

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

Item 11, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 30, 2012.

11

ASSUMPTION – TIGI DEVELOPMENT GROUP LTD. WARD 4 – VICINITY OF RUTHERFORD ROAD AND CREDITSTONE 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 October 16, 2012:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Tigi Development Group Ltd., 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 0.6 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 \$473,590 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$27,940 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 66,200	\$10,410
Storm sewers	\$154,060	\$ 470
Sanitary Sewers	\$ 35,950	\$ 9,980
Road	\$189,780	\$ 4,070
Street lights	\$ 17,000	\$ 960
Trees	\$ 10,600	\$ 2,050
Totals	\$473,590	\$27,940

() 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 subdivision agreement

Purpose

This report pertains to the assumption of the municipal services in the Tigi Development Group Ltd. Subdivision agreement with the City.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

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Background - Analysis and Options

The Tigi Development Group Ltd. Subdivision agreement consists of 7 industrial lots located south of Rutherford Road and east of Creditstone Road, in Block 24 as shown on Attachment No.1.

The Subdivision Agreement with Tigi Development Group Ltd. was executed on April 26, 1999, and the Plan of Subdivision was subsequently registered on May 11, 1999. The construction of the roads and municipal services was completed in July, 2006.

The Developer has maintained the municipal services in the subdivision 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 the subdivision be assumed by the City, and the Municipal Services Letter of Credit 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 all pertinent City Departments including Development Planning, Building Standards, 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.

Conclusion

The construction of the roads and municipal services associated with the Tigi Development Group Ltd. Subdivision has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in the Tigi Development Group Ltd. Subdivision be assumed and the Municipal Services Letter of Credit be released.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

(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 - OCTOBER 16, 2012

ASSUMPTION – TIGI DEVELOPMENT GROUP LTD. WARD 4 – VICINITY OF RUTHERFORD ROAD AND CREDITSTONE ROAD

Recommendation

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Attachments

1. Location Map

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 TIGI DEVELOPMENT GROUP LTD.

LOCATION: Part of Lot 15, Concession 4

LEGEND



SUBJECT LANDS

Note: Aerial photography acquired in spring, 2011



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 166-2012

A By-law to assume Municipal Services in Tigi Development Group Ltd.

WHEREAS the Development Agreement between the City of Vaughan and Tigi Development Group Ltd. 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 Tigi Development Group Ltd. dated April 26, 1999, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 30th day of October, 2012.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 11 of Report No. 39
of the Committee of the Whole
Adopted by Vaughan City Council on
October 30, 2012