

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 18, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 5, 2017.

**18 ASSUMPTION – BLOCK 12 SPINE PHASE 2 SERVICES AND VALLEY LAND TRAILS
WARD 4 - VICINITY OF TESTON ROAD AND BATHURST STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, dated May 23, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering and Infrastructure Planning, in consultation with the Director of Transportation Services and Parks and Forestry Operations, the Director of Environmental Services and the Director of Financial Planning and Development Finance, recommend:

1. That Council enact the necessary by-law assuming the municipal services and valley land trails specifically listed on Attachment No.3 and shown on Attachments No.1 and No.2, that have been constructed by the Block 12 Properties Inc. pursuant to the Block 12 Spine Services Agreement dated November 24, 2005; and
2. That the Municipal Services Letter of Credit for the Block 12 Phase 2 Spine Services be reduced to \$5,000 to guarantee the completion of streetscape and landscape deficiencies to the satisfaction of the Transportation Services and Parks and Forestry Operations Department. Upon completion of the deficiencies, the Municipal Services Letter of Credit will 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 municipal services, approximately 1.6 kilometers of natural valley land trails and associated landscaping, approximately 3.0 kilometers of roadway and associated municipal services including sanitary and storm sewers, watermain, stormwater management facility, street lighting, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$7,287,660 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$70,620 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 518,060	\$10,420
Sanitary sewers	\$ 459,160	\$ 6,750
Storm sewers	\$3,492,920	\$ 2,290
Road	\$ 912,630	\$22,960
Stormwater Management Facility	\$ 183,650	\$ 3,410
Valley Land Trails/Trees/ Landscaping/Streetscaping	\$1,509,640	\$19,270
Streetlights	\$ 211,600	\$ 5,520
Totals	\$7,287,660	\$70,620

() Estimated Annual Operating Costs based on information from Environmental Services and the Transportation Services and Parks & 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 services.

Purpose

The purpose of this report is to inform Council that the Block 12 Phase 2 Spine Services and the valley land trails in Block 12 are complete and can be considered for assumption by the City.

Background - Analysis and Options

Block 12 Properties Inc. entered into a Spine Servicing Agreement with the City on November 24, 2005 as amended on December 7, 2010 to facilitate the construction of the spine municipal services works in Phase 2 of Block 12 including the collector road network and valley crossings, a storm water management facility, trunk watermain sewers, and related municipal services. The construction of the roads and municipal services in Block 12 Spine Services Phase 2 was considered substantially complete on January 22, 2016. In addition, the natural valley land trails in Block 12 were considered substantially completed on March 30, 2016. The specific locations of the trails and Phase 2 Spine Servicing are generally shown on Attachment No.1 and No.2, respectively and more specifically listed on Attachment No.3.

Block 12 Properties Inc. has maintained the valley land trails and the spine municipal services in the second phase of Block 12 during the required maintenance period and has rectified all deficiencies with the exception of the replacement of a number of boulevard trees. The Transportation Services and Parks and Forestry Operations Department has advised they have no objections to the assumption of the municipal services within this subdivision subject to financial securities in the amount of \$5,000 being retained by the City to ensure that these landscape works are satisfactorily completed.

All documents required for assumption have been received. City staff, in conjunction with the developer's consulting engineer, has conducted all necessary inspections of the municipal services and are now satisfied with the extent of the work.

Clearances have been received from all pertinent City Departments including Development Engineering and Infrastructure Planning Services, Development Planning, Building Standards, Transportation Services and Parks and Forestry Operations, Parks Development, Environmental Services, and Clerks. In addition, the Financial Planning and Development Finance Department has confirmed that all of the City's financial requirements associated with this Servicing Agreement have been satisfied.

Accordingly, Block 12 Properties Inc. has requested the trail and municipal services in Block 12 Spine Phase 2 be assumed by the City.

Relationship To Term of Council Service Excellence Strategy Map (2014-2018)

The construction of valley land trails and municipal services in the Block 12 Spine Services Phase 2 Agreement and Block 12 Spine Phase 2 Services Amending Agreement and their assumption are consistent with the initiatives outlined in the Term of Council Service Excellence Strategy Map. The assumption of these municipal services will:

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- Invest, renew and manage infrastructure and assets;
- Attract investment and create jobs
- Continue to ensure the safety and well-being of citizens; and
- Continue to cultivate an environmentally sustainable city.

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 valley land trails, roads and municipal services listed on Attachments No. 3 has been completed in accordance with the Block 12 Spine Services Phase 2 Amending Agreement. Accordingly, it is appropriate that the noted trails, roads and municipal services be assumed by the city, and that the value of the Block 12 Spine Services Phase 2 Municipal Services Letter of Credit be reduced to \$5,000 to guarantee the replacement of a number of boulevard trees to the satisfaction of the Transportation Services and Parks and Forestry Operations Department. Upon the completion of the tree planting inspection the Municipal Services Letters of Credit will be released.

Attachments

1. Location Map – Natural Lands Trails
2. Location Map – Phase 2 Spine Services
3. List of Municipal Services to be assumed

Report prepared by:

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(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.)