

COMMITTEE OF THE WHOLE - APRIL 24, 2012

ASSUMPTION – BAIF DEVELOPMENTS LIMITED

19T-90009 / 65M-3392

WARD 5- VICINITY OF SOUTHWEST OF BATHURST STREET AND NEW WESTMINSTER DRIVE

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 Plan 65M-3392, 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 2.6 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, trees, boulevard trees, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$2,038,151 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$141,550 as shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 235,308	\$ 52,030
Storm sewers	\$ 783,098	\$ 2,350
Sanitary Sewers	\$ 235,065	\$ 49,880
Road	\$ 543,175	\$ 20,330
Street lights	\$ 156,000	\$ 9,500
Trees	\$ 43,750	\$ 6,780
Boulevard Maintenance	\$ 41,755	\$ 680
Totals	\$2,038,151	\$141,550

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

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 subdivision.

Purpose

The purpose of this report is to inform Council that the municipal services in the Baif Developments Limited Subdivision can now be considered for assumption by the City.

Background - Analysis and Options

The Baif Developments Limited Subdivision is comprised of 28 residential townhouse blocks. The subdivision is located north of Centre Street and west of Bathurst Street in Block 9, as shown on Attachment No.1.

The Subdivision Agreement with Baif Developments Limited was executed on December 17, 1999 and the Plan of Subdivision 65M-3392 were subsequently registered on February 8, 2000. The construction of the roads and municipal services was substantially completed in October 2002.

Over the last year, engineering staff has worked with Baif Developments Limited to address all the outstanding deficiencies. Staff is satisfied with the extent of the works recognizing that the municipal services in this subdivision are approximately 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 and Forestry Operations, 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

All regional implications have been satisfied as they have conducted their own inspection of municipal services located within the Bathurst Street right of way and have found the works to be satisfactory. The Region of York provided their release on February 21, 2012.

Conclusion

The construction of the roads and municipal services associated with the Baif Development Agreement, Plan of Subdivision 65M-3392 have been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3392 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
BAIF DEVELOPMENTS LIMITED
19T-90009,65M-3392
PART LOT 7, CONCESSION 21

LEGEND

 SUBJECT LANDS



NOT TO SCALE