

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 11, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2013.

11

ASSUMPTION – PRINCETON VILLAGE

19T-05V04 / 65M-3952

WARD 3 VICINITY OF WESTON ROAD AND RUTHERFORD ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 15, 2013:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3952, 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 0.2 kilometers of roadway and associated municipal services including sanitary sewers, watermain, sidewalk, trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$191,253 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$19,478 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 17,915	\$2,001
Storm sewers	\$ 35,953	\$ 362
Sanitary Sewers	\$ 23,782	\$1,918
Road	\$ 95,303	\$3,128
Street lights	NA	NA
Trees	\$ 18,300	\$310
Totals	\$ 18,300	\$19,478

() Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary 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.

Purpose

This report pertains to the assumption of the municipal services in Plan of Subdivision 65M-3952 by the City.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 11, CW Report No. 1 – Page 2

Background - Analysis and Options

The Princeton Village Subdivision is a residential subdivision comprising of 8 partial townhouse blocks. The 0.82 hectare site is located north of Rutherford Road and west of Weston Road as illustrated on Attachment No 1.

The Subdivision Agreement with St. Magnus Developments Inc. as executed on November 1, 2006, and the Plan of Subdivision was subsequently registered on January 29, 2007. The construction of the roads and municipal services in Plan 65M-3952 was completed in October 2008.

The Developer 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 was certified by the Developer's Engineering Consultant. 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.

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 Development Planning, Building Standards, Parks Development, Parks & Forestry Operations, Public Works, and Clerks. In addition, the Reserves 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

Regional staff has advised that they are satisfied with the works along Weston Road and have no objections to the City assuming the services.

Conclusion

The construction of the roads and municipal services associated with the Princeton Village Subdivision 65M-3952 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3952 be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 11, CW Report No. 1 – Page 3

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 - JANUARY 15, 2013

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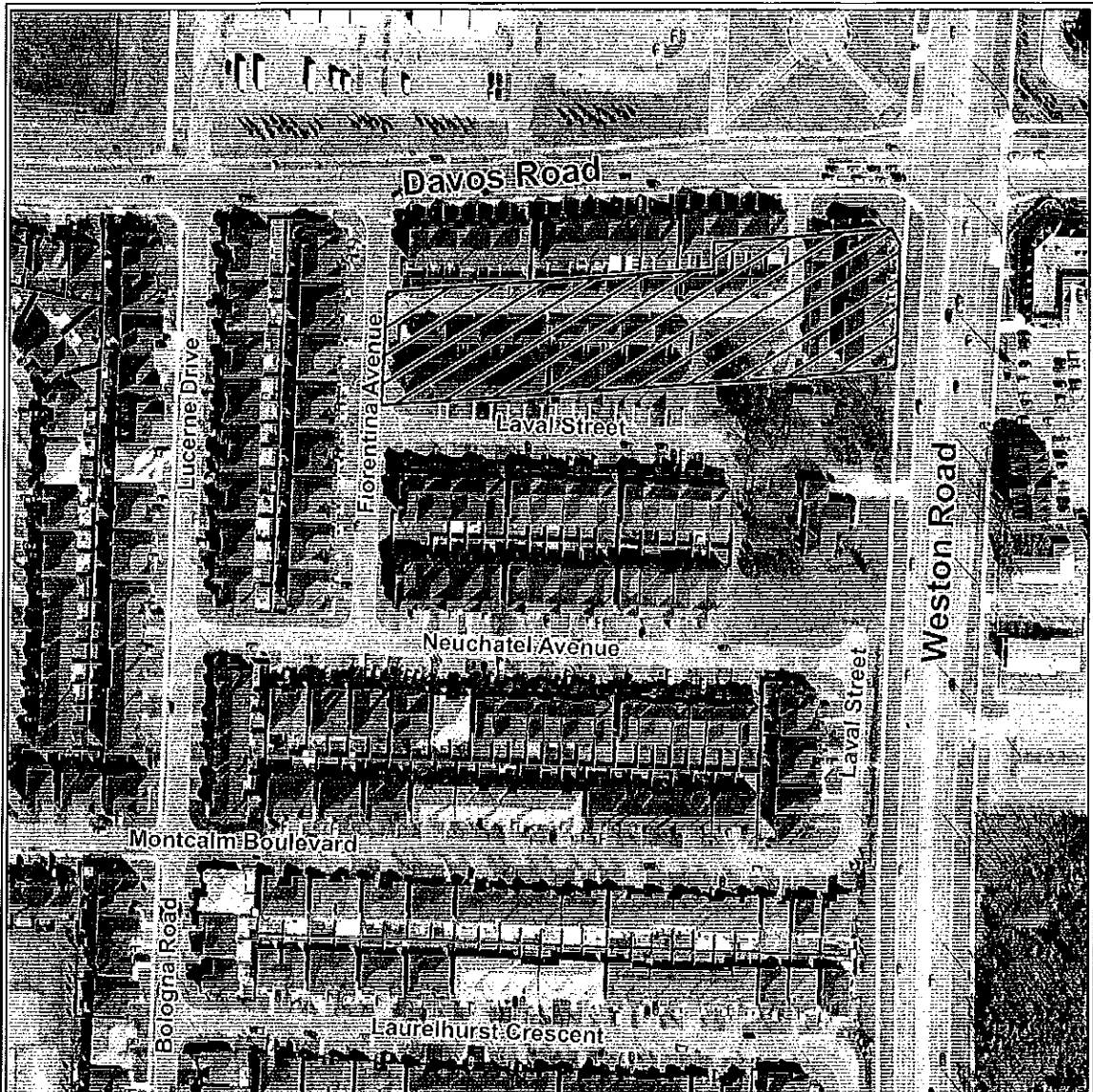
Respectfully submitted,

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

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


OM/vp

ATTACHMENT No. 1



ASSUMPTION
PRINCETON VILLAGE SUBDIVISION
19T-05V04 - 65M-3952
(BLOCK 39)

LEGEND

 SUBJECT LANDS

LOCATION: Part of Lots 17 & 18, Concession 6

Note: Aerial photography acquired in spring, 2011



THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 003-2013

A By-law to assume Municipal Services in Princeton Village Subdivision, 19T-05V04, Registered Plan 65M-3952.

WHEREAS the Subdivision Agreement between the City of Vaughan and St. Magnus Developments 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-3952, 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-3952, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and St. Magnus Developments Inc. dated November 1, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 29th day of January, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk