

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 8, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 17, 2015.

**8 ASSUMPTION – ANDRIDGE SUBDIVISIONS PHASES 2, 2A AND 2B
PLANS OF SUBDIVISION 65M-4016 (BALANCE), 65M-4017, 65M-4018, 65M-4019 (BALANCE),
65M-4020, 65M-4133 AND 65M-4184 (19T-04V05)
WARD 4 - VICINITY OF TESTON ROAD AND BATHURST STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, dated February 3, 2015:

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 Agreement for Plan 65M-4016 (Balance), 65M-4017, 65M-4018, 65M-4019 (Balance), 65M-4020, 65M-4133 and 65M-4184, more specifically set out on Attachment No.2; and
2. That the Municipal Services Letter of Credit be reduced to \$90,000 to guarantee the completion of certain streetscape and landscape deficiencies in the subdivisions to the satisfaction of the city staff. Once the landscaping deficiencies have been rectified to the satisfaction of city staff, the Municipal Services Letter of Credit will 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 subdivision, approximately 3.8 lane kilometers of roadway and associated municipal services including sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$4,251,700 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$74,650 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 729,990	\$13,580
Sanitary sewers	\$ 374,820	\$ 8,800
Storm sewers	\$1,233,840	\$ 2,990
Road	\$1,216,520	\$29,920
Trees/Streetscaping/Landscaping	\$ 487,360	\$12,700
Streetlighting	\$ 209,170	\$ 6,660
Totals	\$4,251,700	\$74,650

() Estimated Annual Operating Costs based on information from Environmental Services and the Transportation Services and Parks & Forestry Operations Departments.*

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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 this subdivision.

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the subdivision agreements between Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited and the City are completed and can be considered for assumption by the City.

Background - Analysis and Options

Phases 2, 2A and 2B of the Andridge Subdivision, Plans of Subdivision 65M-4016 (Balance), 65M-4017, 65M-4018, 65M-4019 (Balance), 65M-4020, 65M-4133 and 65M-4184 are comprised of 312 single family residential lots and 3 parks and are located south of Teston Road and west of Bathurst Street in Ward 4 as shown on Attachment No.1.

The phase 2, 2A and 2B subdivision agreements with Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited were executed on August 15, 2007, June 10, 2009 and June 14, 2010, respectively. The Plans of Subdivision were subsequently registered on September 14, 2007, July 3, 2009 and August 10, 2010, respectively. The construction of the roads and municipal services in these subdivisions was considered substantially completed in November 2013.

The developers have maintained the municipal services in these subdivisions during the required minimum thirteen month maintenance period and have rectified all deficiencies. All documents required for assumption have been received and the grading of all lots in the subdivision has been certified by the developer's engineering consultant.

Development inspection staff, in conjunction with the developer's consulting engineer, has conducted all necessary inspections of the municipal services and are now satisfied with the extent of the work. Development Planning staff has advised that deficiencies related to minor streetscaping items have yet to be completed and are requesting financial securities in the amount of \$15,000 be retained to ensure all works are completed. Transportation Services and Parks and Forestry Operations staff have also advised that a final inspection of the boulevard trees could not take place before the end of the 2014 construction season. Accordingly, they are requesting that financial securities in the amount of \$75,000 be retained until a final inspection has taken place in the spring of 2015 and all noted deficiencies are rectified.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, Development Planning, Parks Development, Environmental Services, and Clerks. In addition, the Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, it is appropriate that the municipal services constructed in conjunction with phases 2, 2A and 2B of the Andridge subdivision be assumed by the City.

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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 this subdivision development.

Conclusion

The construction of the roads and municipal services associated with phases 2, 2A and 2B of the Andridge Subdivision, Plans of Subdivision 65M-4016 (Balance), 65M-4017, 65M-4018, 65M-4019 (Balance), 65M-4020, 65M-4133 and 65M-4184, have been completed in accordance with the related subdivision agreements. Accordingly, it is recommended that the roads and municipal services in these Plans, more specifically described on Attachment No.2, be assumed. The Municipal Services Letters of Credit associated with these subdivisions should be reduced to \$90,000 to guarantee the completion of the outstanding streetscaping and landscaping works within the subdivisions to the satisfaction of the Development Planning and Transportation Services and Parks and Forestry Operations Departments. Upon the completion of the streetscaping and landscaping works, the Municipal Services Letters of Credit will be released.

Attachments

1. Location Map
2. List of municipal services to be assumed

Report prepared by:

Kevin Worth – Engineering Technologist - Development, ext. 8670
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 – ANDRIDGE SUBDIVISIONS PHASES 2, 2A AND 2B
PLANS OF SUBDIVISION 65M-4016 (BALANCE), 65M-4017, 65M-4018, 65M-4019
(BALANCE), 65M-4020, 65M-4133 AND 65M-4184 (19T-04V05)
WARD 4 - VICINITY OF TESTON ROAD AND BATHURST STREET**

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 Agreement for Plan 65M-4016 (Balance), 65M-4017, 65M-4018, 65M-4019 (Balance), 65M-4020, 65M-4133 and 65M-4184, more specifically set out on Attachment No.2; and
2. That the Municipal Services Letter of Credit be reduced to \$90,000 to guarantee the completion of certain streetscape and landscape deficiencies in the subdivisions to the satisfaction of the city staff. Once the landscaping deficiencies have been rectified to the satisfaction of city staff, the Municipal Services Letter of Credit will be released.

Contribution to Sustainability

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The life cycle costs associated with this additional infrastructure will be accounted for in the City's future multi-year budgets.

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The purpose of this report is to inform Council that the municipal services constructed pursuant to the subdivision agreements between Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited and the City are completed and can be considered for assumption by the City.

Background - Analysis and Options

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The developers have maintained the municipal services in these subdivisions during the required minimum thirteen month maintenance period and have rectified all deficiencies. All documents required for assumption have been received and the grading of all lots in the subdivision has been certified by the developer's engineering consultant.

Development inspection staff, in conjunction with the developer's consulting engineer, has conducted all necessary inspections of the municipal services and are now satisfied with the extent of the work. Development Planning staff has advised that deficiencies related to minor streetscaping items have yet to be completed and are requesting financial securities in the amount of \$15,000 be retained to ensure all works are completed. Transportation Services and Parks and Forestry Operations staff have also advised that a final inspection of the boulevard trees could not take place before the end of the 2014 construction season. Accordingly, they are requesting that financial securities in the amount of \$75,000 be retained until a final inspection has taken place in the spring of 2015 and all noted deficiencies are rectified.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, Development Planning, Parks Development, Environmental Services, and Clerks. In addition, the Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Accordingly, it is appropriate that the municipal services constructed in conjunction with phases 2, 2A and 2B of the Andridge subdivision be assumed by the City.

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 this subdivision development.

Conclusion

The construction of the roads and municipal services associated with phases 2, 2A and 2B of the Andridge Subdivision, Plans of Subdivision 65M-4016 (Balance), 65M-4017, 65M-4018, 65M-4019 (Balance), 65M-4020, 65M-4133 and 65M-4184, have been completed in accordance with the related subdivision agreements. Accordingly, it is recommended that the roads and municipal services in these Plans, more specifically described on Attachment No.2, be assumed. The Municipal Services Letters of Credit associated with these subdivisions should be reduced to \$90,000 to guarantee the completion of the outstanding streetscaping and landscaping works within the subdivisions to the satisfaction of the Development Planning and Transportation Services and Parks and Forestry Operations Departments. Upon the completion of the streetscaping and landscaping works, the Municipal Services Letters of Credit will be released.

Attachments

1. Location Map
2. List of municipal services to be assumed

Report prepared by:

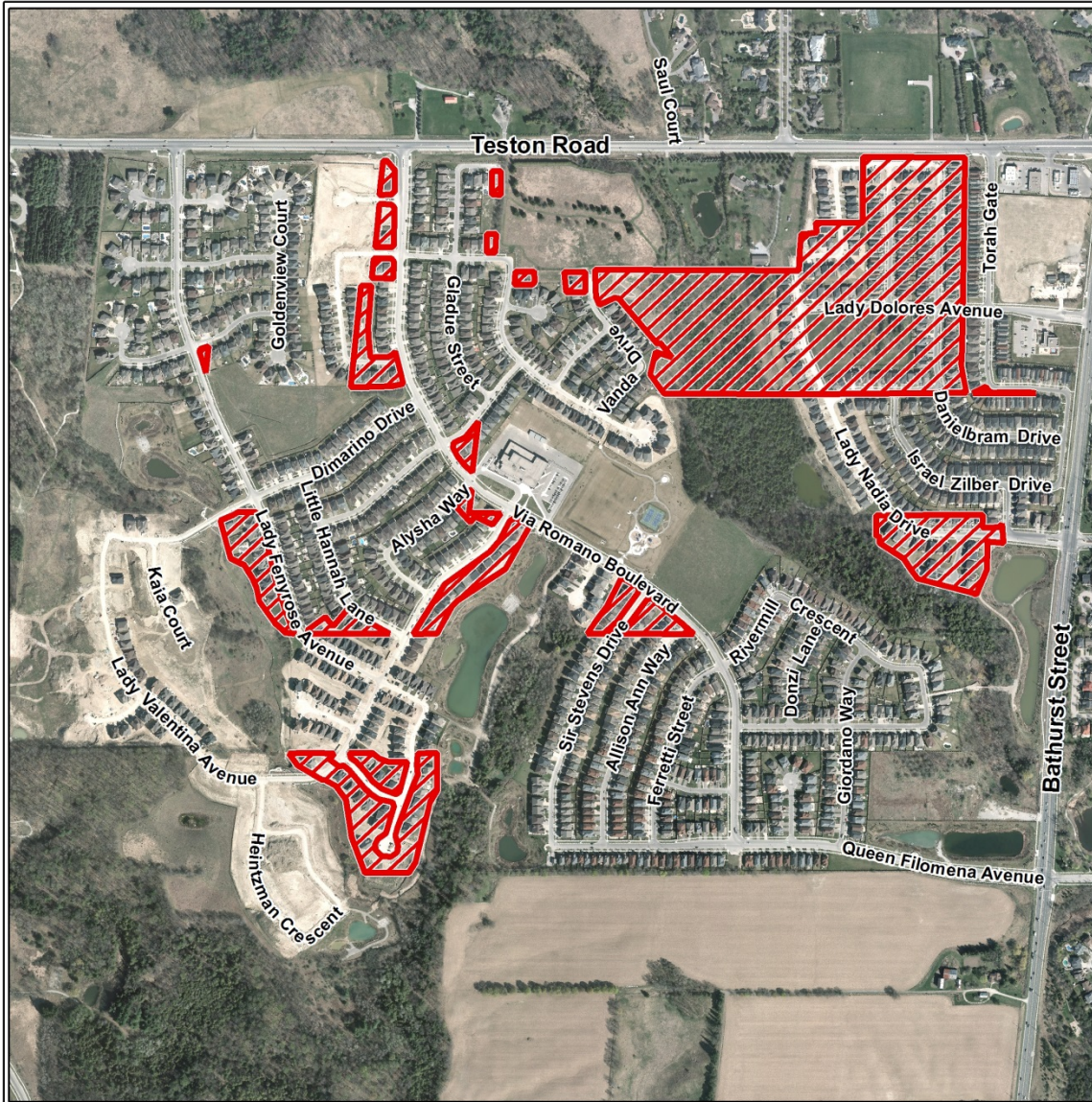
Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

Paul Jankowski
Commissioner of Public Works


Andrew Pearce
Director of Development
Engineering and Infrastructure
Planning Services

ATTACHMENT No. 1



ASSUMPTION
ANDRIDGE HOMES PHASE 2, 2A, 2B
ANDRIDGE HOMES LIMITED, ANDRIDGE HOMES THREE LIMITED, ANDRIDGE HOMES FOUR
LIMITED, ANDRIDGE HOMES FIVE LIMITED
19T-99V08 / 65M-4016 (BALANCE), 65M-4017, 65M-4018, 65M-4019 (BALANCE), 65M-4020,
65M-4133 AND 65M-4184

LEGEND

 SUBJECT LANDS

Note: Aerial photography acquired Spring, 2012



NOT TO SCALE

F:\Common\ENG\ATTACHMENTS\DEVELOPMENT\ATTACHMENTS\COMPLETION APPROVAL ANDRIDGE HOMES PHASE 2 2A 2B PARTIAL ASSUMPTION ANDRIDGE HOMES PH2 2A 2B.JPG

ATTACHMENT No.2

Andridge Subdivision - Phases 2, 2A and 2B List of Municipal Services to be assumed

Plan 65M-4016

Lots 51 to 117 inclusive, Block 152 and Blocks 156 to 174 inclusive on Plan 65M-4016

Lady Angela Lane (from north limit to Lady Nadia Drive)

Lady Nadia Drive (from Lady Angela Lane to Balsamo Street)

Balsamo Street (from Lady Nadia Drive to Daniel Bram Drive)

Daniel Bram Drive (from Balsamo Street to Lady Dolores Avenue)

Lady Loretta Lane (from Lady Dolores Avenue to Lady Nadia Drive)

Lady Nadia Drive (from north limit to Lady Dolores Avenue)

Lady Dolores Avenue (from Lady Nadia Drive to east limit)

Plan 65M-4017

Lots 1 to 6 inclusive, and Blocks 7 to 26 inclusive on Plan 65M-4017

Countrywide Court (from west limit to Via Romano Boulevard)

Glenheron Crescent (north piece from east limit to Via Romano Boulevard)

Glenheron Crescent (south piece from east limit to Via Romano Boulevard)

Plan 65M-4018

Lots 1 to 19 inclusive and Blocks 20 to 38 inclusive on Plan 65M-4018

Lady Jessica Drive (from west limit to Lady Fenyrose Ave)

Lady Valentina Avenue (from west limit to McCombe Lane)

McCombe Lane (from Lady Valentina Avenue to Sir Modesto Court)

Sir Modesto Court (from north limit to end court court)

ATTACHMENT No.2 (cont'd.)

Andridge Subdivision - Phases 2, 2A and 2B List of Municipal Services to be assumed

Plan 65M-4019

Lots 1 to 10 inclusive, lots 33 to 40 inclusive, Blocks 41 to 51 inclusive, Blocks 56 to 64 inclusive and Blocks 65 to 68 inclusive on Plan 65M-4019

Lady Nadia Drive (from north limit to Yemina Gate) Tami Court

Plan 65M-4020

Lots 1 to 36 inclusive on Plan 65M-4020

Plan 65M-4133

Lots 1 to 3 inclusive, lots 8 to 29 inclusive on Plan 65M-4133

Plan 65M-4184

Lots 1 to 40 inclusive and Blocks 46 to 57 inclusive

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 032-2015

A By-law to assume Municipal Services in Andridge Subdivisions Phases 2, 2A and 2B, 19T-99V08, Registered Plan 65M-4016 (balance), 65M-4017, 65M-4018, 65M-4019 (balance), 65M-4020, 65M-4133 and 65M-4184.

WHEREAS the Subdivision Agreement between the City of Vaughan and Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited, and Nipoti Block 12 East 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-4016 (balance), 65M-4017, 65M-4018, 65M-4019 (balance), 65M-4020, 65M-4133 and 65M-4184, 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-4016 (balance), 65M-4017, 65M-4018, 65M-4019 (balance), 65M-4020, 65M-4133 and 65M-4184,, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Andridge Homes Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited, and Nipoti Block 12 East Inc. dated August 15, 2007 (Phase 2), June 10, 2009 (Phase 2A), June 14, 2010 (Phase 2B), be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 17th day of February, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk