of the municipal services and road upgrade was considered substantially complete on November 11, 2013.

The Developer has maintained the municipal services in the development during the required minimum thirteen month maintenance period and has rectified all deficiencies. 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 has conducted all the necessary inspections of the municipal services with the developer's consulting engineer and are now satisfied with the extent of the work.

Clearances have been received from all pertinent City Departments including Building Standards, Environmental Services, Transportation Parks & Forestry Operations, Development Planning and Clerks. In addition, the Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this development have been satisfied.

Accordingly, Lakeview Homes (Woodbridge) Inc. has requested the municipal services constructed pursuant to the amended Kortright Ravines Subdivision Agreement dated March 16, 2005 be assumed by the City.

Relationship to Vaughan Vision 2020

The development and 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.

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Regional Implications

There are no regional implications for this development.

Conclusion

The construction of the municipal services associated with the development on Block 50, Plan 65M-3532 has been completed in accordance with the terms of the amended Kortright Ravines Subdivision Agreement. Accordingly, it is appropriate that these municipal services be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

Report prepared by:

Odette McIntyre – 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 - NOVEMBER 03, 2015

ASSUMPTION – KORTRIGHT RAVINES PHASE 2 SUBDIVISION LAKEVIEW HOMES (WOODBIDGE) INC. BLOCK 50 65M-3532 (19T-99V11) WARD 2 - VICINITY OF ISLINGTON AVENUE AND MAJOR MACKENZIE DRIVE

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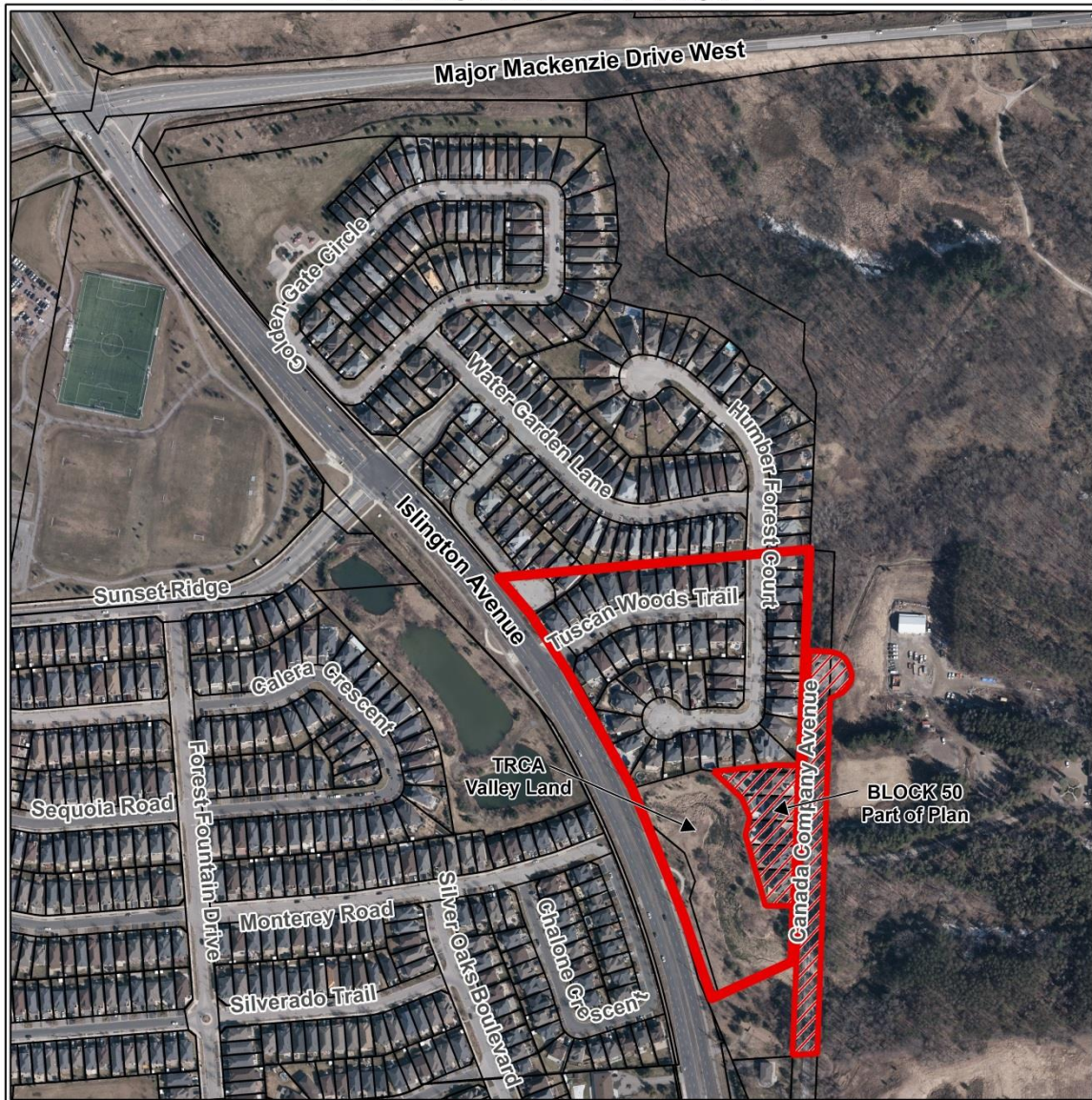
Odette McIntyre – Engineering Technologist - Development, ext. 8461
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

ANDREW PEARCE
Director of Development
Engineering & Infrastructure
Planning

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION **KORTRIGHT RAVINES BLOCK 50 AND AMENDING** **AGREEMENT**

19T-99V11 / 65M-3532

LOCATION: Part of Lot 19, Concession 7

LEGEND



SUBJECT LANDS

BLOCK 50 - PART OF AMENDING AGREEMENT



NOT TO SCALE

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THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 172-2015

A By-law to assume Municipal Services in Kortright Ravines Subdivision (Block 50 and Canada Company Ave), 19T-99V11, Registered Plan 65M-3532.

WHEREAS the Subdivision Agreement between the City of Vaughan and Lakeview Homes (Woodbridge) 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-3532, 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-3532, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Lakeview Homes (Woodbridge) Inc. dated March 16, 2005, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 17th day of November, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk