

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012

Item 36, 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.

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#### **ASSUMPTION – WINDEMERE HEIGHTS PHASE 2**

19T- 87118 / 65M – 3041

#### **WARD 5 – VICINITY OF BATHURST STREET AND CENTRE 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 Subdivision Agreement for Plan 65M-3041 and that the Municipal Services Letter of Credit be released after the Owner has provided the City with a payment of \$8,000.00 for the future repair of one cracked storm sewer service connection tee fitting.

#### **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 0.1 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 \$56,680 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$9,940 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 2,100	\$ 4,000
Storm sewers	\$ 13,750	\$ 180
Sanitary Sewers	\$ 2,150	\$ 3,840
Road	\$ 31,000	\$ 1,560
Street lights	\$ 4,000	\$ 120
Trees	\$ 3,680	\$ 240
Totals	\$56,680	\$9,940

*(\*) 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**

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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 Carl F. Herrmann and Gloria M. Herrmann and the City, dated October 18, 1994 are complete and can be considered for assumption by the City.

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

The Windemere Heights Phase 2, Plan of Subdivision 65M-3041 is a 6 single lot residential development located north of Centre Street and east of Bathurst Street, in Block 2 as shown on Attachment No.1.

The Subdivision Agreement with Carl F. Herrmann and Gloria M. Herrmann was executed on October 18, 1994, and the Plan of Subdivision was subsequently registered on August 28, 1995. The construction of the roads and municipal services in Plan 65M-3041 was completed in 1998.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies with the exception of one (1) cracked service connection tee fitting.

The sewer systems within this subdivision were inspected by video camera as part of the normal assumption process. This recent inspection revealed a crack and a slightly protruding pipe on one storm sewer lateral connection on Downing Boulevard. The repair of this sewer lateral will require trenching into the roadway and replacing the entire tee fitting. Given that the top course of asphalt was placed in 2005 and is in good shape, and the deficiencies in the sewer lateral do not significantly impair the operation of the sewer, staff is recommending that the Owner provide a cash payment of \$8,000 to cover the cost of repairing the tee fitting when Downing Boulevard is resurfaced in the future. The Developer has agreed to provide this payment.

All documentation required by the subdivision agreement for assumption has been submitted and the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant. 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. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City.

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 subdivision 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2012**

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**Conclusion**

The construction of the roads and municipal services associated with the Windemere Heights Phase 2, Plan of Subdivision 65M-3041 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3041 be assumed and the Municipal Services Letter of Credit be released after the Owner has provided the City with a payment of \$8,000.00 for the future repair of one cracked storm sewer service connection tee fitting.

**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.)

## **COMMITTEE OF THE WHOLE - SEPTEMBER 4, 2012**

### **ASSUMPTION – WINDEMERE HEIGHTS PHASE 2**

**19T- 87118 / 65M - 3041**

### **WARD 5 – VICINITY OF BATHURST STREET AND CENTRE STREET**

#### **Recommendation**

The Commissioner of Engineering and Public Works recommends:

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**Report prepared by:**

Kevin Worth – Engineering Technologist - Development, ext. 8670

Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

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 APPROVAL**  
**HERRMAN - WINDERMERE HEIGHTS- PHASE 2**  
**19T-87118 - 65M-3041**  
**LOCATION: PART OF LOT 33, CONCESSION 1**

## LEGEND



PHASE 2



NOT TO SCALE

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 130-2012**

**A By-law to assume Municipal Services in Herrmann – Windemere Heights Subdivision, Phase 2, 19T-87118, Registered Plan 65M-3041.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Carl F. Herrmann and Gloria M. Herrmann 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-3041, 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-3041, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Carl F. Herrmann and Gloria M. Herrmann dated October 18, 1994, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 25<sup>th</sup> day of September, 2012.

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Regional Councillor Gino Rosati,  
Deputy Mayor

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Jeffrey A. Abrams, City Clerk

Authorized by Item No. 36 of Report No. 33  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
September 25, 2012