

**COMMITTEE OF THE WHOLE - DECEMBER 6, 2011**

**ASSUMPTION OF MUNICIPAL SERVICES  
DEVELOPMENT AGREEMENT – 137 & 141 CRESTWOOD ROAD  
WARD 5**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Development Agreement between the City and Fanterra Developments Limited, dated December 17, 1998, 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 0.06 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$129,200 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$5,990 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$14,400	\$2,400
Storm sewers	\$37,200	\$ 110
Sanitary Sewers	\$10,100	\$2,300
Road	\$63,600	\$ 940
Street lights	\$ 3,900	\$ 240
Totals	\$129,200	\$5,990

*(\*) Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary.*

The life cycle costs associated with this additional infrastructure will be accounted for in the City's Long Range Financial Plan.

**Communications Plan**

The pertinent City departments will be notified of the assumption of the municipal services in this development.

**Purpose**

This report pertains to the assumption of the municipal services that were constructed under the terms of the Development Agreement between the City and Fanterra Developments Limited.

## **Background - Analysis and Options**

The properties at 137 & 141 Crestwood Road were redeveloped by Fanterra Developments Limited into eight residential lots located north of Steeles Avenue, between Yonge Street and Bathurst Street in Block 1 as shown on Attachment No.1. Fanterra Developments Limited entered into a Development Agreement with the City on November 23, 1998 to provide for the construction of the municipal services associated with the development. The construction of the roadwork and municipal services were completed in August, 2001.

Fanterra Developments Limited (Developer) has maintained the municipal services in the development during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the development has been certified by the Developer's Engineering Consultant. Accordingly, the Developer has requested that the roadwork and municipal services associated with the development be assumed by the City, and that the development securities held by the City be released.

All documentation required by the Development Agreement for assumption has been submitted. Development/Transportation Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the development and are now satisfied with the extent of the works.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Building Standards, Parks Development, Parks Operations and Forestry, Public Works, and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this Development Agreement have been satisfied.

## **Relationship to Vaughan Vision 2020**

The Fanterra development 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 infrastructure associated with this development.

## **Conclusion**

The construction of the roads and municipal services associated with the Development Agreement between the City and Fanterra Developments Limited has been completed in accordance with the terms of the agreement. Accordingly, it is appropriate that the roads and municipal services be assumed and the Municipal Services Letter of Credit be released.

## **Attachments**

1. Location Map

**Report prepared by:**

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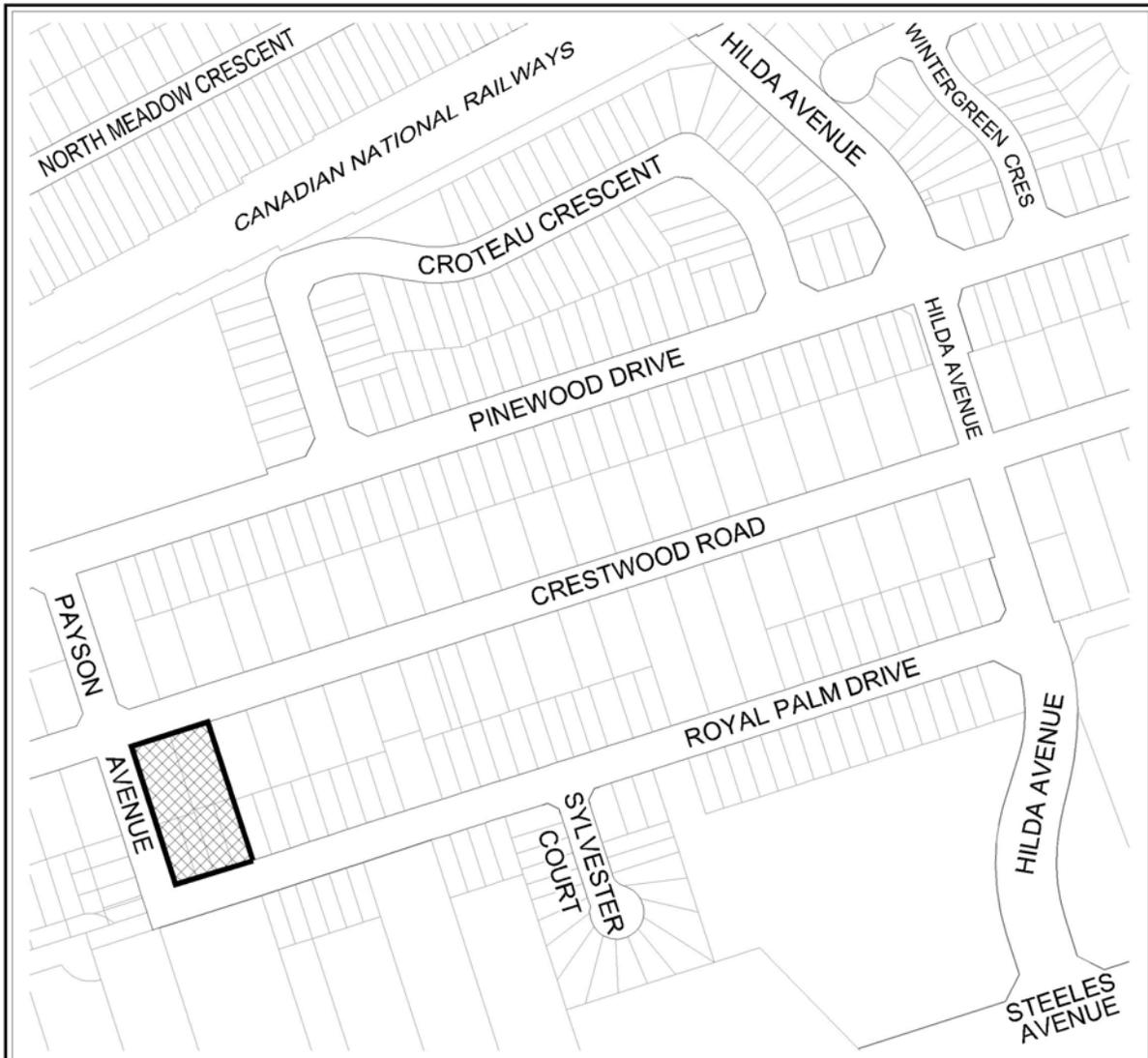
Respectfully submitted,

Paul Jankowski, P. Eng.  
Commissioner of Engineering and Public Works

Andrew Pearce, C.E.T.  
Director of Development/  
Transportation Engineering

FS/kw

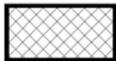
# ATTACHMENT No. 1



## ASSUMPTION APPROVAL FANTERRA DEVELOPMENTS AGREEMENT

LOCATION : Part of Lot 55, Registered Plan 3205

### LEGEND



SUBJECT LANDS



NOT TO SCALE