

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014**

Item 7, 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.

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#### **ASSUMPTION – SAUL COURT SUBDIVISION PLAN OF SUBDIVISION 65M-3458 (19T-86041) WARD 1 - VICINITY OF TESTON ROAD AND BATHURST STREET**

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-3458; and
2. That the Municipal Services Letter of Credit be reduced to \$4,800 to guarantee the continued maintenance of a remnant parcel of land (Block 9) in the Plan. The Letter of Credit shall be released after a period of four (4) years from the date of assumption or when the lands are developed in conjunction with the adjacent property, whichever occurs first.

##### **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 0.3 lane kilometers of roadway and associated municipal services including watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$292,440 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$5,270 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 65,710	\$1,070
Storm sewers	\$ 60,630	\$ 230
Road	\$136,990	\$2,350
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 10,110	\$ 780
Streetlighting	\$ 19,000	\$ 840
Totals	\$292,440	\$5,270

*(\*) 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.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014**

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#### **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 the municipal services constructed pursuant to the Subdivision Agreement between 876450 Ontario Limited and the City are complete and can be considered for assumption by the City.

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

The Saul Court Subdivision, Plan of Subdivision 65M-3458 is comprised of 4 estate residential lots located north of Teston Road and west of Bathurst Street in Ward 1 as shown on Attachment No.1. The lots in the subdivision are serviced by municipal water and private wastewater septic systems.

The Subdivision Agreement with 876450 Ontario Limited was executed on August 21, 2000 and the Plan of Subdivision was subsequently registered on November 21, 2000. The construction of the roads and municipal services in Plan 65M-3458 was considered substantially complete on February 27, 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. All documentation required by the Subdivision Agreement for assumption has been submitted. In addition, 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, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works. It is important to note the top coat of asphalt was placed on the road in this subdivision in 2008. Given that the asphalt on the road is now approximately six years old, it is showing normal signs of wear.

#### **Financial securities to be held after assumption for the continued maintenance of a parcel of undeveloped land.**

The subdivision agreement requires the Developer to maintain (cut grass) a remnant parcel of land, described as Block 9 in the Plan, until it is developed in conjunction with the abutting lands. The provisions in the agreement do not specify a time limit for this maintenance obligation. Accordingly, staff is recommending that the Municipal Services Letter of Credit be reduced to \$4,800 to guarantee the maintenance of these lands and held for four (4) years after assumption or until the lands are developed, whichever occurs first.

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

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014**

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#### **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**

All regional implications have been satisfied as they have conducted their own inspection of municipal services located within the Teston Road right of way and have found the works to be satisfactory.

#### **Conclusion**

The construction of the roads and municipal services associated with the Saul Court Subdivision 65M-3458, has been completed in accordance with the Subdivision Agreement. Accordingly, it is recommended that the roads and municipal services in 65M-3458 be assumed and the Municipal Services Letter of Credit be reduced to \$4,800 to guarantee the maintenance of a remnant parcel of land (Block 9) in the Plan. The Letter of Credit will be released after a period of four (4) years from the date of assumption has lapsed or until Block 9 is developed in conjunction with the abutting lands, whichever occurs first.

#### **Attachments**

1. Location Map

#### **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.)

## **COMMITTEE OF THE WHOLE - DECEMBER 2, 2014**

### **ASSUMPTION – SAUL COURT SUBDIVISION PLAN OF SUBDIVISION 65M-3458 (19T-86041) WARD 1, VICINITY OF TESTON ROAD AND BATHURST STREET**

#### **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-3458; and
2. That the Municipal Services Letter of Credit be reduced to \$4,800 to guarantee the continued maintenance of a remnant parcel of land (Block 9) in the Plan. The Letter of Credit shall be released after a period of four (4) years from the date of assumption or when the lands are developed in conjunction with the adjacent property, whichever occurs first.

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

Respectfully submitted,

Paul Jankowski  
Commissioner of Public Works

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

KW



# ATTACHMENT No.1



## ASSUMPTION SAUL COURT SUBDIVISION 876450 ONTARIO LIMITED 65M-3458, 19T-86041

### LEGEND

 SUBJECT LANDS

Note: Aerial photography acquired Spring, 2013

LOCATION: Part of Lot 26, Concession 2



NOT TO SCALE

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 159-2014**

**A By-law to assume Municipal Services in Saul Court Subdivision, 19T-86041, Registered Plan 65M-3458.**

WHEREAS the Subdivision Agreement between the City of Vaughan and 876450 Ontario Limited 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-3458, 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-3458, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and 876450 Ontario Limited dated July 4, 1994, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 9<sup>th</sup> day of December, 2014.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk