



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 2, CW Report No. 7 – Page 2

#### **Purpose**

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreements between Argento Developments Inc. and the City are complete and can be considered for assumption by the City.

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

The Argento Subdivisions Phase 2 and 2A, Plans of Subdivision 65M-4103 and 65M-4210, are comprised of 87 residential units. The subdivisions are located on the northwest corner of Highway 400 and Major Mackenzie Drive in Block 33 West as illustrated on Attachment No.1.

The Subdivision Agreements with Argento Developments Inc. for Phase 2 and 2A were executed on June 12, 2008 and August 9, 2010 and the Plans of Subdivision were subsequently registered on November 5, 2008 and October 18, 2010 respectively. The construction of the roads and municipal services in Plans 65M-4103 and 65M-4210 was substantially completed in April 2013.

The Developer has maintained the municipal services in the subdivisions during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivisions has been certified by the Developer's Engineering Consultant.

All documentation required by the Subdivision Agreements for assumption has been submitted. Development Inspection 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.

All clearances were received from the relevant City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Building Standards, Parks Development, Public Works, and Clerks.

In addition, the Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with these subdivisions have been satisfied.

Accordingly, the Developer has requested that the roads and municipal services in the subdivisions be assumed by the City, and that the development securities held by the City be released.

#### **Relationship to Vaughan Vision 2020**

The development of these subdivisions 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 these developments.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

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**Conclusion**

The construction of the roads and municipal services associated with the Argento Subdivision Phases 2 and 2A Plans of Subdivision 65M-4103 and 65M-4210 has been completed in accordance with the Subdivision Agreements. Accordingly, it is appropriate that the roads and municipal services in 65M-4103 and 65M-4210 be assumed and the Municipal Services Letters 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 - FEBRUARY 3, 2015**

**ASSUMPTION – ARGENTO SUBDIVISION PHASE 2 AND 2A  
PLAN OF SUBDIVISION 65M-4103 AND 65M-4210 (19T-03V08)  
WARD 3 - VICINITY OF HIGHWAY 400 AND MAJOR MACKENZIE DRIVE**

**Recommendation**

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services recommend:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreements for Plans 65M-4103 and 65M-4210 and that the Municipal Services Letters 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 these subdivisions, approximately 0.8 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$364,175 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$17,138 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 49,640	\$ 2,982
Sanitary sewers	\$ 49,805	\$ 1,932
Storm sewers	\$ 98,246	\$ 656
Road	\$114,134	\$ 6,569
Streetlights	\$ 11,000	\$ 1,200
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 41,350	\$ 3,799
Totals	\$364,175	\$17,138

*(\*) Estimated Annual Operating Costs based on information from Public Works and the Parks and Forestry Operations Departments.*

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 these subdivisions.

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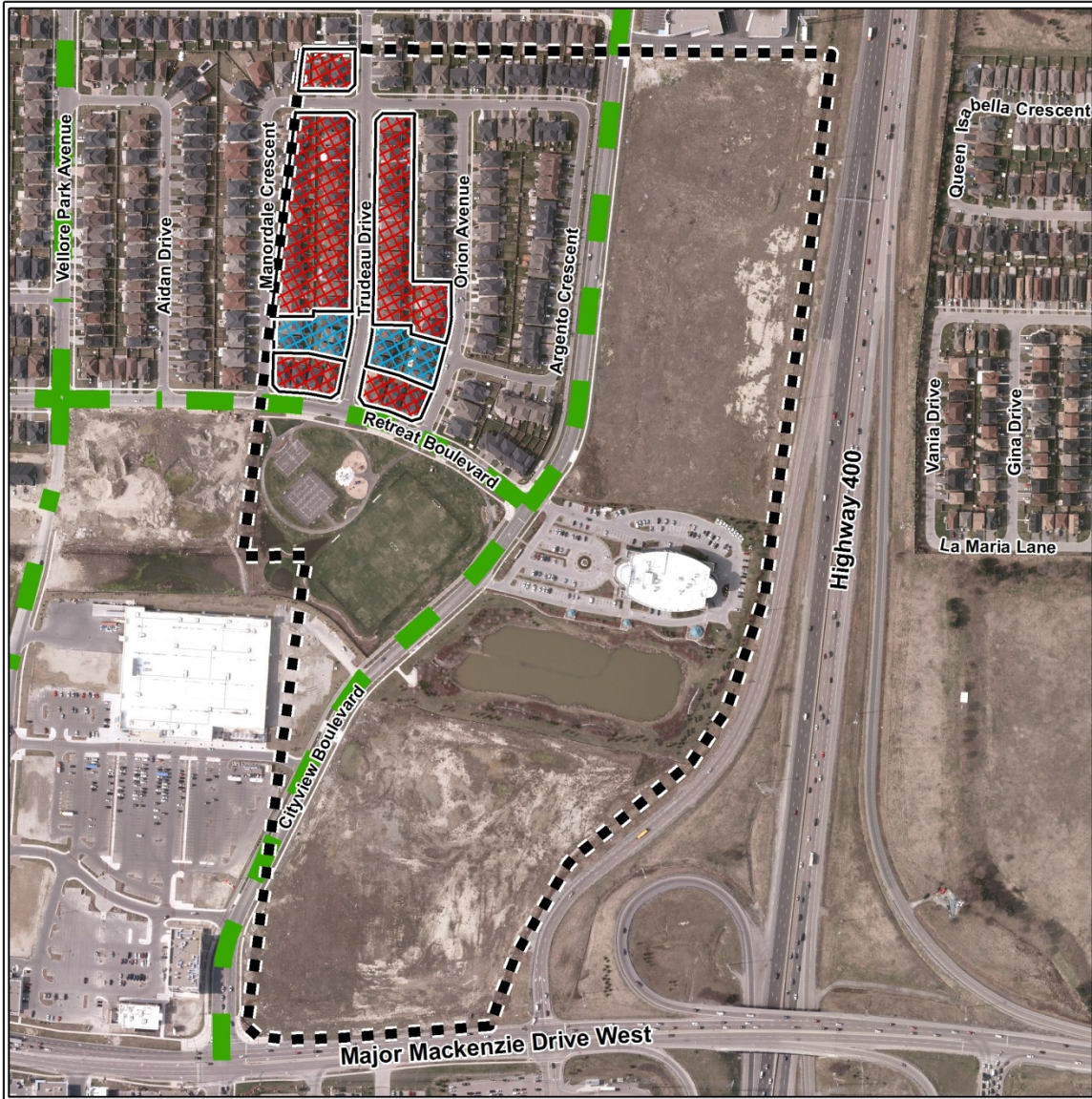
Respectfully submitted,

Paul Jankowski  
Commissioner of Public Works





Andrew Pearce  
Director of Development  
Engineering and Infrastructure  
Planning Services

OM

# Attachment No.1



## LEGEND

-  Subject Lands
-  Phase 2
-  Phase 2A
-  Block 33W Spine Services

Note: Aerial photography acquired Spring, 2013

## ASSUMPTION ARGENTO SUBDIVISION 19T-03V08, PHASE 2 & 2A 65M-4103 & 65M-4210

LOCATION: Part of Lot 22, Concession 5



NOT TO SCALE

F:\Common\ENG\ATTACHMENTS\DEVELOPMENT\ATTACHMENTS\ASSUMPTION - Argento Subdivision 65M-4103;65M-3885;65M-4210;65M-4103\_65M-4210.JPG

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 026-2015

**A By-law to assume Municipal Services in Argento Subdivision Phase 2 and 2A, 19T-03V08, Registered Plan 65M-4103 and 65M-4210.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Argento Developments Inc. provides for the installation of certain public services.

AND WHEREAS the Commissioner of Public Works has received certification that the services in Registered Plan 65M-4103 and 65M-4210, 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:

1. THAT the services in Registered Plan 65M-4103 and 65M-4210, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Argento Developments Inc. dated June 12, 2008 (Phase 2), August 9, 2010 (Phase 2A), be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 17<sup>th</sup> day of February, 2015.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

Authorized by Item No. 2 of Report No. 7  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
February 17, 2015