

**COMMITTEE OF THE WHOLE - FEBRUARY 7, 2012**

**ASSUMPTION – MAPLE SPRINGS (MACKENZIE GLEN), PHASE 2  
19T-89016 / 65M-3065 & 65M-3066  
WARD 1**

**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 Subdivision Agreement for Plans 65M-3065 & 65M-3066, 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 4.0 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 \$7,940,458 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$396,930 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 813,893	\$160,100
Storm sewers	\$3,368,418	\$ 7,240
Sanitary Sewers	\$1,339,830	\$153,470
Road	\$2,322,317	\$ 62,560
Street lights	\$ 96,000	\$ 13,560
Totals	\$7,940,458	\$396,930

*(\*) 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 this subdivision.

**Purpose**

The purpose of this report is to inform Council that the municipal services in the Maple Springs (Mackenzie Glen), Phase 2, Subdivision can now be considered for assumption by the City.

## **Background - Analysis and Options**

The Maple Springs (Mackenzie Glen), Phase 2, Subdivision is a 341 lot residential development that includes both a park and a commercial block. The subdivision is located north of McNaughton Drive and west of Keele Street in Block 26, as shown on Attachment No.1.

The Subdivision Agreement with Artree Development Inc. was executed on June 28, 1995, and the Plans of Subdivision 65M-3065 & 65M-3066 were subsequently registered on November 20, 1995 & November 21, 1995, respectively. The construction of the roads and municipal services was substantially completed in October 1999.

Artree Development Inc. lagged in completing the remaining works in the subdivision and eventually retained Carillion Canada to facilitate the completion of all the remaining deficiencies in the subdivision. Over the last year, engineering staff has worked with Carillion to address all the outstanding deficiencies. Staff is satisfied with the extent of the works recognizing that the municipal services in this subdivision are now over 10 years old and showing signs of normal wear.

All documentation required by the Subdivision Agreement for assumption has been submitted. Engineering 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. In addition, the grading of all lots in the subdivision was certified by the Developer's Engineering Consultant.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, 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 subdivision have been satisfied.

## **Relationship to Vaughan Vision 2020**

The development of this subdivision 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 the Maple Springs (Mackenzie Glen), Phase 2, Plans of Subdivision 65M-3065 & 65M-3066 have been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3065 & 65M-3066 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**  
**RIVERFIELDS MAPLE SPRINGS**  
**19T-89016**  
**MACKENZIE GLEN PHASE 2**

LOCATION : Part of LotS 21, 22 & 23  
Concession 4

**LEGEND**


**SUBJECT LANDS**



NOT TO SCALE