

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

Item 12, 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.

12

ASSUMPTION – INNOVATION SUBDIVISION, PHASE 1 19T-89063 / 65M-4044 WARD 2 VICINITY OF HIGHWAY #27 AND LANGSTAFF 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:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-4044, and that the Municipal Services Letter of Credit be reduced to \$68,458.08 to secure the Owner's financial contribution to the proposed future Rainbow Creek Wastewater Pumping Station.

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 0.4 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 \$1,995,329 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$42,503 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 186,709	\$16,010
Storm sewers	\$1,168,652	\$ 725
Sanitary Sewers	\$ 274,604	\$15,347
Road	\$ 285,652	\$ 6,256
Street lights	\$ 48,517	\$ 1,800
Trees	\$ 31,195	\$ 2,365
Totals	\$ 1,995,329	\$42,503

() 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

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Purpose

This report pertains to the assumption of the municipal services in Plan of Subdivision 65M-4044 by the City.

Background - Analysis and Options

The Innovation Subdivision – Phase 1 is an industrial development comprising of six industrial blocks and a storm water management facility. It is located on the west side of Highway #27 and south of Langstaff Road as illustrated on Attachment No.1.

The Subdivision Agreement with Innovation Commercial Centre Inc. was executed on October 16, 2007, and the Plan of Subdivision was subsequently registered on March 26, 2008. The construction of the roads and municipal services in Plan 65M-4044 was completed in 2009.

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 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.

Pursuant to the subdivision agreement, the developer provided the City a separate letter of credit in the amount of \$69,718.72 for its proportionate share of the cost of constructing the future Rainbow Creek Sanitary Pumping Station. While this amount was current at the time of registration, Development/Transportation Engineering staff has now revised the calculations and, along with the Reserves and Investments Department, has requested this amount be increased to \$138,176 to reflect the current estimate for the subdivision financial contribution to a future sanitary system and Pumping Station. As a result, it is recommended that \$68,458.08 be retained from the Municipal Services Letter of Credit to secure the Owner's financial contribution to the proposed future Rainbow Creek Sanitary Pumping Station.

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

All regional implications have been satisfied as they have conducted their own inspection of the municipal services located within the Highway 27 right of way and have found the works to be satisfactory.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

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Conclusion

The construction of the roads and municipal services associated with the Innovation Phase 1 Plan of Subdivision 65M-4044 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-4044 be assumed and the municipal services letter of credit be reduced to \$68,458.08 to secure the Owner's financial contribution to the proposed future Rainbow Creek Wastewater Pumping Station.

Attachments

1. Location Map

Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

OM/vp

(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 – INNOVATION SUBDIVISION, PHASE 1 19T-89063 / 65M-4044 WARD 2 VICINITY OF HIGHWAY #27 AND LANGSTAFF ROAD

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 Plan 65M-4044, and that the Municipal Services Letter of Credit be reduced to \$68,458.08 to secure the Owner's financial contribution to the proposed future Rainbow Creek Wastewater Pumping Station.

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Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

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



PRINTED:

ASSUMPTION
INNOVATION SUBDIVISION - PHASE 1
19T-89063 - 65M-4044

LOCATION : Part of Lot 10, Concession 9

LEGEND

 SUBJECT LANDS



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 167-2012

A By-law to assume Municipal Services in Innovation Subdivision, Phase 1, 19T-89063, Registered Plan 65M-4044.

WHEREAS the Subdivision Agreement between the City of Vaughan and Innovation Commercial Centre 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-4044, 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-4044, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Innovation Commercial Centre Inc. dated October 16, 2007, 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