

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 1, 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.

1
ASSUMPTION – VILLAGIO
PLAN 65M-4077 (19T-04V04)
WARD 2 - VICINITY OF PINE VALLEY DRIVE AND REGIONAL ROAD 7

The Committee of the Whole recommends:

- 1) That recommendation 1. 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, be approved; and
- 2) That recommendation 2. be replaced with the following in accordance with Communication C1, from the Director of Development Engineering and Infrastructure Planning Services, dated January 26, 2015:
 2. That the Municipal Services Letter of Credit be reduced to \$10,000 to guarantee the rectification of any deficiencies in recently completed sidewalk works. The Municipal Services Letter of Credit will be released after city staff has re-inspected the sidewalk works and are satisfied that there are no deficiencies.

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-4077; and
2. That the Municipal Services Letter of Credit be reduced to \$10,000 to guarantee the rectification of any deficiencies in recently completed sidewalk works. The Municipal Services Letter of Credit will be released after city staff has re-inspected the sidewalk works and are satisfied that there are deficiencies.

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 the municipal services associated with this development, a section of sidewalk will be added to the City's network of infrastructure. This additional infrastructure is valued at \$ 25,606 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$156 as shown on the following chart:

| Item Description | As Constructed Costs | Approximate Annual Operating Costs (*) |
|------------------|----------------------|----------------------------------------|
| Sidewalk | \$25,606 | \$156 |
| Totals | \$25,606 | \$156 |

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

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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 development.

Purpose

The purpose of this report is to inform Council that the municipal services constructed pursuant to the Subdivision Agreement between PB Homes (Woodbridge) Corporation and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Villagio Development, Plan 65M-4077, is a residential common element condominium development comprised of 37 units. The site is located on the south side of Regional Road 7 and west side of Helen Street as illustrated on Attachment #1.

The subdivision agreement with PB Homes (Woodbridge) Corporation was executed on August 21, 2007 and the Plan of Subdivision was subsequently registered on July 11, 2008. The related subdivision agreement provides for the construction of a segment of sidewalk and landscaping on Highway 7, in front of the development. The construction of the sidewalk on Highway 7 was substantially completed on October 1, 2013. The Developer has maintained these works during the required minimum thirteen month maintenance period.

All documentation required by the agreement for assumption has been submitted. Development engineering staff, in conjunction with the developer's consulting engineer, has conducted all the necessary final inspections of the constructed municipal services and are now satisfied with the extent of the works. A segment of sidewalk was recently replaced so staff is recommending that securities in the amount of \$10,000 be held until summer 2015 to guarantee the rectification of any deficiencies arising during the warranty period.

Assumption clearances have been received from all pertinent City Departments including Development Planning and Clerks. In addition, the Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with this development have been satisfied.

Accordingly, the Developer has requested that the municipal services constructed pursuant to the subdivision agreement be assumed by the city, and that the development securities held by the city be released.

Relationship to Vaughan Vision 2020

The development of this site 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

Regional staff has advised that they are satisfied with the construction and restoration works along Highway 7 and have no objections to the city assuming the municipal services associated to this development.

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Conclusion

PB Homes (Woodbridge) Corporation has completed the construction of a segment of sidewalk and landscaping on Regional Road 7 in accordance with the subdivision agreement for Plan 65M-4077. Accordingly, it is appropriate that these municipal services be assumed and the Municipal Services Letter of Credit be reduced to \$10,000 to guarantee the rectification of any deficiencies in the recently completed sidewalk works. The Municipal Services Letter of Credit will be released after city staff has re-inspected the sidewalk works and are satisfied that there are deficiencies.

Attachments

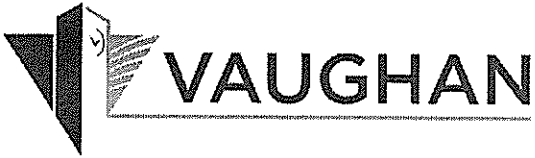
1. Location Map

Report prepared by:

Odette McIntyre, Engineering Technologist 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.)



memorandum

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| Communication |
| CW: Feb 3/15 |
| Item: 1 |

DATE: January 26, 2015

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: ANDREW PEARCE, DIRECTOR OF DEVELOPMENT ENGINEERING AND INFRASTRUCTURE PLANNING SERVICES

RE: COMMUNICATION – COMMITTEE OF THE WHOLE MEETING – FEBRUARY 03, 2015
REPORT 07, ITEM 1
ASSUMPTION – VILLAGIO
Plan 65M-4077 (19T-04V04)
WARD 2 – VICINITY OF PINE VALLEY DRIVE AND REGIONAL ROAD 7

It has come to my attention that there is a grammatical error in the second recommendation of the above noted report. The recommendation should read as follow:

2. That the Municipal Services Letter of Credit be reduced to \$10,000 to guarantee the rectification of any deficiencies in recently completed sidewalk works. The Municipal Services Letter of Credit will be released after city staff has re-inspected the sidewalk works and are satisfied that there are no deficiencies.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Andrew Pearce'.

Andrew Pearce,
Director of Development Engineering & Infrastructure Planning Services

Copy to:
Barbara Cribbett, Interim City Manager
Paul Jankowski, Commissioner of Public Works
Jeffery Abrams, City Clerk

COMMITTEE OF THE WHOLE - FEBRUARY 3, 2015

**ASSUMPTION – VILLAGIO
PLAN 65M-4077 (19T-04V04)
WARD 2 - VICINITY OF PINE VALLEY DRIVE AND REGIONAL ROAD 7**

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-4077; and
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Conclusion

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Attachments

1. Location Map

Report prepared by:

Odette McIntyre, Engineering Technologist ext. 8461

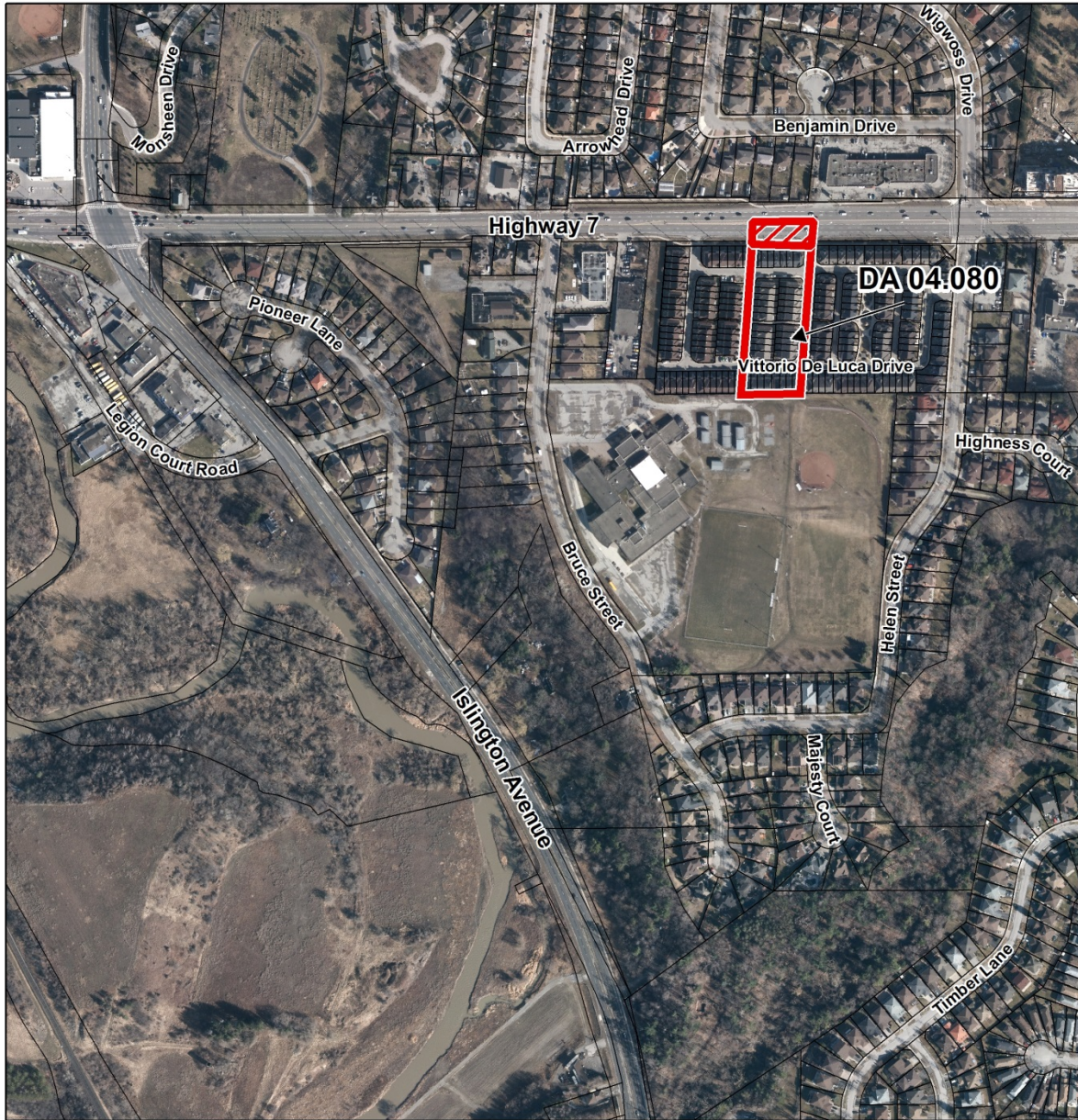
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

Paul Jankowski
Commissioner of Public Works

Andrew Pearce
Director of Development
Engineering and Infrastructure
Planning Services

ATTACHMENT No.1





Assumption Villaggio

19T-04V04 65M-4077

LOCATION: Part of Lot 5 Concession 7

Legend

-  Subject Land (sidewalk and landscaping)
-  DA04.080

Note: Aerial photography acquired in spring, 2014



NOT TO SCALE

CITY OF VAUGHAN - ENGINEERING SERVICES DEPARTMENT

DRAFTSPERSON: B.R.

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THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 025-2015

A By-law to assume Municipal Services in Villagio Subdivision, 19T-04V04, Registered Plan 65M-4077.

WHEREAS the Subdivision Agreement between the City of Vaughan and PB Homes (Woodbridge) Corporation 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-4077, 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-4077, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and PB Homes (Woodbridge) Corporation dated August 21, 2007, 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