

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013**

Item 12, 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.

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#### **ASSUMPTION – VELLORE VILLAGE ESTATES, PHASE VIII 19T-89024 / 65M-3950 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-3950, 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 0.3 kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$983,688 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$31,771 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$246,322	\$12,008
Storm sewers	\$260,486	\$ 543
Sanitary Sewers	\$198,659	\$11,510
Road	\$221,562	\$ 4,692
Street lights	\$ 16,764	\$ 1,080
Trees	\$ 39,895	\$ 1,938
Totals	\$ 983,688	\$31,771

*(\*) 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-3950 by the City.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013**

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

The Vellore Village Estates, Phase 8 Subdivision is a residential subdivision comprising of 20 semi-detached units, 36 town homes units and 49 lots. The 2.22 hectare site is located north of Rutherford Road and west of Weston Road as illustrated on Attachment No 1.

The Subdivision Agreement with 589915 Ontario Limited was executed on November 1, 2006, and the Plan of Subdivision was subsequently registered on January 22, 2007. The construction of the roads and municipal services in Plan 65M-3950 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 Vellore Village Estates, Phase 8 Subdivision 65M-3950 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3950 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**

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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

(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**

### **ASSUMPTION – VELLORE VILLAGE ESTATES, PHASE VIII**

**19T-89024 / 65M-3950**

### **WARD 3 VICINITY OF WESTON ROAD AND RUTHERFORD ROAD**

#### **Recommendation**

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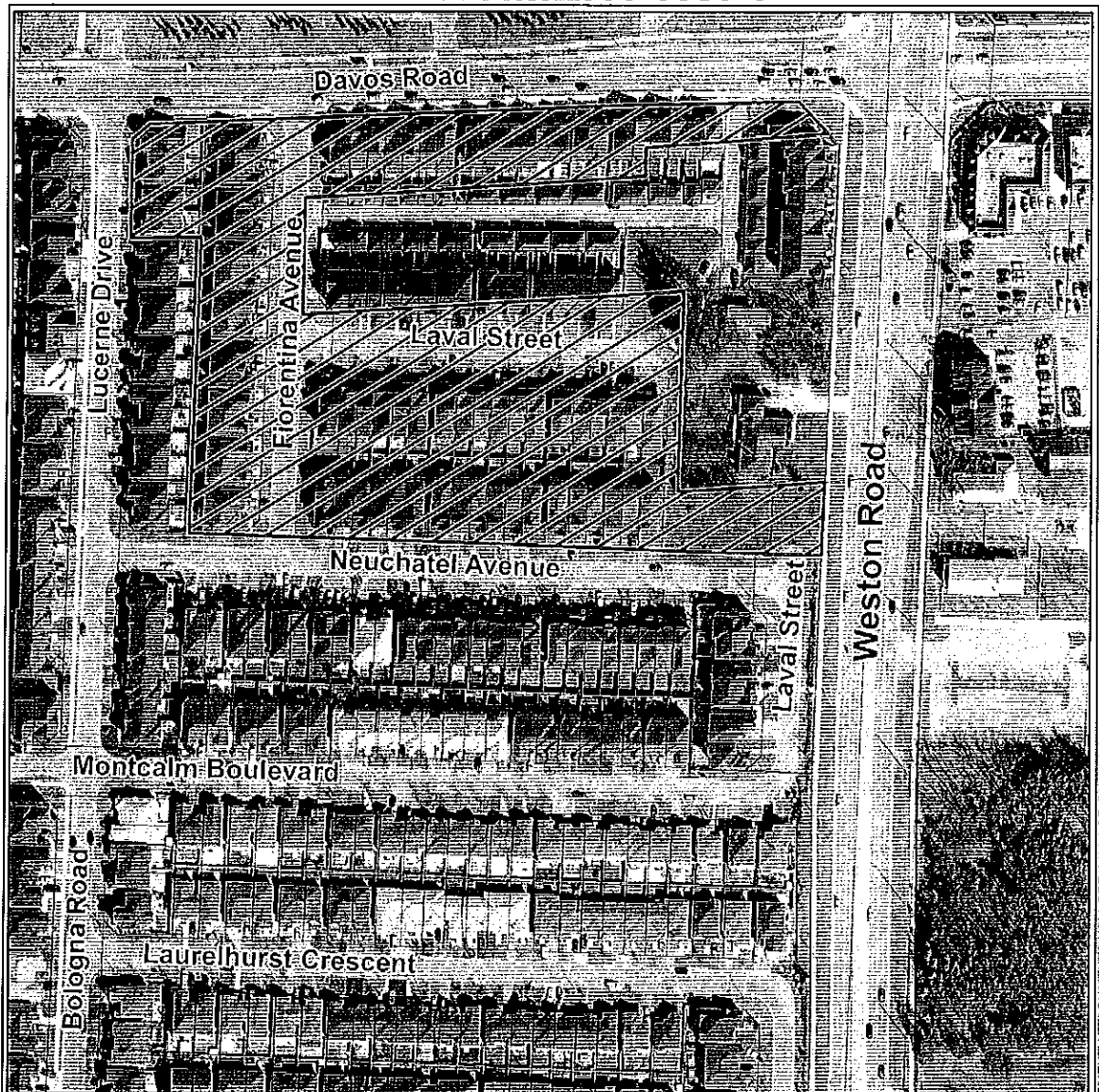
Respectfully submitted,

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 APPROVAL VELLORE VILLAGE PHASE 8

19T-89024 - 65M-3950

LOCATION: Part of Lots 17 & 18, Concession 6

### LEGEND

 SUBJECT LANDS

Note: Aerial photography acquired in spring, 2011



NOT TO SCALE

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 004-2013**

**A By-law to assume Municipal Services in Vellore Village Estates Subdivision, Phase VIII, 19T-89024, Registered Plan 65M-3950.**

WHEREAS the Subdivision Agreement between the City of Vaughan and 589915 Ontario 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-3950, 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-3950, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and 589915 Ontario Limited dated November 1, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 29<sup>th</sup> day of January, 2013.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

Authorized by Item No. 12 of Report No. 1  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
January 29, 2013