

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

Item 13, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 24, 2017.

**13 PARTIAL ASSUMPTION – BLOCK 11 SPINE MUNICIPAL SERVICES
 BLOCK 11 DEVELOPERS' GROUP
 WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE 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 January 17, 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 specifically listed on Attachment No.2 that have been constructed pursuant to the Block 11 Spine Servicing Agreement, dated August 11, 2006; and
2. That the value of the Municipal Services Letter of Credit posted with the City pursuant to the Block 11 Spine Services Agreement be adjusted to reflect the remaining works and obligations according to the terms of the Spine Services Agreement.

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 4.2 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 \$12,727,540 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$151,820 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 1,572,660	\$ 29,680
Sanitary sewers	\$ 2,356,650	\$ 19,230
Storm sewers	\$ 3,491,960	\$ 6,520
Storm water management facilities	\$ 505,460	\$ 3,410
Road	\$ 3,548,450	\$ 65,380
Trees / Streetscaping / Landscaping /Boulevard Maintenance	\$ 930,090	\$ 13,800
Streetlights	\$ 322,270	\$ 13,800
Totals	\$12,727,540	\$151,820

() 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 certain municipal services completed pursuant to the Block 11 Spine Services Agreement between the Block 11 Developers' Group (Block 11 Properties Inc. – Trustee) and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Block 11 Developers' Group entered into a Spine Servicing Agreement with the City on August 11, 2006 to facilitate the construction of the spine municipal services works in Block 11 including the collector road network and associated valley crossings, storm water management facilities, trunk watermain and sewers, and related municipal services. The spine municipal services were initially constructed concurrently but completed in four phases in step with the house building program. This report recommends the assumption of the third and fourth phases of the works and Stormwater Management Facility No.2, which were considered substantially completed on Sept 17, 2015 and January 22, 2016, respectively. The specific spine municipal services that are included in the third and fourth phases are generally shown on Attachment No.1 and more specifically listed on Attachment No.2.

The Block 11 Developers' Group has maintained these spine services during the required maintenance period and has rectified all noted deficiencies with the exception of outstanding streetscaping and landscaping deficiencies, which have been identified by the Development Planning Department. The value of the works that are necessary to rectify these deficiencies will be retained in the Municipal Services Letter of Credit to ensure the deficiencies are rectified to the satisfaction of the city.

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 development have been satisfied.

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

The construction of certain municipal services in the Block 11 Spine Services Agreement and its assumption are consistent with the initiatives outlined in the Term of Council Service Excellence Strategy Map. The assumption of these municipal services will:

- 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.

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Regional Implications

Regional staff have conducted inspections of the municipal services located within the Major Mackenzie Drive, Dufferin Street and Rutherford Road right-of-ways and have found the works to be satisfactory.

Conclusion

The construction of the roads and municipal services listed on Attachments No. 2 has been completed in accordance with the Block 11 Spine Services Agreement. Accordingly, it is appropriate that the noted roads and municipal services be assumed by the city, and that the value of the Municipal Services Letter of Credit posted with the city be adjusted to secure the Block 11 Developers' Group remaining works and obligations under the terms of the Spine Services Agreement.

Attachments

1. Location Map
2. List of municipal services to be assumed

Report prepared by:

Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

(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.)

**PARTIAL ASSUMPTION – BLOCK 11 SPINE MUNICIPAL SERVICES
BLOCK 11 DEVELOPERS' GROUP
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND BATHURST STREET**

Recommendation

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Report prepared by:

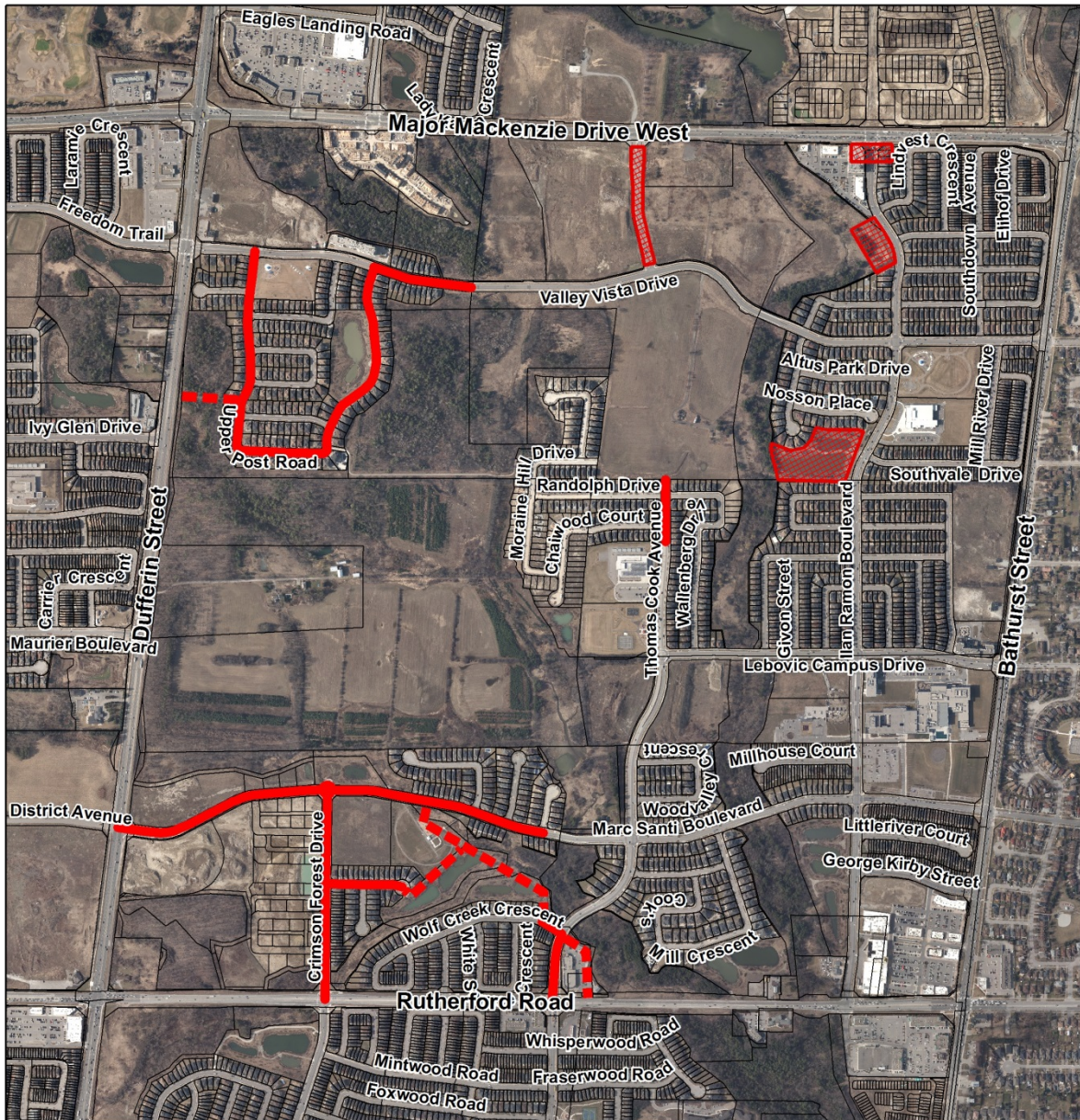
Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

Respectfully submitted,

JOHN MACKENZIE,
Deputy City Manager,
Planning and Growth Management

ANDREW PEARCE,
Director, Development
Engineering and Infrastructure
Planning

ATTACHMENT No.1



Legend

- SPINE ROADS
- - - EASEMENT
- ▨ SWM POND & LANDSCAPE WORKS

Note: Aerial photography acquired in spring, 2015

CITY OF VAUGHAN - INFRASTRUCTURE DELIVERY

ASSUMPTION BLOCK 11 SPINE SERVICES AGREEMENT PARTIAL NO.3, PARTIAL NO.4 & STORMWATER POND NO.2 BLOCK 11 DEVELOPERS' GROUP (BLOCK 11 PROPERTIES INC. - TRUSTEE)



NOT TO SCALE

DRAFTSPERSON: G.I.S.

F:\Common\ENG\ATTACHMENTS\DEVELOPMENT\ATTACHMENTS1 - Assumption Approval\BLOCK 11 SPINE\BLOCK 11 SPINE REVISED.JPG

ATTACHMENT No.2

Block 11 Spine Services (Partial #3) Assumption Legal Description

Apple Grove Court

Part 20, Plan 65R-28975 (65M-4004)

Crimson Forest Drive (from Marc Santi Blvd. to Rutherford Road)

Parts 18, 25, 26, Plan 65R-28975.

Marc Santi Boulevard (from Dufferin Street to west of Thomas Cook Avenue)

Parts 2, 7-11, 21, 38, 40, 42, 57, 58, 59, 68, 69, Plan 65R-28975;
Parts 2 & 3, Plan 65R-29510.

Thomas Cook Avenue (from south of Chaiwood Court to north of Randolph Drive and from Rutherford Road to Wolf Creek Crescent)

Part of Parts 7, 8, 10-13, Plan 65R-28965;
Parts 30, 31, 33, Plan 65R-28976.

Valley Vista Drive (within former Smith Lands)

Parts 4 & 5, Plan 65R-29603.

Upper Post Road (from Valley Vista Drive south)

Parts 6, 7, 8, 13, 14, 15, Plan 65R-28971 (now dedicated as Upper Post Road on Registered Plan 65M-3999);
Part 5, 65R-28969 (now dedicated as Upper Post Road and Blocks 141 & 144, Registered Plan 65M-4053.

Easement – Sanitary Sewer (from Dufferin Street to Upper Post Road)

Part 2, Plan 65R-28969

Easement – Sanitary Sewer (from Thomas Cook Avenue to Rutherford Road)

Part 53, Plan 65R-28995;
Part 54, Plan 65R-28975;
Parts 3 & 5, Plan 65R-29202;
Part 1, Plan 65R-29378;
Part 4, 65R-31629.

Easement (from Thomas Cook Avenue to Marc Santi Boulevard)

Sanitary Sewer – located within Wolf Creek Crescent in 65M-4004 & Parts 6, 14, 16, 28, 46, 62 and 65, Plan 65R-28975

Storm Sewer – located within Parts 6, 14 and 46, Plan 65R-28975

Block 11 Spine Services (Partial #4) & Stormwater Facility No.2
Assumption Legal Description

Shale Crescent Seating Area (located on the west side of Ilan Ramon Blvd, opposite Shale Cres.).

Located in Part 6 on Plan 65R-28796, and Part 1 on Plan 65R-28796.

Street Trees (located between Major Mackenzie and Valley Vista).

Located on Thomas Cook Avenue, in Part 9 on Plan 65R-28521.

Landscape Works at the following Regional Intersections

Major Mackenzie and Ilan Ramon (median, SW + SE corners). Located in Part 32 on Plan 65R-28968, and within the southerly boulevard of Major Mackenzie Drive West.

Major Mackenzie and Thomas Cook (median, SW + SE corners). Located in Part 11 on Plan 65R-28521, and within the southerly boulevard of Major Mackenzie Drive West.

Stormwater Management Facility No.2

Located on Ilan Ramon Boulevard, in Parts 18, 58 and 59 on Plan 65R-28968

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 004-2017

A By-law to partially assume Municipal Services in Block 11 Spine.

WHEREAS the Services Agreement between the City of Vaughan and Block 11 Developers' Group (Block 11 Properties Inc. – Trustee): 1275621 Ontario Inc.; Alice Smith; Thornhill Ravines Development Corporation; North Bathurst Developments Limited; Lindvest Properties (Bathurst Mackenzie) Limited; Nine-Ten West Limited; Woodvalley Developments Inc.; Ankara Realty Limited; 1376018 Ontario Limited; Block 11 (Rutherford) Inc.; Block 11 (Major Mackenzie) Inc. and Block 11 Properties Inc. provides for the installation of certain public services.

AND WHEREAS the Deputy City Manager Planning and Growth Management has received certification that the services have been constructed and installed in accordance with City specifications.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the services, more particularly described in the Services Agreement between The Corporation of the City of Vaughan and Block 11 Developers' Group (Block 11 Properties Inc. – Trustee): 1275621 Ontario Inc.; Alice Smith; Thornhill Ravines Development Corporation; North Bathurst Developments Limited; Lindvest Properties (Bathurst Mackenzie) Limited; Nine-Ten West Limited; Woodvalley Developments Inc.; Ankara Realty Limited; 1376018 Ontario Limited; Block 11 (Rutherford) Inc.; Block 11 (Major Mackenzie) Inc. and Block 11 Properties Inc. dated August 11, 2006, be and they are hereby partially assumed as public services.

Enacted by City of Vaughan Council this 24th day of January, 2017.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 13 of Report No. 2
of the Committee of the Whole
Adopted by Vaughan City Council on
January 24, 2017.