

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 5, Report No. 41, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 9, 2014.

**5 ASSUMPTION – BRALAWN SUBDIVISION (NORTH)
 PLAN OF SUBDIVISION 65M-4140 (19T-97V23)
 WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development/Transportation Engineering, dated December 2, 2014:

Recommendation

The Commissioner of 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 Plan 65M-4140, 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 1.4 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 \$ 1,013,890 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$32,382 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 189,552	\$ 5,126
Sanitary sewers	\$117,827	\$ 3,321
Storm sewers	\$232,337	\$ 1,127
Road	\$251,845	\$11,293
Streetlights	\$142,979	\$ 2,520
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 79,350	\$ 8,995
Totals	\$1,013,890	\$32,382

() Estimated Annual Operating Costs based on information from Public Works and the 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.

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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 Bralawn Developments Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Bralawn Subdivision (North), Plan of Subdivision 65M-4140 is a 118 lot residential development located in the southeast quadrant of Major Mackenzie Drive and Pine Valley Drive in Ward 3 as shown on Attachment No.1.

The Subdivision Agreement with Bralawn Developments Inc. was executed on May 8, 2009 and the Plan of Subdivision was subsequently registered on August 20, 2009. The construction of the roads and municipal services in Plan 65M-4140 was substantially completed on November 28, 2012.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all noted deficiencies. Development inspection staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary final inspections of the municipal services in the subdivision and are now satisfied with the extent of the works. 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 and found acceptable.

Clearances have been received from all pertinent City Departments including Development/Transportation Engineering, Development Planning, Building Standards, Parks Development, Parks Operations and Forestry, Public Works, and Clerks.

In addition, the Development Finance and 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

While this development is adjacent to Major Mackenzie Drive, all regional road deliverable items are subject to the Block 39 Spine Services Agreement. Consequently, there are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

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Conclusion

The construction of the roads and municipal services associated with the Bralawn Subdivision (North) Plan of Subdivision 65M-4140 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-4140 be assumed and the municipal services letter of credit 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 - DECEMBER 2, 2014

ASSUMPTION – BRALAWN SUBDIVISION (NORTH) PLAN OF SUBDIVISION 65M-4140 (19T-97V23) WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE

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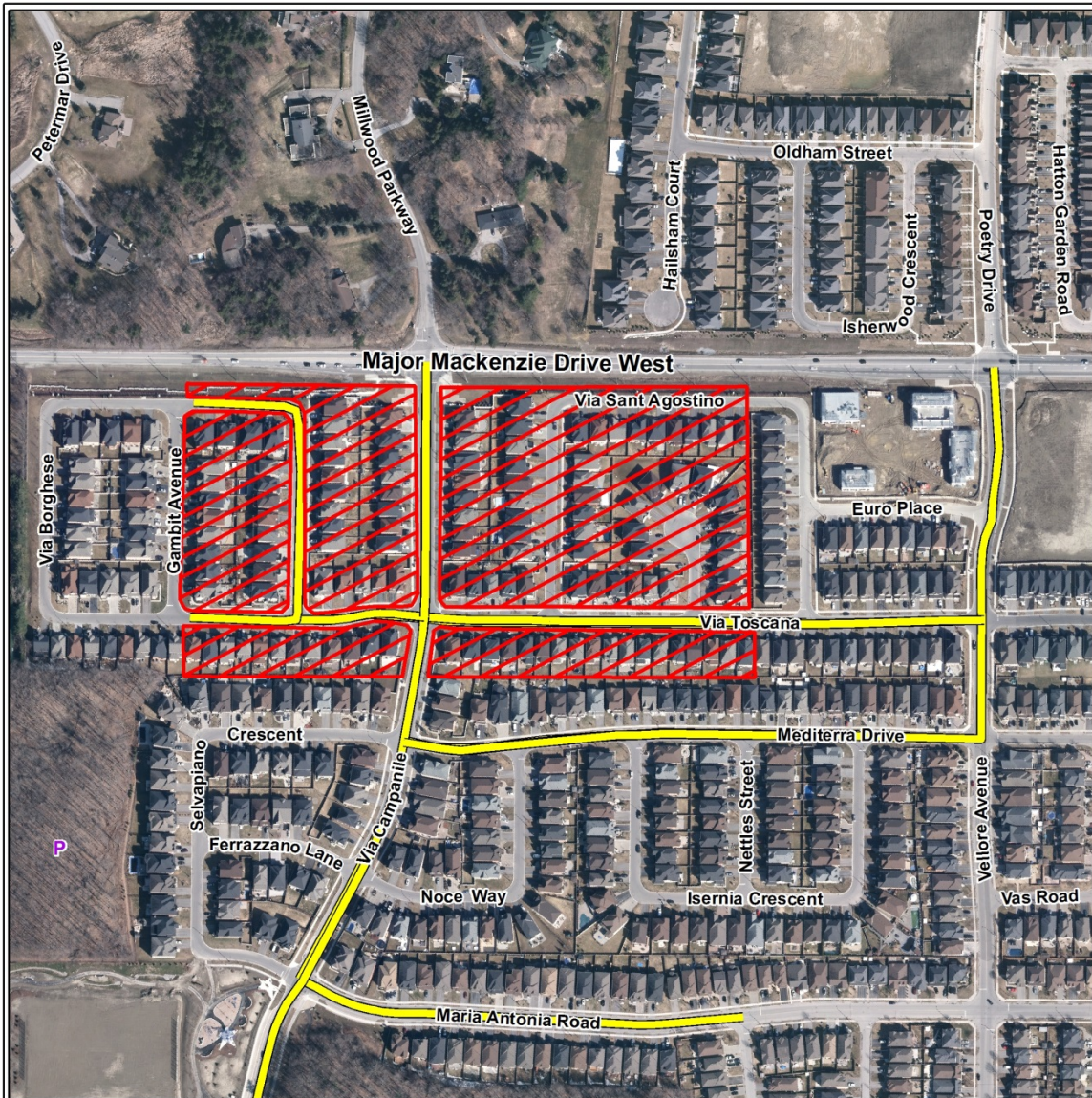
Respectfully submitted,

Paul Jankowski
Commissioner of Public Works

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

OM

ATTACHMENT No.1



ASSUMPTION **BRALAWN SUBDIVISION (NORTH)** **19T-97V23 (65M-4140)**

LEGEND



Subject Lands



Spine Roads & Municipal Services Covered Under Separate Agreement

Note: Aerial photography acquired Spring, 2014

LOCATION: Part of Lots 20, Concession 6



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 157-2014

A By-law to assume Municipal Services in Bralawn Subdivision (North), 19T-97V23, Registered Plan 65M-4140.

WHEREAS the Subdivision Agreement between the City of Vaughan and Bralawn Developments Inc. provides for the installation of certain public services.

AND WHEREAS the Commissioner of Public Works has received certification that the services in Registered Plan 65M-4140, 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-4140, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Bralawn Developments Inc. dated May 8, 2009, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 9th day of December, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk