

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 17, Report No. 52, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 10, 2013.

17 **ASSUMPTION – ROYALE VILLA SUBDIVISION, PHASE 3 & 4**
PLAN OF SUBDIVISION 65M-3774 AND 65M-4029 (19T-89081)
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE & WESTON ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated November 26, 2013:

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 Agreements for Plans 65M-3774 and 65M-4029;
2. That the Municipal Services Letters of Credit for Plan 65M-4029 be released; and
3. That the Municipal Services Letters of Credit for Plan 65M-3774 be reduced to \$20,000 until payment is received for a final invoice associated with in-sewer camera work. Once the City has received this payment, the 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 City standards which include consideration for sustainability.

Economic Impact

Upon assumption of these subdivisions, approximately 2 lane kilometers 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 \$ 1,724,789 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$ 36,528 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 330,216	\$ 7,200
Sanitary sewers	\$ 233,522	\$ 4,664
Storm sewers	\$ 401,945	\$ 1,582
Road	\$ 638,213	\$15,860
Street lights	\$ 65,783	\$ 2,800
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 55,110	\$ 4,342
Totals	\$1,724,789	\$36,528

() Annual Operating Costs derived from the 2009-2013 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.

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Communications Plan

The pertinent City departments will be notified of the assumption of these subdivisions.

Purpose

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

Background - Analysis and Options

The Royale Villa Subdivisions, Phases 3 and 4, Plan of Subdivisions 65M-3774 and 65M-4029 are a residential development comprised of 102 single lots and 10 part lots, located on the west side of Fossil Hill Road, and south of Major Mackenzie Drive in Ward 3 as shown on Attachment No.1.

The Subdivision Agreements with Royale Villa Development Inc. were executed on December 18, 2003 and August 14 2006, and the Plans of Subdivisions were subsequently registered on September 16, 2004 and December 13, 2007. The construction of the roads and municipal services in Plans 65M-3774 and 65M-4029 was substantially completed in September 2012.

The Developer has maintained the municipal services in the subdivisions during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivisions has been certified by the Developer's Engineering Consultant.

All documentation required by the Subdivision Agreements for assumption has been submitted. Development/Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in these subdivisions and are now satisfied with the extent of the works. Accordingly, the Developer has requested that the roads and municipal services in these subdivisions be assumed by the City.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Building Standards, Parks Development, Parks Operations and Forestry and Clerks. The Public Works Department has requested that the Municipal Letter of Credit for subdivision 65M-3774 be reduced to \$20,000 pending the developer reimbursing the City for some camera work which was recently completed but not yet invoiced. Following the payment of this invoice, the letter of credit will be released.

The Reserves and Investments Department has confirmed that all of the City's financial requirements associated with these subdivisions have been satisfied subject to the reimbursement of the final invoice for underground camera work for subdivision 65M-3774.

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.

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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 Royale Villa Development Inc. Plans of Subdivision 65M-3774 and 65M-4029 has been completed in accordance with the respective Subdivision Agreements. Accordingly, it is appropriate that the roads and municipal services in 65M-3774 and 65M-4029 be assumed and the Municipal Services Letter of Credit be released for 65M-4029 and reduced to \$20,000 for 65M-3774 pending the payment of an invoice related to underground camera work. Once the City has received this payment the letter of credit will be released.

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 - NOVEMBER 26, 2013

ASSUMPTION – ROYALE VILLA SUBDIVISION, PHASE 3 & 4 PLAN OF SUBDIVISION 65M-3774 AND 65M-4029 (19T-89081) WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE & WESTON ROAD

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 Agreements for Plans 65M-3774 and 65M-4029;
2. That the Municipal Services Letters of Credit for Plan 65M-4029 be released; and
3. That the Municipal Services Letters of Credit for Plan 65M-3774 be reduced to \$20,000 until payment is received for a final invoice associated with in-sewer camera work. Once the City has received this payment, the 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 City standards which include consideration for sustainability.

Economic Impact

Upon assumption of these subdivisions, approximately 2 lane kilometers 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 \$ 1,724,789 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$ 36,528 shown on the following chart:

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() Annual Operating Costs derived from the 2009-2013 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 these subdivisions.

Purpose

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

Background - Analysis and Options

The Royale Villa Subdivisions, Phases 3 and 4, Plan of Subdivisions 65M-3774 and 65M-4029 are a residential development comprised of 102 single lots and 10 part lots, located on the west side of Fossil Hill Road, and south of Major Mackenzie Drive in Ward 3 as shown on Attachment No.1.

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The Developer has maintained the municipal services in the subdivisions during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivisions has been certified by the Developer's Engineering Consultant.

All documentation required by the Subdivision Agreements for assumption has been submitted. Development/Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in these subdivisions and are now satisfied with the extent of the works. Accordingly, the Developer has requested that the roads and municipal services in these subdivisions be assumed by the City.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Building Standards, Parks Development, Parks Operations and Forestry and Clerks. The Public Works Department has requested that the Municipal Letter of Credit for subdivision 65M-3774 be reduced to \$20,000 pending the developer reimbursing the City for some camera work which was recently completed but not yet invoiced. Following the payment of this invoice, the letter of credit will be released.

The Reserves and Investments Department has confirmed that all of the City's financial requirements associated with these subdivisions have been satisfied subject to the reimbursement of the final invoice for underground camera work for subdivision 65M-3774.

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 development.

Conclusion

The construction of the roads and municipal services associated with the Royale Villa Development Inc. Plans of Subdivision 65M-3774 and 65M-4029 has been completed in accordance with the respective Subdivision Agreements. Accordingly, it is appropriate that the roads and municipal services in 65M-3774 and 65M-4029 be assumed and the Municipal Services Letter of Credit be released for 65M-4029 and reduced to \$20,000 for 65M-3774 pending the payment of an invoice related to underground camera work. Once the City has received this payment the letter of credit will be released.

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Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
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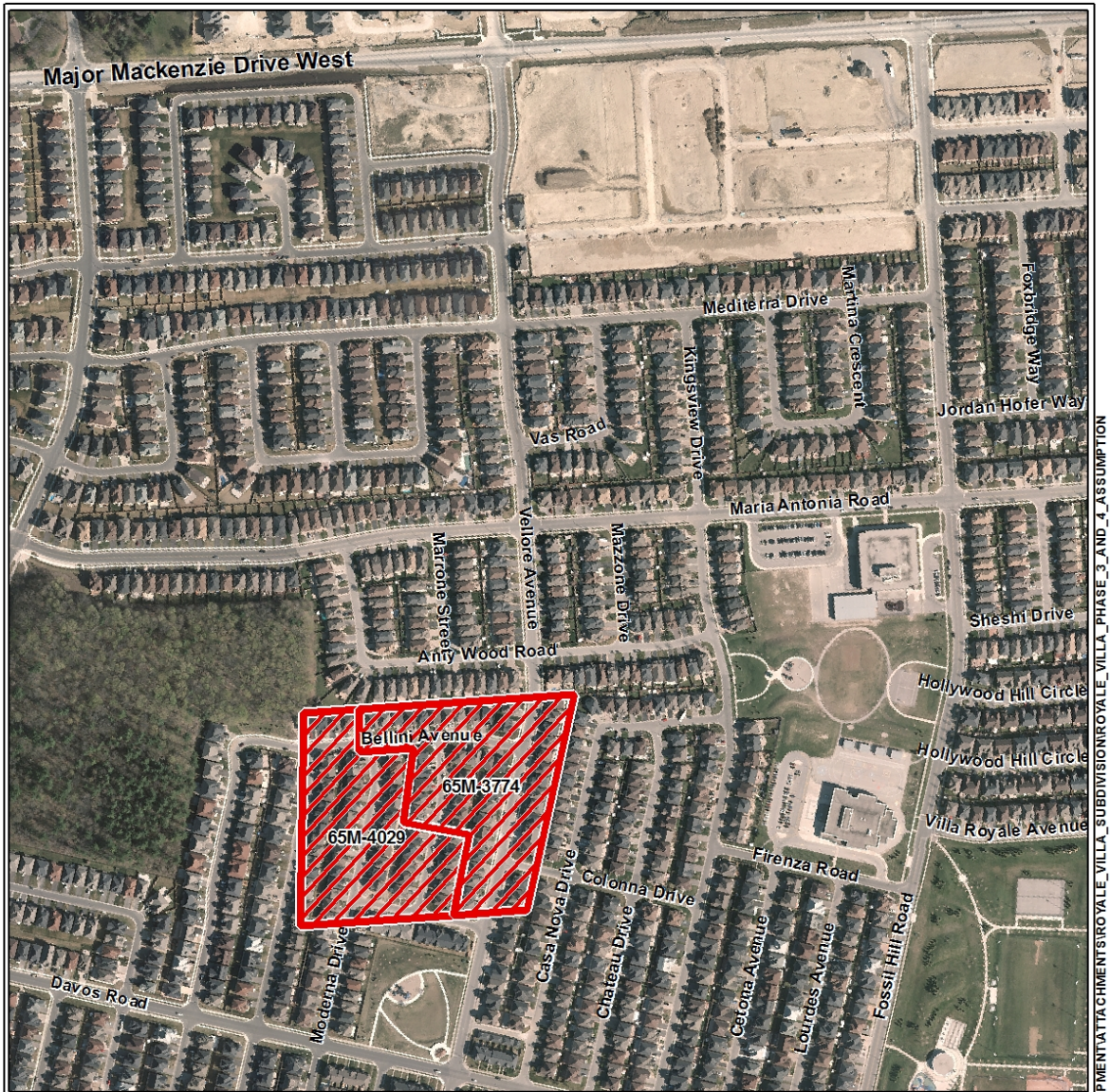
Respectfully submitted,

Paul Jankowski, P. Eng.
Commissioner of Engineering and Public Works

Andrew Pearce, C.E.T.
Director of Development/
Transportation Engineering

OM

ATTACHMENT No. 1



ASSUMPTION **ROYALE VILLA SUBDIVISION** **19T- 89081, PHASE 3 & 4,** **65M - 3774 & 65M - 4029**

LOCATION: Part of Lot 19, Concession 6

LEGEND

 SUBJECT LANDS (PHASE 3 & 4)

Note: Aerial photography acquired in spring, 2012



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 158-2013

A By-law to assume Municipal Services in Royale Villa Subdivision, Phase 3 and 4 19T-89081, Registered Plan 65M-3774 and 65M-4029.

WHEREAS the Subdivision Agreement between the City of Vaughan and Royale Villa Development Inc. 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-3774 and 65M-4029, 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-3774 and 65M-4029, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Royale Villa Development Inc. dated December 17, 2003 (Phase 3) and August 14, 2006 (Phase 4) be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 10th day of December, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk