

COMMITTEE OF THE WHOLE - APRIL 3, 2012

ASSUMPTION – 606578 / 1129666 ONTARIO INDUSTRIAL SUBDIVISION, PHASE 1 19T-91017 / 65M-3769 WARD 3

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 Plan 65M-3769, and that the Municipal Services Letter of Credit be reduced to \$36,000 pending the final inspection of the landscaping in the subdivision by the Parks & Forestry Operations Department. Upon the satisfactory completion of this inspection, the Municipal Services Letter of Credit shall 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 0.28 kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$768,268 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$30,680 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 139,922	\$11,210
Storm sewers	\$ 256,462	\$ 510
Sanitary Sewers	\$ 90,547	\$10,740
Road	\$ 169,337	\$ 4,380
Street lights	\$ 12,600	\$ 840
Trees	\$ 27,600	\$ 1,450
SWM Landscaping	\$ 71,800	\$ 1,550
Totals	\$ 768,268	\$30,680

() Annual Operating Costs derived from the 2009 Municipal Performance Measures Summary and the Parks & Forestry Operations Department.*

The life cycle costs associated with this additional infrastructure will be included 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 associated with the industrial subdivision developed by 606578 Ontario Limited and 129666 Ontario Inc., are now complete and can be considered for assumption by the City.

Background - Analysis and Options

The 606578/1129666 Ontario Industrial – Phase I subdivision is an industrial development comprising of four industrial blocks and an open channel drainage block, which is located on the east side of Weston Road and north of Langstaff Road as illustrated on Attachment No.1.

The Subdivision Agreement with 606578 Ontario Limited and 1129666 Ontario Inc. was executed on September 15, 2003, and the Plan of Subdivision 65M-3769 was subsequently registered on August 10, 2004. The construction of the roads and municipal services was completed in September 2008.

The developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and rectified all noted deficiencies. The developer has installed all the required boulevard trees and landscaping in the subdivision but a final inspection of the landscaping could not be completed last year before winter set in. The Parks & Forestry Operations Department has indicated that they have no objection to the assumption of this development subject to the City retaining sufficient securities to guarantee the replacement of any dead or diseased trees/shrubs that are identified following a final inspection this spring. The Parks & Forestry Operations Department is recommending that the City retain \$36,000 from the Municipal Services Letter of Credit to ensure the rectification of any landscaping deficiencies. The developer has provided a letter of commitment indicating his intention to rectify any deficiency found during the City's Parks & Forestry Operations inspection scheduled for June 2012. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City.

All documentation required by the Subdivision 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 subdivision 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, Development Planning, Building Standards, Parks Development, Public Works, and Clerks. The Parks & Forestry Operations Department has no objection to the assumption of the subdivision provided that the City retains securities in the amount of \$36,000 to guarantee the replacement of any dead or diseased boulevard tree in the plan. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Pursuant to the subdivision agreement, the developer provided the City a separate letter of credit in the amount of \$64,000 as their proportionate share of the cost of constructing an entrance features and associated landscaping on the abutting property to the north when the lands develop. As the lands to the north have not yet developed, this letter of credit will be retained by the City. The Development Planning Department has confirmed the amount of the letter of credit is adequate to complete the works in the future.

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 606578 / 1129666 Ontario Industrial Subdivision, Phase 1, Plan of Subdivision 65M-3769 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3769 be assumed and the Municipal Services Letter of Credit be reduced to \$36,000 pending a final inspection of the landscaping in the subdivision by the City's Parks & Forestry Operations Department. Once any landscaping deficiencies have been rectified to the satisfaction of the Parks & Forestry Operations Department, the Municipal Services Letter of Credit shall 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

OM/vp

ATTACHMENT No. 1



ASSUMPTION



606578 / 1129666 ONTARIO INDUSTRIAL SUBDIVISION

606578 ONTARIO LIMITED AND 1129666 ONTARIO INC.

19T-91017, PHASE 1, 65M-3769

LOCATION: Part of Lot 12, Concession 5

LEGEND

-  SUBJECT LANDS
-  Proposed Roads



NOT TO SCALE

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