

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 3, 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.

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ASSUMPTION – CAMARVALE SUBDIVISION PLAN OF SUBDIVISION 65M-4313 (19T-03V03) WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated November 3, 2015:

Recommendation

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

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4313, 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, approximately 1 lane kilometer of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$ 2,144,766 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$31,943 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 359,140	\$ 6,930
Sanitary sewers	\$ 321,010	\$ 4,490
Storm sewers	\$ 717,818	\$ 1,524
Road	\$ 522,826	\$15,266
Streetlights	\$ 116,644	\$ 2,880
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 107,328	\$ 853
Totals	\$2,144,766	\$31,943

() 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.

Communications Plan

The pertinent City departments will be notified of the assumption of this subdivision.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

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Purpose

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

Background - Analysis and Options

The Camarvale Subdivision, Plan of Subdivision 65M-4313, is a residential development comprised of 179 residential lots located in the southwest quadrant of Major Mackenzie Drive and Weston Road in Ward 3 as shown on Attachment No.1.

The Subdivision Agreement with Camarvale Holdings Inc. was executed on December 14, 2010 and the Plan of Subdivision was subsequently registered on April 27, 2012. The construction of the roads and municipal services in Plan 65M-4313 was considered substantially complete on February 14, 2014.

The Developer has maintained the municipal services in the subdivision 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, 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 & Infrastructure Planning Services, Building Standards, Development Planning, Parks Development, Environmental Services, Transportation Services & Parks and Forestry Operations and Clerks. In addition, the Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, Camarvale Holdings Inc. has requested the municipal services constructed in conjunction with the Camarvale Subdivision Agreement be assumed by the City and the Municipal Services Letter of Credit be released.

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

There are no Regional implications with respect to the assumption of the municipal works within this subdivision.

Conclusion

The construction of the roads and municipal services associated with the Camarvale Subdivision, Plan of Subdivision 65M-4313 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-4313 be assumed and the municipal services letter of credit be released.

CITY OF VAUGHAN

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Attachments

1. Location Map

Report prepared by:

Odette McIntyre – Engineering Technologist - Development, ext. 8143

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

COMMITTEE OF THE WHOLE - NOVEMBER 03, 2015

ASSUMPTION – CAMARVALE SUBDIVISION PLAN OF SUBDIVISION 65M-4313 (19T-03V03) WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD

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Report prepared by:

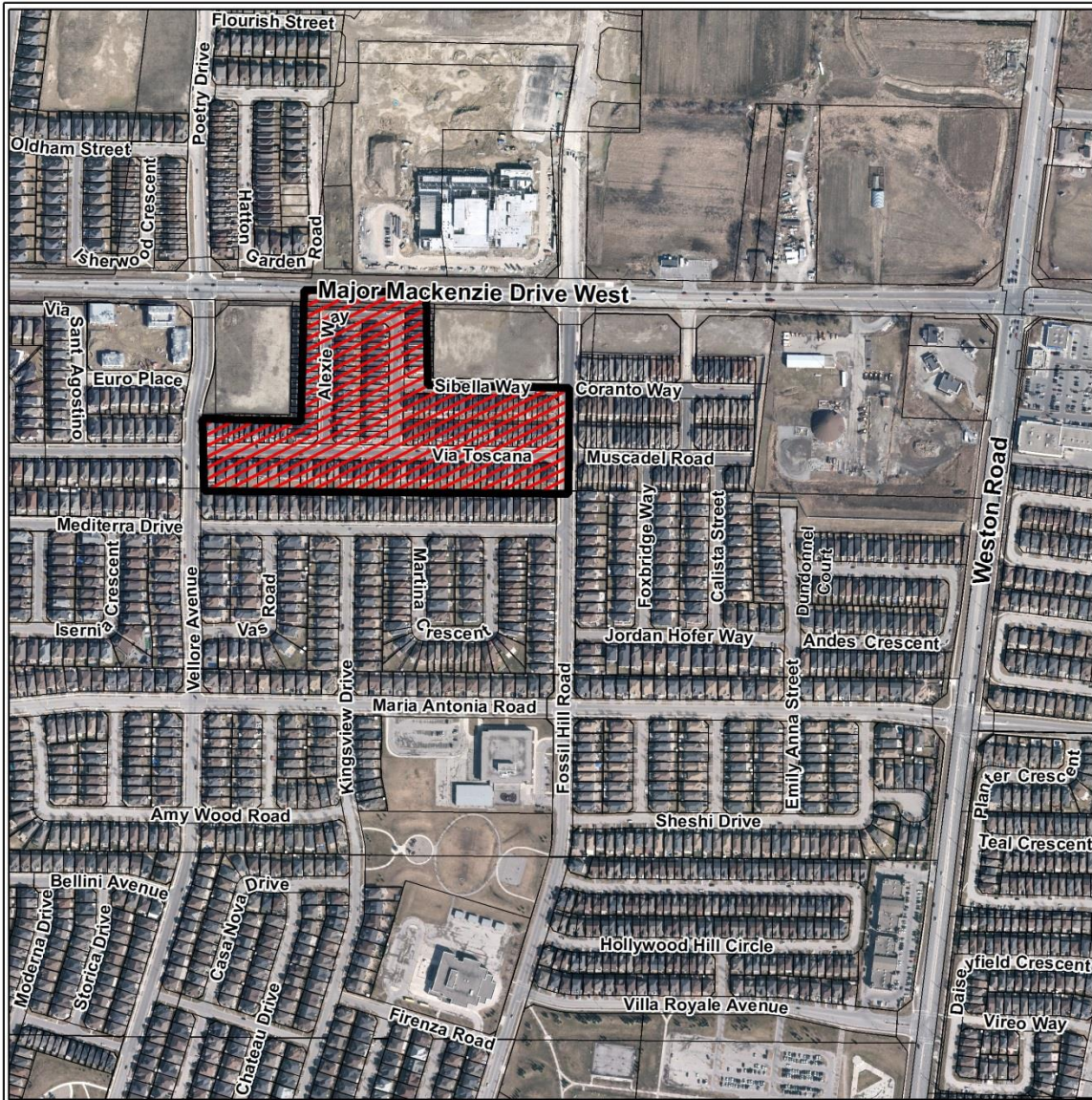
Odette McIntyre – Engineering Technologist - Development, ext. 8143
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Public Works
Planning & Growth Management

ANDREW PEARCE
Director of Development Engineering &
Infrastructure Planning

ATTACHMENT No. 1



ASSUMPTION
CAMARVALE SUBDIVISION
CAMARVALE HOLDINGS INC.
65M-4313 - 19T-03V03

LOCATION: Part of Lot 20, Concession 6

LEGEND



SUBJECT LANDS

Note: Aerial photography acquired in spring, 2014



NOT TO SCALE

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THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 174-2015

A By-law to assume Municipal Services in Camarvale Subdivision, 19T-03V03, Registered Plan 65M-4313.

WHEREAS the Subdivision Agreement between the City of Vaughan and Camarvale Holdings 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-4313, 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-4313, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Camarvale Holdings Inc. dated December 14, 2010, 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