

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015**

Item 6, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 19, 2015.

**6            ASSUMPTION – BLOCK 39 (NORTH-WEST) SPINE SERVICES AGREEMENT  
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

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 May 5, 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 & Parks & Forestry Operations, recommend:

1. THAT Council enact the necessary by-law assuming the municipal services that are set out in the Block 39 (North-West) Spine Services Agreement, dated June 16, 2009; and
2. THAT the value of the Municipal Services Letter of Credit posted with the City in connection with the Block 39 Spine Services Agreement be reduced to \$200,000 to guarantee the rectification of minor landscaping, streetscaping and servicing deficiencies to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Departments. Upon completion of the landscaping, streetscaping and servicing 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 the services set in the Spine Services Agreement, approximately 6.8 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, storm water pond facility, wastewater pumping station etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$21,258,267 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$199,939 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 4,302,946	\$36,565
Sanitary sewers	\$ 2,435,528	\$15,732
Storm sewers	\$6,692,842	\$ 5,903
Road	\$4,444,951	\$53,491
Landscaping	\$ 264,900	\$13,918
Wastewater Pumping Station	\$2,100,000	\$60,000
Stormwater Pond Facility	\$ 542,100	\$ 3,410
Street lights	\$ 475,000	\$10,920
Totals	\$21,258,267	\$199,939

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

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015**

#### **Item 6, CW Report No. 20 – Page 2**

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 constructed pursuant to the Spine Services Agreement between Block 39 (North-West) Developers Group Inc. and the City are complete and can be considered for assumption by the City.

#### **Background - Analysis and Options**

The Block 39 (North-West) Developers Group Inc. entered into a Spine Services Agreement with the City on June 16, 2009 to facilitate the construction of the spine municipal services in the North West portion of Block 39. The works associated with the Block 39 Spine Services Agreement, are located south of Major Mackenzie Drive and east of Pine Valley Drive in Ward 3 as shown on Attachment No.1.

The construction of the spine roads and municipal services included in this agreement was considered substantially complete on February 7, 2014.

The Block 39 (North-West) Developers Group has maintained these spine services during the required maintenance period and has rectified all noted deficiencies with the exception of some minor streetscaping, landscaping and servicing issues. All documents required for assumption have been received. City staff, in conjunction with the Developer's Consulting Engineer, have 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 Building Standards, Parks Development, Environmental Services, and Clerks. In addition, the Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied subject to retention of the securities noted in this report.

Development Planning staff has advised that they have no objections to the assumption of the Block 39 spine services subject to the City retaining securities in the amount of \$100,000 to guarantee the rectification of the noted landscape and streetscape deficiencies. In addition, Development Engineering staff has identified a number of servicing issues that still remain outstanding. Given that these are the only outstanding issues, Development Engineering staff is recommending that the spine municipal services be assumed subject to the City retaining a further \$100,000 to ensure the remaining works are completed by the Developers Group during the 2015 construction season to the satisfaction of the City.

#### **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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015**

Item 6, CW Report No. 20 – Page 3

**Regional Implications**

Region of York staff have conducted their own inspection of municipal services located within the Major Mackenzie Drive right of way and have found the works to be satisfactory.

**Conclusion**

The construction of the roads and municipal services in the north-west corner of Block 39 has been completed in accordance with the Block 39 (North-West) Spine Services Agreement with the exception of some minor outstanding deficiencies. Accordingly, it is recommended that the roads and municipal services in this quadrant of Block 39 be assumed and the Municipal Services Letter of Credit be reduced to \$200,000 to guarantee the rectification of some minor landscaping, streetscaping and servicing deficiencies to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Departments. Upon the completion of the landscaping, streetscaping and servicing works, the Municipal Services Letter of Credit will be released.

**Attachments**

1. Location Map

**Report prepared by:**

Odette McIntyre – Engineering Technologist - Development, ext. 8461  
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 - MAY 5, 2015**

### **ASSUMPTION – BLOCK 39 (NORTH-WEST) SPINE SERVICES AGREEMENT WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

#### **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 & Parks & Forestry Operations, recommend:

1. THAT Council enact the necessary by-law assuming the municipal services that are set out in the Block 39 (North-West) Spine Services Agreement, dated June 16, 2009; and
2. THAT the value of the Municipal Services Letter of Credit posted with the City in connection with the Block 39 Spine Services Agreement be reduced to \$200,000 to guarantee the rectification of minor landscaping, streetscaping and servicing deficiencies to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Departments. Upon completion of the landscaping, streetscaping and servicing 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 the services set in the Spine Services Agreement, approximately 6.8 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, storm water pond facility, wastewater pumping station etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$21,258,267 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$199,939 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 4,302,946	\$36,565
Sanitary sewers	\$ 2,435,528	\$15,732
Storm sewers	\$6,692,842	\$ 5,903
Road	\$4,444,951	\$53,491
Landscaping	\$ 264,900	\$13,918
Wastewater Pumping Station	\$2,100,000	\$60,000
Stormwater Pond Facility	\$ 542,100	\$ 3,410
Street lights	\$ 475,000	\$10,920
Totals	\$21,258,267	\$199,939

*(\*) Estimated Annual Operating Costs based on information from Environmental Services and Transportation Services & 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.

## **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 constructed pursuant to the Spine Services Agreement between Block 39 (North-West) Developers Group Inc. and the City are complete and can be considered for assumption by the City.

## **Background - Analysis and Options**

The Block 39 (North-West) Developers Group Inc. entered into a Spine Services Agreement with the City on June 16, 2009 to facilitate the construction of the spine municipal services in the North West portion of Block 39. The works associated with the Block 39 Spine Services Agreement, are located south of Major Mackenzie Drive and east of Pine Valley Drive in Ward 3 as shown on Attachment No.1.

The construction of the spine roads and municipal services included in this agreement was considered substantially complete on February 7, 2014.

The Block 39 (North-West) Developers Group has maintained these spine services during the required maintenance period and has rectified all noted deficiencies with the exception of some minor streetscaping, landscaping and servicing issues. All documents required for assumption have been received. City staff, in conjunction with the Developer's Consulting Engineer, have 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 Building Standards, Parks Development, Environmental Services, and Clerks. In addition, the Development Finance & Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied subject to retention of the securities noted in this report.

Development Planning staff has advised that they have no objections to the assumption of the Block 39 spine services subject to the City retaining securities in the amount of \$100,000 to guarantee the rectification of the noted landscape and streetscape deficiencies. In addition, Development Engineering staff has identified a number of servicing issues that still remain outstanding. Given that these are the only outstanding issues, Development Engineering staff is recommending that the spine municipal services be assumed subject to the City retaining a further \$100,000 to ensure the remaining works are completed by the Developers Group during the 2015 construction season to the satisfaction of the City.

## **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**

Region of York staff have conducted their own inspection of municipal services located within the Major Mackenzie Drive right of way and have found the works to be satisfactory.

## **Conclusion**

The construction of the roads and municipal services in the north-west corner of Block 39 has been completed in accordance with the Block 39 (North-West) Spine Services Agreement with the exception of some minor outstanding deficiencies. Accordingly, it is recommended that the roads and municipal services in this quadrant of Block 39 be assumed and the Municipal Services Letter of Credit be reduced to \$200,000 to guarantee the rectification of some minor landscaping, streetscaping and servicing deficiencies to the satisfaction of the Development Planning and Development Engineering and Infrastructure Planning Departments. Upon the completion of the landscaping, streetscaping and servicing works, the Municipal Services Letter of Credit will be released.

## **Attachments**

1. Location Map

## **Report prepared by:**

Odette McIntyre – Engineering Technologist - Development, ext. 8461  
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

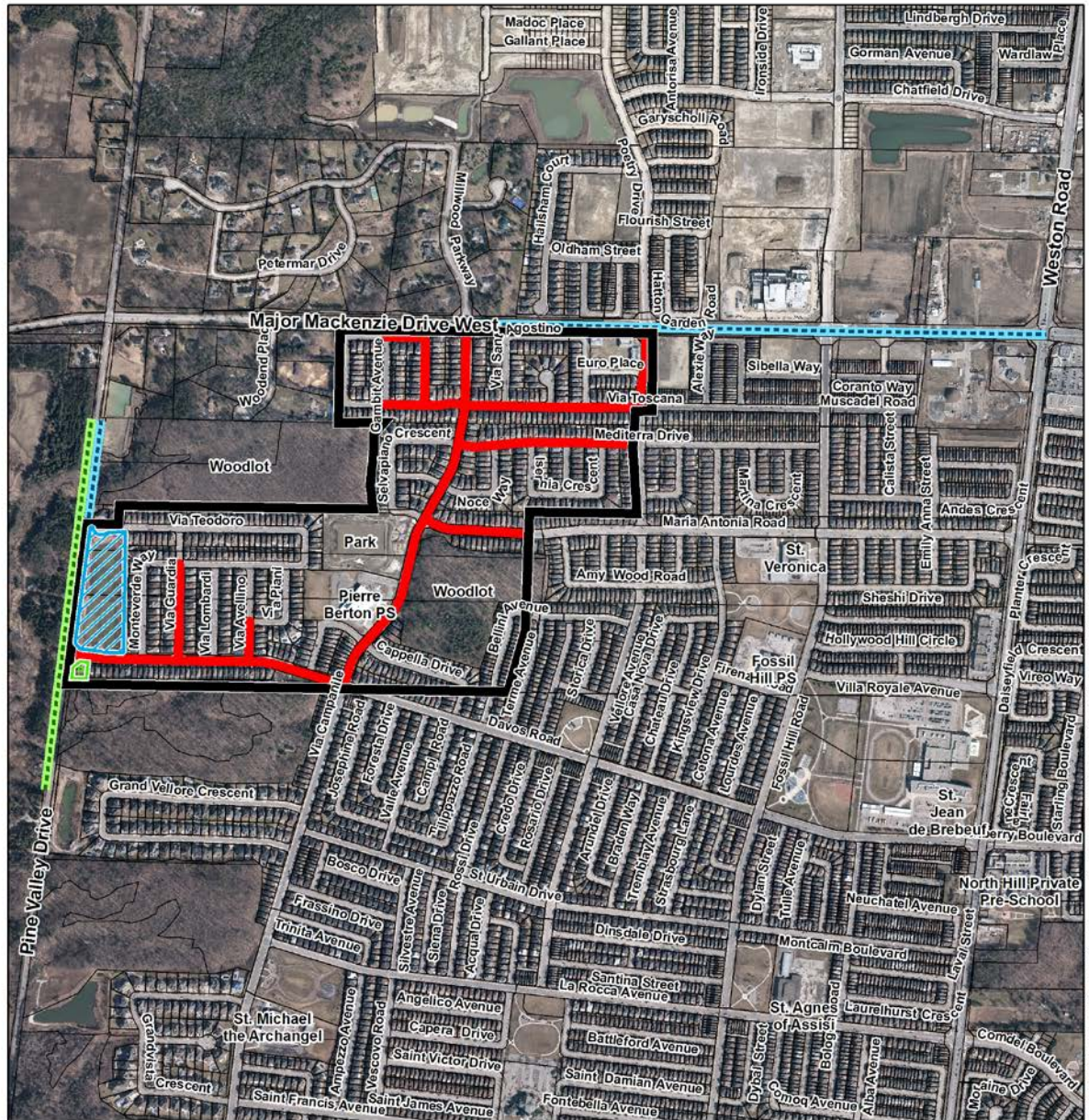
Respectfully submitted,

Paul Jankowski  
Commissioner of Public Works

Andrew Pearce  
Director of Development  
Engineering and Infrastructure  
Planning Services



# ATTACHMENT No.1



## ASSUMPTION BLOCK 39 SPINE SERVICES AGREEMENT BLOCK 39 (NORTH WEST) DEVELOPERS GROUP INC.

LOCATION: Part of Lots 18 - 20, Concession 6

### Legend

- Spine Roads and Municipal Services
- External Watermain
- External Wastewater
- Subject Lands
- S.W.M. Pond
- P Sanitary Pumping Station

Note: Aerial photography acquired in spring, 2014

CITY OF VAUGHAN - ENGINEERING SERVICES DEPARTMENT

NOT TO SCALE

DRAFTSPERSON: G.I.S.

F:\Common\ENG\ATTACHMENTS\DEVELOPMENT\ATTACHMENTS\1 - Assumption\BLOCK 39 (NORTH WEST)\BLOCK 39 SPINE.JPG

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 076-2015**

### **A By-law to assume Municipal Services in Block 39 Spine Services.**

WHEREAS the Servicing Agreement between the City of Vaughan and Bralawn Developments Inc., Sugarberry Holdings Inc., 2041320 Ontario Inc., 1307180 Ontario Inc., Euro Estates Inc., 2032331 Ontario Inc., 1668872 Ontario Inc., Block 39 (North-West) Developers Group Inc. provides for the installation of certain public services.

AND WHEREAS the Commissioner of Public Works 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 Servicing Agreement between The Corporation of the City of Vaughan and Bralawn Developments Inc., Sugarberry Holdings Inc., 2041320 Ontario Inc., 1307180 Ontario Inc., Euro Estates Inc., 2032331 Ontario Inc., 1668872 Ontario Inc., Block 39 (North-West) Developers Group Inc. dated June 16, 2009, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of May, 2015.

---

Hon. Maurizio Bevilacqua, Mayor

---

Jeffrey A. Abrams, City Clerk