

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 18, 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.

18

ASSUMPTION – VILLAGGIO SUBDIVISION PLAN OF SUBDIVISION 65M-3375 (19T-95092) WARD 2 - VICINITY OF HIGHWAY 27 & LANGSTAFF 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 roads and municipal services that are set out in the Subdivision Agreement for Plan 65M-3375 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 2.2 lane kilometers of roadway and associated municipal services including storm and sanitary sewers, watermain, street lighting, sidewalk, trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$1,593,546 and will incur the normal expense associated with the annual operation and maintenance activities of approximately \$40,241 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$201,923	\$ 7,810
Storm sewers	\$382,268	\$ 1,717
Sanitary Sewers	\$444,719	\$ 5,060
Road	\$411,941	\$17,205
Street lights	\$ 35,837	\$ 3,720
Trees	\$116,858	\$ 4,729
Totals	\$1,593,546	\$40,241

() Annual Operating Costs derived from the 2009-2013 Public Works Operating Budget and the Parks & Forestry Operations Department.*

The life cycle costs associated with this additional infrastructure will be included 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

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Item 18, CW Report No. 52 – Page 2

Purpose

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

Background - Analysis and Options

The Villaggio Subdivision is located east of Highway 27 and North of Langstaff Road in Ward 2 as illustrated on Attachment No. 1. The Subdivision is comprised of 125 residential lots, a park block and a storm water management facility.

The Subdivision Agreement with Dewberry Construction Ltd. was executed on October 20, 1999, and the Plan of Subdivision was subsequently registered on November 12, 1999. The construction of the roads and municipal services in Plan 65M-3375 was substantially completed in October 2002.

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

All documentation required by the Subdivision Agreement 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 the subdivision and are now satisfied with the extent of the works.

The Commissioner of Engineering and Public Works has received clearance from the following City Departments including Building Standards, Parks Development, Parks & Forestry Operations, Public Works, Development Planning 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, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City, and that the development securities held by the City 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 Villaggio Subdivision, Plan 65M-3375, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3375 be assumed and the Municipal Services Letter of Credit be released.

CITY OF VAUGHAN

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Item 18, CW Report No. 52 – Page 3

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

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Report prepared by:

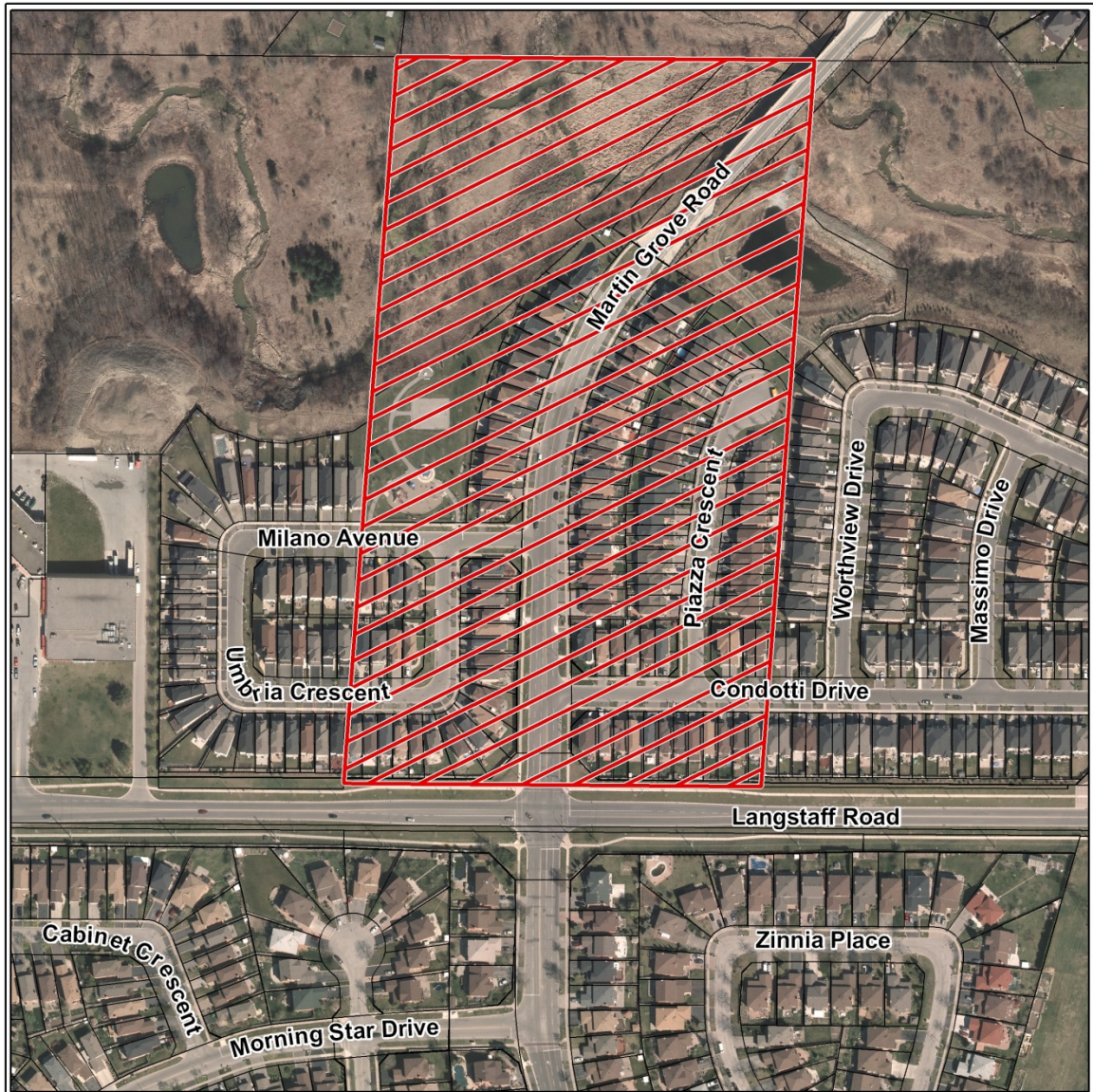
Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

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

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

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION VILLAGGIO DEWBERRY SUBDIVISION 19T-95092/65M-3375

LOCATION: Part of Lot 11, Concession 8

LEGEND

 SUBJECT LANDS

Note: Aerial photography acquired in spring, 2012



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 159-2013

A By-law to assume Municipal Services in Villaggio Subdivision, 19T-95092, Registered Plan 65M-3375.

WHEREAS the Subdivision Agreement between the City of Vaughan and Dewberry Construction Ltd. 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-3375, 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-3375, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Dewberry Construction Ltd. dated October 20, 1999, 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

Authorized by Item No. 18 of Report No. 52
of the Committee of the Whole
Adopted by Vaughan City Council on
December 10, 2013