

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 21, 2015

Item 13, Report No. 17, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 21, 2015.

**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 Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, dated April 14, 2015:

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, in consultation with the Director of Environmental Services and the Director of Transportation Services and Parks & Forestry Operations, 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 8.5 kilometers of roadway and associated municipal services including seven valley crossing structures (bridge and culvert), sanitary and storm sewers, watermain, stormwater management facilities, street lighting, sidewalk, etc., will be added to the city's network of infrastructure. This additional infrastructure is valued at \$47,182,020 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$565,860 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 4,253,890	\$ 60,100
Sanitary sewers	\$ 2,964,090	\$ 38,940
Storm sewers	\$ 9,142,900	\$ 13,210
Storm water management facilities	\$ 1,215,970	\$ 10,230
Road	\$ 11,711,170	\$132,400
Valley Crossings (Bridges)	\$ 15,784,550	\$ 210,460 (**)
Trees/Streetscaping/Landscaping/Boulevard Maintenance	\$ 1,331,560	\$ 63,920
Street lights	\$ 777,890	\$ 36,600
Totals	\$47,182,020	\$565,860

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

*(**) value includes structure life-cycle costs*

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

The seven valley crossing structures (bridge and culvert) and the trunk watermain constructed along Rutherford Road are included as growth related projects in the City-Wide Development Charge Background Study and By-law. The city has entered into an agreement with the Block 11 Developer's Group to reimburse them the cost of constructing this infrastructure.

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 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 first two phases of the works, which were considered substantially completed on December 31, 2012 and September 26, 2013, respectively. The specific spine municipal services that are included in the first two 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 for assumption 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 Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with the assumption of these municipal services have been satisfied subject to retention of the securities noted in this report.

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Relationship to Vaughan Vision 2020

The construction and assumption of the spine roads and 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

Regional staff have conducted inspections of municipal services located within the Major Mackenzie Drive, Bathurst Street, 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.)

COMMITTEE OF THE WHOLE - APRIL 14, 2015

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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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 for assumption 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 Development Finance and Investments Department has confirmed that all of the City's financial requirements associated with the assumption of these municipal services have been satisfied subject to retention of the securities noted in this report.

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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,

Paul Jankowski
Commissioner of Public Works

Andrew Pearce
Director of Development
Engineering and Infrastructure
Planning Services

ATTACHMENT No. 1



F:\Common\NOA\ATTACHMENTS\DEVELOPMENT\ATTACHMENTS\Block 11 Spine Services Agreement - Complete

Legend

- Spine Roads
- Easement Roads/Service
- External Sanitary and Storm Sewers
- External Watermain
- Boundary Limits
- Bridge/Crossing

ASSUMPTION BLOCK 11 SPINE SERVICES AGREEMENT BLOCK 11 DEVELOPERS' GROUP (BLOCK 11 PROPERTIES INC. - TRUSTEE)

LOCATION : Block 11

Note: Aerial photography acquired in spring, 2014



NOT TO SCALE

CITY OF VAUGHAN - CAPITAL DELIVERY AND ASSET MANAGEMENT DEPARTMENT

DRAFTSPERSON: GIS

ATTACHMENT No.2

Block 11 Spine Services (Partial No.1)

Description of Municipal Services to be assumed by the City

Ilan Ramon Boulevard from Rutherford Road to Major Mackenzie Drive

Part 2 on Plan 65R-27312;
Parts 23, 24, 28 to 37 and 39 on Plan 65R-28965;
Parts 19 to 22, 42 and 57 on Plan 65R-28968;
Parts 5, 19, 21, 22, 12 and 13 on Plan 65R-28984;
Parts 7 to 11 inclusive, 22, 23, 24, 25 and 66 on Plan 65R-28995; and
Parts 20, 22 to 29 inclusive, 35 to 42 inclusive on Plan 65R-28968

Lebovic Campus Drive from Bathurst Street to Thomas Cook Avenue

Parts 2, 9, 14 to 22 inclusive, 40, 41 and 45 on Plan 65R-28965; and
Parts 2, 15, 20, 23, 24, 27, 28, 12, 13 and 18 on Plan 65R-28984

Marc Santi Boulevard from Bathurst Street to West end Bridge 'D' (including Bridge 'D')

Parts 13, 14, 15, 27 to 32, 45, 46, 47, 56, 68, 69, 70, 86, 87 and 88 on Plan 65R-28995

Thomas Cook Avenue from the south limit of Bridge "G" to north of Wallenberg Drive (including Bridge 'G') and from Valley Vista Drive to Major Mackenzie Drive

Parts 7, 8, 10, 11, 12 and 13 on Plan 65R-28965;
Parts 9 and 18 on Plan 65R-28984;
Parts 1, 2, 3, 33, 34, 35, 39, 40, 41, 52, 54, 55, 74, 75, 76, 80, 81 and 82 on Plan 65R-28995
Part 8 on Plan 65R-28965
Parts 9, 19, 20 and 21 on Plan 65R-28521

Valley Vista Drive from Bathurst Street to west limit of Bridge "E" (including Bridge 'E') and from Upper Post Road to Dufferin Street

Parts 5, 7, 8, 9, 12, 13, 14, 45 and 51 to 54 inclusive on Plan 65R-28968
Parts 2, 3, 4, 15, 16, 17, 23 to 30 inclusive, 34 and 35 on Plan 65R-28521
Parts 4 to 6 inclusive on Plan 65R-28974
Parts 1 to 4 inclusive, 9 and 16 on Plan 65R-28971

Storm and sanitary sewers on Rutherford Road between Bathurst Street and Dufferin Street

Trunk watermain on Rutherford Road between Crimson Forest Drive and Keele Street

200 Diameter External Watermain on Major Mackenzie Drive between Sir Benson Drive and Thomas Cooke Avenue

ATTACHMENT No.2 (cont'd.)

Block 11 Spine Services (Partial No.1)

Description of Municipal Services to be assumed by the City

Storm sewer within the easement between Valley Vista Drive and Major Mackenzie

Part 36 included in plan 65R-28521

Storm sewer outfall in the vicinity of Valley Vista Drive and bridge structure "E"

Part 28 on Plan 65R-28521

Sanitary Easement & Pedestrian Bridge from Upper Post Road to Moraine Hill Drive

Part 2 on Plan 65R-31070

Valley restoration - Site 1 in the vicinity of Major Mackenzie Drive and Ilan Ramon Boulevard

Part of Block 210 on Plan 65M-3985

Valley restoration - Site 2 in the vicinity of Thomas Cook Avenue and Lebovic Campus Drive

Part of Block 155 on Plan 65M-4091

Foundation Drain Collector Outfall in the vicinity of Valley Vista Drive and Bridge Structure "C"

Part of Block 212 on Plan 65M-3985

Storm Sewer on Chaya Sara Gardens and Nosson Place

Part of Plan 65M-3985

Storm and sanitary sewers on Cooks Mill Crescent between Marc Santi Boulevard and the
sanitary connection on Cooks Mill Crescent and Pond 4

Part of Plan 65M-3917

Storm Water Management Facility No.1A/1B

Part 1 on Plan 65R-28944 and Part 65 and 98 on Plan 65R-28995

Storm Water Management Facility No.4

Parts 62 and 77 on Plan 65R-28995

Sanitary Sewer on Randolph Drive

Part of Plan 65M-3962 including Block 335

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 059-2015

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

WHEREAS the Spine Services Agreement between the City of Vaughan and Block 11 Developers' Group (Block 11 Properties Inc. – Trustee) provides for the installation of certain public services.

AND WHEREAS the Commissioner of Public Works has received certification that the services set out in the Spine Services Agreement 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 Spine Services Agreement between The Corporation of the City of Vaughan and Block 11 Developers' Group (Block 11 Properties Inc. – Trustee) dated August 11, 2006, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 21st day of April, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk