

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 28, Report No. 48, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 11, 2012.

28

ASSUMPTION – VELLORE VILLAGE ESTATES, PHASE VI 19T-89024 / 65M-3811 & 65M-3812 WARD 3 - VICINITY OF PINE VALLEY DRIVE AND RUTHERFORD 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 November 27, 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 Plans 65M-3811 & 65M-3812, 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 5.1 kilometers of roadway & laneway 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 approximately \$6,114,600 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$528,100 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 895,759	\$204,132
Storm sewers	\$ 1,403,518	\$ 9,238
Sanitary Sewers	\$ 651,370	\$195,670
Road	\$ 2,507,089	\$ 79,767
Street lights	\$ 381,664	\$ 12,968
Trees	\$ 275,200	\$ 26,325
Totals	\$ 6,114,600	\$528,100

() 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.

Purpose

This report pertains to the assumption of the municipal services in Plans of Subdivision 65M-3811 & 65M-3812 by the City.

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Background - Analysis and Options

The Vellore Village Estates, Phase 6 Subdivision is a residential subdivision comprising of 445 residential lots, 2 townhouse blocks and a park block. The 32.96 hectare site is located in the northeast quadrant of Rutherford Road and Pine Valley Drive as illustrated on Attachment No 1.

The Subdivision Agreement with Vellore Village Estates Inc and 589915 Ontario Limited was executed on December 23, 2004, and both Plans of Subdivision were subsequently registered on March 22, 2005. The construction of the roads and municipal services in Plans 65M-3811 & 65M-3812 was completed in July 2008 and October 2009 respectively.

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 including lot grading certificates. It is important to note that many of the houses on Dolomite Court and Grandvista Crescent are custom built homes with pools, decks, and extensive soft and hard landscaping. In many cases, the finished grading of the lots do not include traditional side yard swales due to the extensive landscaping. The Developer's engineering consultant has conducted a thorough review of the overall grading and drainage of these lots and has confirmed that, while some inconsistencies with respect to the grading of the lots are present, the overall drainage of the lots is generally consistent with the overall subdivision design. Accordingly, the Developer's Engineering Consultant has certified that each lot in the subdivision has been graded in general conformity with the approved overall grading and drainage plans for the subdivision.

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 relevant 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.

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

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

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Conclusion

The construction of the roads and municipal services associated with the Vellore Village Estates, Phase 6 Subdivision 65M-3811 & 65M-3812 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3811 & 65M-812 be assumed and the Municipal Services Letter of Credit be released.

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

(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 27, 2012

ASSUMPTION – VELLORE VILLAGE ESTATES, PHASE VI 19T-89024 / 65M-3811 & 65M-3812 WARD 3 - VICINITY OF PINE VALLEY DRIVE AND RUTHERFORD 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 Plans 65M-3811 & 65M-3812, and that the Municipal Services Letter of Credit be released.

Contribution to Sustainability

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Economic Impact

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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.

Purpose

This report pertains to the assumption of the municipal services in Plans of Subdivision 65M-3811 & 65M-3812 by the City.

Background - Analysis and Options

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All documentation required by the Subdivision Agreement for assumption has been submitted including lot grading certificates. It is important to note that many of the houses on Dolomite Court and Grandvista Crescent are custom built homes with pools, decks, and extensive soft and hard landscaping. In many cases, the finished grading of the lots do not include traditional side yard swales due to the extensive landscaping. The Developer's engineering consultant has conducted a thorough review of the overall grading and drainage of these lots and has confirmed that, while some inconsistencies with respect to the grading of the lots are present, the overall drainage of the lots is generally consistent with the overall subdivision design. Accordingly, the Developer's Engineering Consultant has certified that each lot in the subdivision has been graded in general conformity with the approved overall grading and drainage plans for the subdivision.

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The Commissioner of Engineering and Public Works has received clearance from the relevant 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.

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Regional Implications

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Conclusion

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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

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



ASSUMPTION VELLORE VILLAGE PHASE 6 - 19T-89024 65M-3811 AND 65M-3812

LEGEND



SUBJECT LANDS

Note: Aerial photography acquired in spring, 2011

LOCATION: Part of Lot 17, Concession 6



NOT TO SCALE

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 190-2012

A By-law to assume Municipal Services in Vellore Village Estates, Phase VI, 19T-89024, Registered Plan 65M-3811 and 65M-3812.

WHEREAS the Subdivision Agreement between the City of Vaughan and Vellore Village Estates Inc. and 589915 Ontario 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-3811 and 65M-3812, 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-3811 and 65M-3812, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Vellore Village Estates Inc. and 589915 Ontario Limited dated December 23, 2004, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 11th day of December, 2012.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 28 of Report No. 48
of the Committee of the Whole
Adopted by Vaughan City Council on
December 11, 2012