

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012

Item 24, Report No. 33, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 25, 2012.

24

ASSUMPTION – MCNAUGHTON ROAD EAST EXTENSION DEVELOPMENT AGREEMENT-YORK MAJOR HOLDINGS INC. WARD 1 & 4 – VICINITY OF MAJOR MACKENZIE DRIVE AND KEELE STREET

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 4, 2012:

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 Development Agreement with York Major Holdings Inc., dated December 16, 2004, for the extension of McNaughton Road East, 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 6.4 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, boulevard trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$8,064,924 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$205,470 as shown on the following table:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 276,037	\$ 65,680
Storm sewers	\$ 1,352,884	\$ 2,970
Sanitary Sewers	\$ 1,067,819	\$ 62,960
Road	\$ 4,382,973	\$ 51,330
Street lights	\$ 525,000	\$ 9,000
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 460,211	\$ 13,530
Totals	\$8,064,924	\$205,470

() Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary 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 the municipal services associated with this development agreement

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012

Item 24, CW Report No. 33 – Page 2

Purpose

This report is to inform Council that the municipal services constructed pursuant to the development agreement between York Major Holdings Inc. and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The McNaughton Road Extension, Keele Street East to Major Mackenzie Drive development agreement encompasses the construction of the extension of the existing McNaughton Road east from Keele Street to Major Mackenzie Drive and Eaglet Court. It is located north of Major Mackenzie Drive and east of Keele Street, in Block 19 as shown on Attachment No.1.

The development agreement with York Major Holdings Inc. was executed on December 16, 2004, and was subsequently registered on November 14, 2005. Pursuant to the agreement, the construction of McNaughton Road was considered a growth related project and partially funded from City-wide Development Charges. The construction of these roads and municipal services were completed on September 26, 2007.

The Developer has maintained the municipal services within this development during the required minimum thirteen month maintenance period and has rectified all deficiencies. Accordingly, the Developer has requested that the roads and municipal services in this development be assumed by the City, and the Municipal Services Letter of Credit be released.

All documentation required by the development agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services and are now satisfied with the extent of the works.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development Planning, Building Standards, Parks Development, Parks Operations and Forestry, Public Works, and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this development have been satisfied.

Relationship to Vaughan Vision 2020

The construction and assumption of these 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

There are no Regional implications with respect to the assumption of the municipal works within this Agreement.

Conclusion

The construction of the roads and municipal services associated with the McNaughton Road Extension has been completed in accordance with the development agreement. Accordingly, it is appropriate that the roads and municipal services be assumed and the Municipal Services Letter of Credit be released.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012

Item 24, CW Report No. 33 – Page 3

Attachments

1. Location Map

Report prepared by:

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

KW

(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.)

**ASSUMPTION – MCNAUGHTON ROAD EAST EXTENSION
DEVELOPMENT AGREEMENT-YORK MAJOR HOLDINGS INC.
WARD 1 & 4 – VICINITY OF MAJOR MACKENZIE DRIVE AND KEELE STREET**

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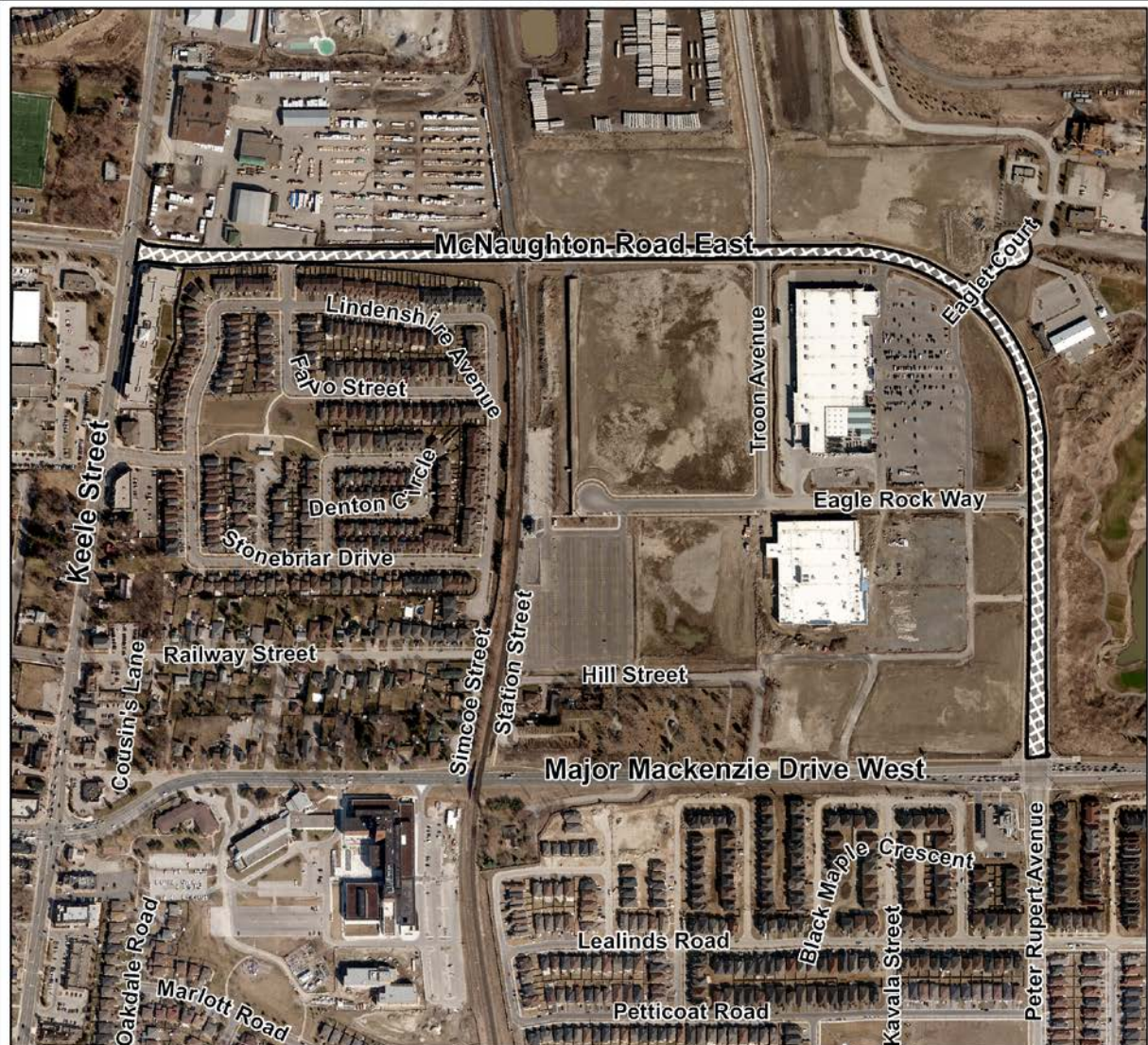
Respectfully submitted,

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

KW

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

ATTACHMENT No. 1



ASSUMPTION **MCNAUGHTON ROAD EAST EXTENSION** **YORK MAJOR HOLDINGS INC.**

LOCATION: Part of Lot 21 & 22.
Concession 3

LEGEND



MCNAUGHTON ROAD EAST EXTENSION (SUBJECT LANDS)



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 127-2012

A By-law to assume Municipal Services for the McNaughton Road East Extension, Keele Street East to Major Mackenzie Drive.

WHEREAS the Development Agreement between the City of Vaughan and York Major Holdings Inc. provides for the installation of certain public services.

AND WHEREAS the Commissioner of Engineering and Public Works has received certification that the services 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, more particularly described in the Development Agreement between The Corporation of the City of Vaughan and York Major Holdings Inc. dated December 16, 2004, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 25th day of September, 2012.

Regional Councillor Gino Rosati,
Deputy Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 24 of Report No. 33
of the Committee of the Whole
Adopted by Vaughan City Council on
September 25, 2012