

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 7, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 20, 2012.

7 ASSUMPTION – BATH-VON LIMITED (BLOCK 10 – THORNHILL WOODS) – PHASE 1 19T-89053 65M-3618 & 65M-3619 WARD 4 – VICINITY OF RUTHERFORD ROAD AND BATHURST 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 November 6, 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 Plan 65M-3618 & 65M-3619, 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 6.8 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 \$8,177,000 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$343,580 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$1,205,000	\$135,410
Storm sewers	\$3,265,000	\$ 6,130
Sanitary Sewers	\$1,133,000	\$129,800
Road	\$2,277,000	\$ 52,910
Street lights	\$ 130,000	\$ 17,280
Trees	\$ 167,000	\$ 2,050
Totals	\$8,177,000	\$343,580

() 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 7, CW Report No. 43 – Page 2

Purpose

This report pertains to the assumption of the municipal services in Plan of Subdivision 65M-3618 & 65M-3619 by the City.

Background - Analysis and Options

The Bath-Von Limited (Block 10 – Thornhill Woods) – Phase 1 subdivision agreement consists of 357 single residential lots, part lot blocks, a Woodlot Block, a School Block and Park Block located south of Rutherford Road and west of Bathurst Street, in Block 10 as shown on Attachment No.1.

The Subdivision Agreement with Bath-Von Limited was executed on July 31, 2002, and the Plan of Subdivision was subsequently registered on November 14, 2002. The construction of the roads and municipal services 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. In addition, the grading of all lots in the subdivision has been 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 the Municipal Services Letter of Credit be released.

All documentation required by the Subdivision 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 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 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

All regional implications have been satisfied as they have conducted their own inspection of municipal services located within the Bathurst Street right of way and have found the works to be satisfactory. The Region of York provided their release for the works at Autumn Hill Boulevard on May 16, 2007 and for the works at Ner Israel Drive on October 9, 2012

Conclusion

The construction of the roads and municipal services associated with the Bath-Von Limited (Block 10 – Thornhill Woods) – Phase 1, Plan of Subdivision 65M-3618 & 65M-3619 has been completed in

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 7, CW Report No. 43 – Page 3

accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3618 & 65M-3619 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

(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 - NOVEMBER 6, 2012

ASSUMPTION – BATH-VON LIMITED (BLOCK 10 – THORNHILL WOODS) – PHASE 1 19T-89053 65M-3618 & 65M-3619 WARD 4 – VICINITY OF RUTHERFORD ROAD AND BATHURST STREET

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Conclusion

The construction of the roads and municipal services associated with the Bath-Von Limited (Block 10 – Thornhill Woods) – Phase 1, Plan of Subdivision 65M-3618 & 65M-3619 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3618 & 65M-3619 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

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 **BATH-VON LIMITED SUBDIVISION PHASE 1** **19T-89053, 65M-3618 & 65M-3619**

LEGEND



SUBJECT LANDS (EXCLUDING SWM POND)

Note: Aerial photography acquired in spring, 2011



NOT TO SCALE

CITY OF VAUGHAN - ENGINEERING SERVICES DEPARTMENT

DRAFTSPERSON: B.R

F:\Common\ENG\ATTACHMENTS\DEVELOPMENT\ATTACHMENTS\BATHON_PHASE_1

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 174-2012

A By-law to assume Municipal Services in Bath-Von Limited (Block 10 – Thornhill Woods) Subdivision, Phase 1, 19T-89053, Registered Plan 65M-3618 and 65M-3619.

WHEREAS the Subdivision Agreement between the City of Vaughan and Bath-Von 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-3618 and 65M-3619, 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-3618 and 65M-3619, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Bath-Von Limited dated July 31, 2002, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 20th day of November, 2012.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk