

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

Item 21, 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.

**21 PARTIAL ASSUMPTION – ANDRIDGE HOMES SUBDIVISION, PHASE 2  
PLANS OF SUBDIVISION 65M-4016, 4019 AND 4133 (19T-99V08)  
WARD 4, VICINITY OF TESTON ROAD AND BATHURST STREET**

The Committee of the Whole recommends:

- 1) That 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, be approved; and
- 2) That Attachment 2 be replaced with revised Attachment 2 contained in Communication C4, from the Director of Development / Transportation Engineering, dated November 22, 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 Agreement for that portion of Plans 65M-4016, 4019 and 4133 as described on Attachment No.2; and
2. THAT the value of the Municipal Services Letter of Credit be adjusted to secure Andridge Homes remaining obligations under the terms of the Subdivision Agreement.

**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 0.9 kilometers of roadway and associated municipal services including sanitary and storm sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$2,340,380 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$33,440 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 414,200	\$ 6,110
Sanitary sewers	\$ 212,670	\$ 3,960
Storm sewers	\$ 694,860	\$ 1,340
Road	\$ 791,600	\$ 3,450
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 107,340	\$ 5,700
Street lights	\$ 119,710	\$ 2,880
Totals	\$2,340,380	\$33,440

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

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

#### **Item 21, CW Report No. 52 – Page 2**

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.

#### **Purpose**

The purpose of this report is to inform Council that part of the municipal services completed pursuant to the Phase 2 Subdivision Agreement between Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited Andridge homes limited Inc. (Andridge Homes) and the City are complete and can be considered for assumption by the City.

#### **Background - Analysis and Options**

The Andridge Homes Phase 2 Subdivision, Plans of Subdivision 65M-4016, 4019 and 4133 is comprised of 91 residential lots and a Parkette, and is located south of Teston Road and west of Bathurst Street in Ward 4 as shown on Attachment No.1.

The Phase 2 Subdivision Agreement with Andridge Homes was executed on August 15, 2007 and the Plans of Subdivision were subsequently registered on September 14, 2007. The construction of the majority of the roads and municipal services in Plan 65M-4016, 4019 and 4133 was completed in January 2012.

The Andridge Phase 2 subdivision servicing works were staged in two construction phases. The municipal services in the first construction phase as described on Attachment No.2 are now completed. It is anticipated that the works associated with the second construction phase of the subdivision will be completed in late 2014. The Developer has maintained the municipal services in the first construction phase of this 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. Accordingly, the Developer has requested that the roads and municipal services in the first construction phase of the subdivision be assumed by the City.

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 generally satisfied with the extent of the works.

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 and Forestry Operations, Public Works, and Clerks.

The Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

#### **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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013**

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**Regional Implications**

The Region of York have conducted their own inspection of municipal services located within the Bathurst Street right of way and have found the works to be satisfactory.

**Conclusion**

The construction of the roads and municipal services associated with the first construction phase of the Andridge Homes Phase 2, Plans of Subdivision 65M-4016, 4019 and 4133 as listed on Attachment No.2 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in construction phase 1 of Plans 65M-4016, 4019 and 4133 be assumed and the Municipal Services Letter of Credit be adjusted to secure Andridge Homes remaining obligations under the terms of the Subdivision Agreement.

**Attachments**

1. Location Map
2. List of Municipal Services to be Assumed

**Report prepared by:**

Kevin Worth – Engineering Technologist - Development, ext. 8670  
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.)



## memorandum

c <u>4</u>
Communication
CW: <u>Nov 26/13</u>
Item: <u>21</u>

**DATE:** November 22, 2013

**TO:** Hounourable Maurizio Bevilacqua and Members of Council

**FROM:** Andrew Pearce

**RE:** **Communication**  
**PARTIAL ASSUMPTION – ANDRIDGE HOMES SUBDIVISION, PHASE 2**  
**PLANS OF SUBDIVISION 65M-4016, 4019 AND 4133 (19T-99V08)**  
**WARD 4, VICINITY OF TESTON ROAD AND BATHURST STREET**  
**Committee of the Whole, Report No.52- Agenda Item No. 21**

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It has been brought to staff's attention that Attachment No. 2 to the Committee of the Whole, Report No.52- Agenda Item No. 21 is referencing the wrong plan of subdivision (Plan 65M-3893).

Please find attached a revised Attachment No. 2 referencing the correct Plan of Subdivision 65M-4019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Andrew Pearce'.

Andrew Pearce

Director, Development / Transportation Engineering  
(Extension 8255)

Copy: Barbara Cribbitt, Interim City Manager  
Jeffery A. Abrams, City Clerk  
Paul Jankowski, Commissioner of Engineering and Public Works  
John Henry, Acting Commissioner of Finance and City Treasurer  
John MacKenzie, Commissioner of Planning  
Marlon Kallideen, Commissioner of Community Services  
MaryLee Farrugia, Commissioner of Legal and Administrative Services  
Joseph Pittari, Commissioner of Strategic and Corporate Service

## **ATTACHMENT No.2**

### **MUNICIPAL SERVICES TO BE ASSUMED**

#### **Andridge Phase 2 – Partial Assumption**

##### **Plan 65M-4016**

Lots 1 to 50 inclusive, and Blocks 118 to 151, and 153 to 155 inclusive on Plan 65M-4016

Sir Angelo Way (from Phase 1 limit to Sweet Anna Court)

Lady Veronica Lane (from Phase 1 limit to Sweet Anna Court)

Sweet Anna Court (from Sir Angelo Way to Zoran Lane)

Zoran Lane (from Vanda Drive to Sweet Anna Court)

Vanda Drive (from north limit to Sweet Anna Court)

Aaron Goodbaum Court

##### **Plan 65M-4133**

Lots 4 to 7 inclusive on Plan 65M-4133

##### **Plan 65M-4019**

Lot 11 to 32 inclusive, and Blocks 52 to 55 inclusive on Plan 65M-4019.

Rivermill Crescent (from Phase 1 limit at Lot 11 to Phase 1 limit at Lot 28)

Donzi Lane (from Phase 1 limit to Rivermill Crescent)

## **COMMITTEE OF THE WHOLE - NOVEMBER 26, 2013**

### **PARTIAL ASSUMPTION – ANDRIDGE HOMES SUBDIVISION, PHASE 2 PLANS OF SUBDIVISION 65M-4016, 4019 AND 4133 (19T-99V08) WARD 4, VICINITY OF TESTON ROAD AND BATHURST STREET**

#### **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 Agreement for that portion of Plans 65M-4016, 4019 and 4133 as described on Attachment No.2; and
2. THAT the value of the Municipal Services Letter of Credit be adjusted to secure Andridge Homes remaining obligations under the terms of the Subdivision Agreement.

#### **Contribution to Sustainability**

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#### **Economic Impact**

Upon assumption of this subdivision, approximately 0.9 kilometers of roadway and associated municipal services including sanitary and storm sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$2,340,380 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$33,440 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 this subdivision.

## **Purpose**

The purpose of this report is to inform Council that part of the municipal services completed pursuant to the Phase 2 Subdivision Agreement between Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited Andridge homes limited Inc. (Andridge Homes) and the City are complete and can be considered for assumption by the City.

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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 generally satisfied with the extent of the works.

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 and Forestry Operations, Public Works, and Clerks.

The Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

## **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**

The Region of York have conducted their own inspection of municipal services located within the Bathurst Street right of way and have found the works to be satisfactory.

## **Conclusion**

The construction of the roads and municipal services associated with the first construction phase of the Andridge Homes Phase 2, Plans of Subdivision 65M-4016, 4019 and 4133 as listed on Attachment No.2 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in construction phase 1 of Plans 65M-4016, 4019 and 4133 be assumed and the Municipal Services Letter of Credit be adjusted to secure Andridge Homes remaining obligations under the terms of the Subdivision Agreement.

## **Attachments**

1. Location Map
2. List of Municipal Services to be Assumed

## **Report prepared by:**

Kevin Worth – Engineering Technologist - Development, ext. 8670  
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

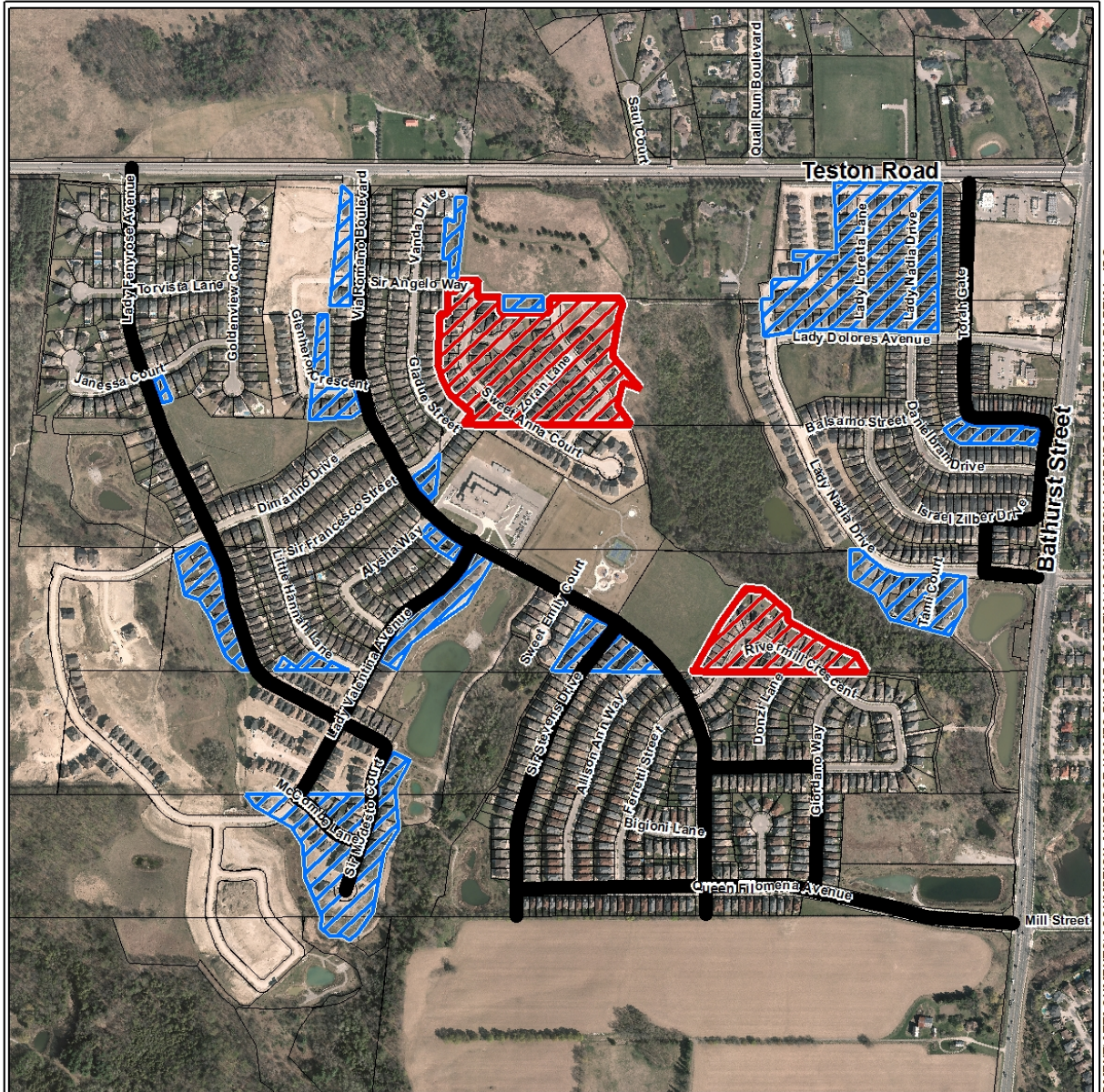
Respectfully submitted,

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

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





# ATTACHMENT No. 1



**ASSUMPTION**  
**ANDRIDGE HOMES LIMITED, ANDRIDGE HOMES THREE LIMITED, ANDRIDGE HOMES FOUR LIMITED, ANDRIDGE HOMES FIVE LIMITED**  
**19T-99V08 - PHASE 2 (BLOCK 12) PARTIAL**  
**65M-4016, 65M-4019 & 65M-4133**

**LEGEND**

-  SPINE ROADS
-  SUBJECT LANDS
-  EXCLUDED LANDS (PHASE 2) FUTURE

LOCATION: Part of Lots 23, 24 & 25, Concession 2

Note: Aerial photography acquired Spring, 2012



NOT TO SCALE

# **ATTACHMENT No.2**

## **MUNICIPAL SERVICES TO BE ASSUMED**

### **Andridge Phase 2 – Partial Assumption**

#### **Plan 65M-4016**

Lots 1 to 50 inclusive, and Blocks 118 to 151, and 153 to 155 inclusive on Plan 65M-4016

Sir Angelo Way (from Phase 1 limit to Sweet Anna Court)

Lady Veronica Lane (from Phase 1 limit to Sweet Anna Court)

Sweet Anna Court (from Sir Angelo Way to Zoran Lane)

Zoran Lane (from Vanda Drive to Sweet Anna Court)

Vanda Drive (from north limit to Sweet Anna Court)

Aaron Goodbaum Court

#### **Plan 65M-4133**

Lots 4 to 7 inclusive on Plan 65M-4133

#### **Plan 65M-4019**

Lot 11 to 32 inclusive, and Blocks 52 to 55 inclusive on Plan 65M-4019 together with Block 113 to 122 on Plan 65M-3893.

#### **Plan 65M-3893**

Rivermill Crescent (from Phase 1 limit at Lot 11 to Phase 1 limit at Lot 28)

Donzi Lane (from Phase 1 limit to Rivermill Crescent)

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 162-2013**

**A By-law to partially assume Municipal Services in Andridge Homes Subdivision Phase 2, 19T-99V08, Registered Plan 65M-4016, 65M-4019 and 65M-4133.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Andridge Homes Limited / Andridge Homes Three Limited / Andridge Homes Four Limited / Andridge Homes Five Limited 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-4016, 65M-4019 and 65M-4133, 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-4016, 65M-4019 and 65M-4133, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Andridge Homes Limited / Andridge Homes Three Limited / Andridge Homes Four Limited / Andridge Homes Five Limited dated August 15, 2007, be and they are hereby partially assumed as public services.

Enacted by City of Vaughan Council this 10<sup>th</sup> day of December, 2013.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

Authorized by Item No. 21 of Report No. 52  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
December 10, 2013