

CITY OF VAUGHAN

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

Item 3, 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.

**3                                    ASSUMPTION – KEYSTAR SUBDIVISION PHASE 1, 2 AND 2A  
                                         PLAN OF SUBDIVISION 65M-3903, 65M-4101 AND 65M-4209 (19T-00V07)  
                                         WARD 3 - VICINITY OF HIGHWAY 400 AND TESTON ROAD**

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 Agreements for Plans 65M-3903, 65M-4101 and 65M-4209;
2. That the Municipal Services Letter of Credit be released for Plans of Subdivision 65M-4101 and 65M-4209; and
3. That the Municipal Services Letter of Credit for Plan of Subdivision 65M-3903 be reduced to \$22,500 to guarantee the rectification of minor landscape deficiencies to the satisfaction of the Development Planning Department. Upon completion of the landscaping deficiencies, the Municipal Services Letter of Credit will also 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 3 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 \$1,837,506 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$55,359 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 136,730	\$ 10,650
Sanitary sewers	\$ 110,230	\$ 6,900
Storm sewers	\$ 223,007	\$ 2,342
Road	\$ 509,139	\$ 23,461
Streetlights	\$ 28,000	\$ 3,360
Trees/Streetscaping/Landscaping /Boulevard Maintenance	\$ 830,400	\$8,646
Totals	\$1,837,506	\$55,359

*(\*) Estimated Annual Operating Costs based on information from Public Works and the Parks and 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 these subdivisions.

#### **Purpose**

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

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

The Keystar Subdivision Phases 1, 2 and 2A, Plans of Subdivision 65M-3903, 65M-4101 and 65M-4209 are comprised of 167 residential units, one park, one school block and one high performance employment/commercial block. The subdivisions are located on the southwest corner of Highway 400 and Teston Road in Block 33 West as illustrated on Attachment No.1.

The Subdivision Agreements with Keystar Developments Inc. for Phases 1, 2 and 2A were executed on March 9, 2006, June 11, 2008 and August 9, 2010 respectively. The Plans of Subdivision were subsequently registered on May 24, 2006, November 4, 2008 and October 18, 2010. The construction of the roads and municipal services in Plan 65M-3903, 65M-4101 and 65M-4209, was substantially completed in February 2013.

The Developer has maintained the municipal services in the subdivisions during the required minimum thirteen month maintenance period and has rectified all deficiencies with the exception of minor landscaping and streetscaping items in Plan 65M-3903. The Development Planning Department is requesting financial securities in the amount of \$22,500 be retained to guarantee the completion of these landscaping and streetscaping items.

The Director of Development Engineering and Infrastructure Planning has received clearances from all pertinent city departments including Development Planning, Building Standards, Parks Development, Environmental Services and Clerks.

All documentation required by the Subdivision Agreement for assumption has been submitted. Development engineering staff, in conjunction with the developer's consulting engineer, has conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works. In addition, the grading of all lots in the subdivisions has been certified by the Developer's Engineering Consultant. The Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with these subdivisions have been satisfied.

Accordingly, it is recommended that the roads and municipal services in these subdivisions 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.

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**Regional Implications**

There are no Regional implications with respect to the assumption of the municipal works within these subdivisions.

**Conclusion**

The construction of the roads and municipal services associated with the Keystar Subdivisions, Plans of Subdivision 65M-3903, 65M-4101 and 65M-4209, has been completed in accordance with the respective subdivision agreements with minor exceptions as noted in this report. Accordingly, it is appropriate that the roads and municipal services in Plans 65M-3903, 65M-4101 and 65M-4209 be assumed and the Municipal Services Letter of Credit for Plans 65M-4101 and 65M-4209 be released. The Municipal Services Letter of Credit for 65M-3903 be reduced to \$22,500 to ensure the rectification of outstanding landscaping deficiencies to the satisfaction of the Development Planning Department. Upon the completion of the outstanding landscape deficiencies, the Municipal Services Letter of Credit for 65M-3903 will 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 – KEYSTAR SUBDIVISION PHASE 1, 2 AND 2A  
PLAN OF SUBDIVISION 65M-3903, 65M-4101 AND 65M-4209 (19T-00V07)  
WARD 3 - VICINITY OF HIGHWAY 400 AND TESTON ROAD**

**Recommendation**

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

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2. That the Municipal Services Letter of Credit be released for Plans of Subdivision 65M-4101 and 65M-4209; and
3. That the Municipal Services Letter of Credit for Plan of Subdivision 65M-3903 be reduced to \$22,500 to guarantee the rectification of minor landscape deficiencies to the satisfaction of the Development Planning Department. Upon completion of the landscaping deficiencies, the Municipal Services Letter of Credit will also be released.

**Contribution to Sustainability**

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**Economic Impact**

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*(\*) 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.

## **Purpose**

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

## **Background - Analysis and Options**

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The Director of Development Engineering and Infrastructure Planning has received clearances from all pertinent city departments including Development Planning, Building Standards, Parks Development, Environmental Services and Clerks.

All documentation required by the Subdivision Agreement for assumption has been submitted. Development engineering staff, in conjunction with the developer's consulting engineer, has conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works. In addition, the grading of all lots in the subdivisions has been certified by the Developer's Engineering Consultant. The Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with these subdivisions have been satisfied.

Accordingly, it is recommended that the roads and municipal services in these subdivisions 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 these subdivisions.

## **Conclusion**

The construction of the roads and municipal services associated with the Keystar Subdivisions, Plans of Subdivision 65M-3903, 65M-4101 and 65M-4209, has been completed in accordance with the respective subdivision agreements with minor exceptions as noted in this report. Accordingly, it is appropriate that the roads and municipal services in Plans 65M-3903, 65M-4101 and 65M-4209 be assumed and the Municipal Services Letter of Credit for Plans 65M-4101 and 65M-4209 be released. The Municipal Services Letter of Credit for 65M-3903 be reduced to \$22,500 to ensure the rectification of outstanding landscaping deficiencies to the satisfaction of the Development Planning Department. Upon the completion of the outstanding landscape deficiencies, the Municipal Services Letter of Credit for 65M-3903 will 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

Respectfully submitted,






Paul Jankowski  
Commissioner of Public Works

Andrew Pearce  
Director of Development  
Engineering and Infrastructure  
Planning Services

# ATTACHMENT No. 1



## LEGEND

-  PHASE 1
-  PHASE 2
-  PHASE 2A
-  SUBJECT LANDS
-  Block 33W Spine Services

## ASSUMPTION

**KEYSTAR DEVELOPMENTS INC. (BLOCK 33 WEST)**

**19T-00V07, PHASE 1, 2 & 2A**

**65M-3903, 65M-4104 & 65M-4209**

LOCATION: Part of Lot 25, Concession 5

Note: Aerial photography acquired in spring, 2014



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# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 027-2015

**A By-law to assume Municipal Services in Keystar Subdivision, Phase 1, 2 and 2A, 19T-00V07, Registered Plan 65M-3903, 65M-4101 and 65M-4209.**

WHEREAS the Subdivision Agreement between the City of Vaughan and Keystar 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-3903, 65M-4101 and 65M-4209, 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-3903, 65M-4101 and 65M-4209, more particularly described in the Subdivision Agreement between The Corporation of the City of Vaughan and Keystar Developments Inc. dated March 9, 2006 (Phase 1). June 11, 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