

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

Item 14, 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.

14 PARTIAL ASSUMPTION – BLOCK 18 SPINE MUNICIPAL SERVICES BLOCK 18 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 18 Spine Servicing Agreement, dated July 12, 2006; and
2. That the value of the Municipal Services Letter of Credit posted with the City pursuant to the Block 18 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 5.2 kilometers of roadway and associated municipal services including sanitary and storm sewers, watermain, street lighting, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$22,252,420 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$170,040 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 4,362,020	\$ 36,850
Sanitary sewers	\$ 5,091,220	\$ 23,870
Storm sewers	\$ 6,617,730	\$ 8,100
Road	\$ 5,578,490	\$ 81,180
Streetlights	\$ 602,960	\$ 20,040
Totals	\$22,252,420	\$170,040

() Estimated Annual Operating Costs based on information from Environmental Services and the Transportation Services and Parks & Forestry Operations Departments.*

The life cycle costs associated with this additional infrastructure will be accounted for in the City's future multi-year budgets.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

Item 14, CW Report No. 2 – Page 2

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 18 Spine Services Agreement between the Block 18 Developers' Group (Block 18 Properties Inc. – Trustee) and the City are complete and can be considered for assumption by the City.

Background - Analysis and Options

The Block 18 Developers Group entered into a Spine Servicing Agreement with the City on July 12, 2006 to facilitate the construction of the spine municipal services works in Block 18 including the collector road network and associated valley crossings, storm water management facilities, trunk watermain, sewers and related municipal services. The spine municipal services were initially constructed concurrently but completed in phases that are in step with the house building program. This report recommends the assumption of the first phase of the works which were considered substantially completed on March 27, 2014. The specific spine municipal services that are included in the first phase are generally shown on Attachment No.1 and more specifically listed on Attachment No.2.

The Block 18 Developers' Group has maintained these spine services during the required maintenance period and has rectified all noted deficiencies within the first phase of the Block 18 Spine Services. The value of the works that are necessary to complete the balance of the municipal services will be retained in the Municipal Services Letter of Credit 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 Servicing Agreement have been satisfied.

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

The construction of certain municipal services in the Block 18 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.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

Item 14, CW Report No. 2 – Page 3

Conclusion

The construction of the roads and municipal services listed on Attachments No. 2 has been completed in accordance with the Block 18 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 18 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 18 SPINE MUNICIPAL SERVICES
BLOCK 18 DEVELOPERS' GROUP
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND BATHURST STREET**

Recommendation

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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.

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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



ASSUMPTION BLOCK 18 SPINE SERVICES PARTIAL #1

LEGEND

— SPINE SERVICES

Note: Aerial photography acquired in Spring 2014



NOT TO SCALE

ATTACHMENT No.2

Block 18 Spine Services (Partial #1) Assumption Legal Description

Peter Rupert Avenue from Major Mackenzie Drive to Rutherford Road

Part 8 on Plan 65R-28687;
Part 61 on Plan 65R-28684;
Part 17 on Plan 65R-28685;
Part 16 on Plan 65R-28686;
Part 17 on Plan 65R-28692;
Part 7 on Plan 65R-28693;
Part 5 on Plan 65R-28691;

Ivy Glen Drive from Peter Rupert Avenue to Dufferin Street

Part 42 on Plan 65R-28686

Maurier Boulevard from Peter Rupert Avenue to Dufferin Street

Part 42 on Plan 65R-28693

Grand Trunk Avenue from Major Mackenzie Drive to Sand Valley Street and from Ivy Glen Drive to Maurier Boulevard

Part 6 on Plan 65R-28804;
Part 38 on Plan 65R-28684;
Part 43 on Plan 65R-28686;
Part 22 & 47 on Plan 65R-28693;

Freedom Trail from Peter Rupert Avenue to Dufferin Street

Part 13 on Plan 65R-28687;
Part 27 & 50 on Plan 65R-28684;

Road Widening on Major Mackenzie Drive from Grand Trunk Avenue to White Beach Crescent Sanitary sewer within the easement between Freedom Trail and Dufferin Street

Part 54 & 5 on Plan 65R-28684
Part of Block 202 and 203 on Plan 65M-3932
Part 15 & 33 & 34 on Plan 65R-28685
Part 28 & 33 on Plan 65R-28686

Sanitary sewer within the easement between Dufferin Street and Upper Post Road

Part 2 on Plan 65R-68969
Block 123 and Lots 14 & 15 on Plan 65M-4053

Watermain on Dufferin Street from Ivy Glen Drive to Freedom Trail

Watermain and Sanitary Sewer on Dufferin Street from Maurier Boulevard to 230 m south Storm sewer within the easement between Maurier Boulevard and Stormwater Management Facility (Pond C)

Part 1 on Plan 65R-28768
Part 4 on Plan 65R-29091

Sanitary sewer within the easement between Golden Forest Road and Rutherford Road

Part 3 on Plan 65R-28692

Part 1 & 5 on Plan 65R-28690

Part 1 on Plan 65R-28970

Part 34, 35, 38 & 39 on Plan 65R-28691

Part of Block 1 & 2 on Plan 65M-3972

Sanitary and Storm sewer on Rutherford Road from Peter Rupert Avenue to CN lands

Sanitary sewer on Rutherford Road from CN lands to Barrhill Road

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 005-2017

A By-law to partially assume Municipal Services in Block 18 Spine.

WHEREAS the Services Agreement between the City of Vaughan and Block 18 Developers' Group (Block 18 Properties Inc. – Trustee): Fernbrook Homes (Block 18 Gulf) Limited; Fernbrook Homes (Majormac) Limited; Ivyglen Developments Inc.; East Maple Creek Lands Ltd.; Milescove Holdings Inc.; Medallion Developments (South Maple) Limited; Dufferin Rutherford Holdings Limited; 1275620 Ontario Inc.; Block 18 Trees Inc.; Nine-Ten West Limited; Block 18 Properties Inc.; Block 18 (Betti) Inc.; Honeyvale Glade Estates Inc. and Block 18 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 18 Developers' Group (Block 18 Properties Inc. – Trustee): Fernbrook Homes (Block 18 Gulf) Limited; Fernbrook Homes (Majormac) Limited; Ivyglen Developments Inc.; East Maple Creek Lands Ltd.; Milescove Holdings Inc.; Medallion Developments (South Maple) Limited; Dufferin Rutherford Holdings Limited; 1275620 Ontario Inc.; Block 18 Trees Inc.; Nine-Ten West Limited; Block 18 Properties Inc.; Block 18 (Betti) Inc.; Honeyvale Glade Estates Inc. and Block 18 Properties Inc. dated July 12, 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. 14 of Report No. 2
of the Committee of the Whole
Adopted by Vaughan City Council on
January 24, 2017.