

**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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### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017**

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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:**

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.)

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

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

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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**

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Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

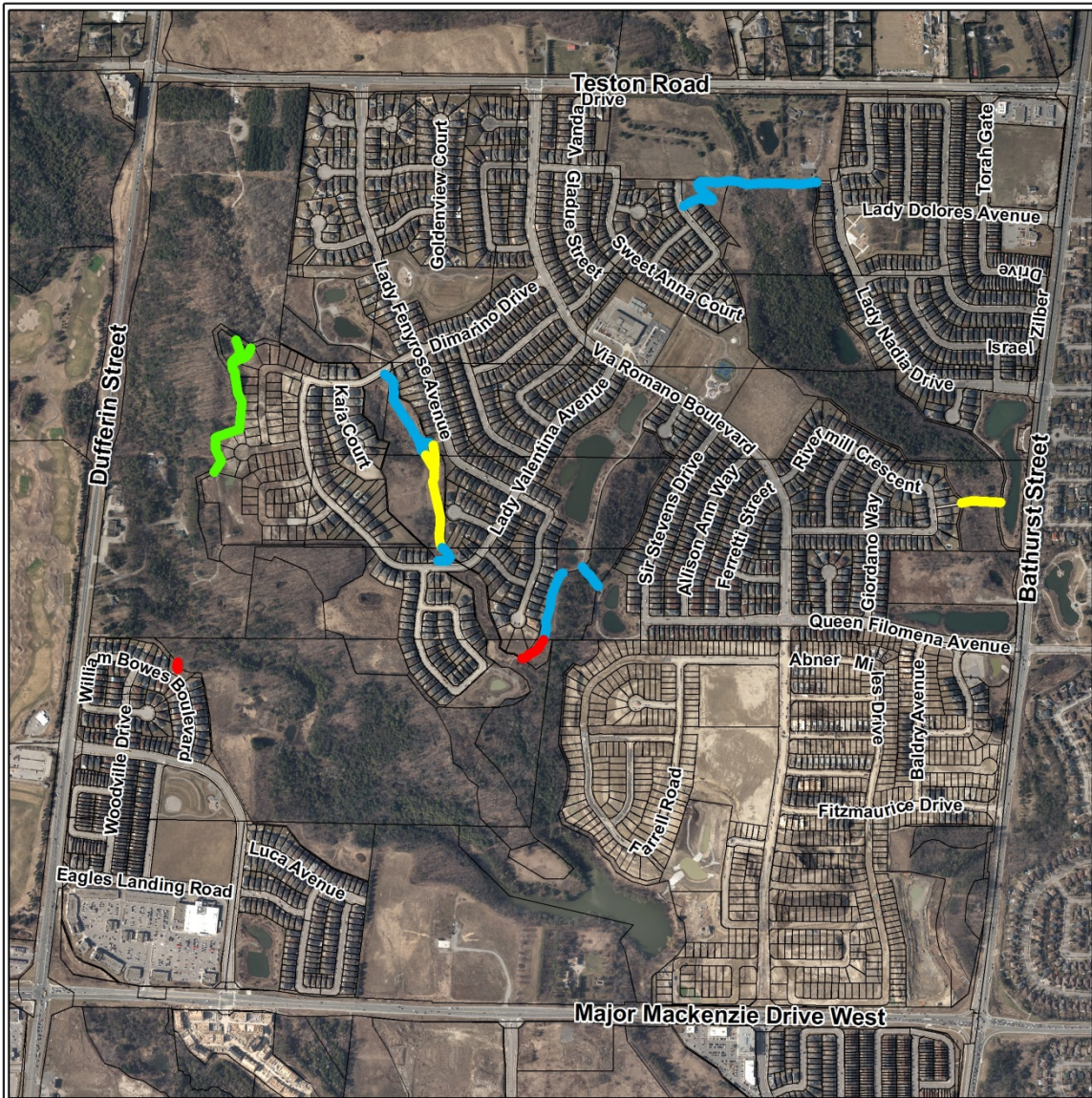
Respectfully submitted,

JOHN MACKENZIE,  
Deputy City Manager,  
Planning and Growth Management

ANDREW PEARCE,  
Director, Development  
Engineering and Infrastructure  
Planning



# ATTACHMENT No. 1



## ASSUMPTION BLOCK 12 SPINE NATURAL LANDS TRAIL

### LEGEND

ANDRIDGE 19T-99V08

FUTURE TRAIL ANDRIDGE 19T-99V08

FERNBROOK HOMES (MCNAIR CREEK) LTD. 19T-03V17

MAYVON INVESTMENTS 19T-00V02

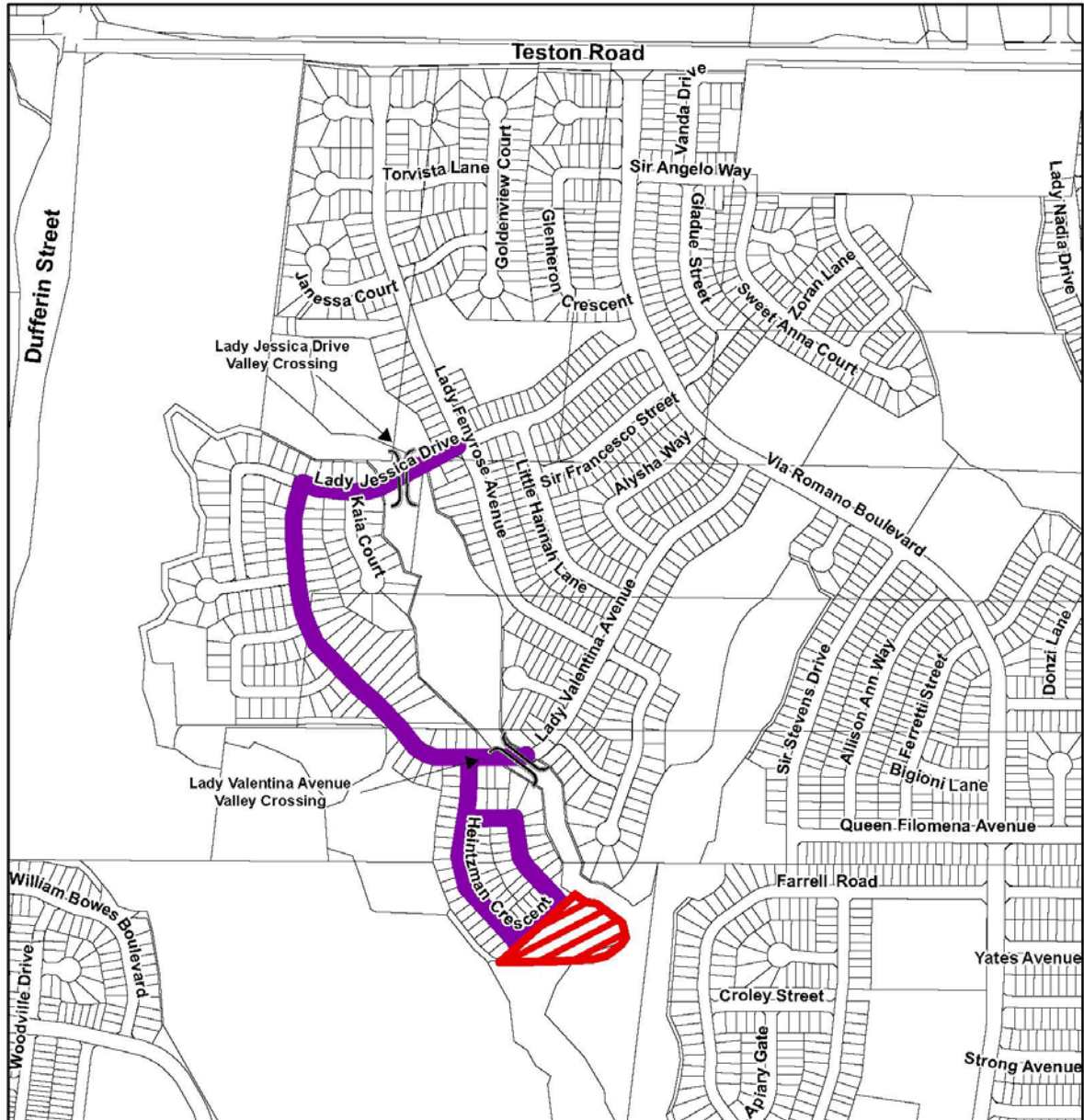
Note: Aerial photography acquired in spring, 2015

NOT TO SCALE







# ATTACHMENT No.2



**ASSUMPTION**  
**BLOCK 12 - SPINE SERVICES**  
**BLOCK 12**  
**PHASE 2 SPINE SERVICES AMENDING AGREEMENT**

LOCATION: Part of Lot 21, 23 & 24, Concession 2

**Legend**

-  SPINE ROAD AND MUNICIPAL SERVICES
-  STORMWATER MANAGEMENT FACILITY





# ATTACHMENT No.3

## **Block 12 Valley land Trails**

### **Legal Description of the Block 12 Valley land Trails to be assumed**

#### Andridge Homes Subdivision (19T-99V08)

Block 172 on Plan 65M-3891

Blocks 152, 156, and 157 on Plan 65M-4016

Blocks 67, 68, 82, and 83 on Plan 65M-4266

#### Fernbrook Homes (McNair Creek) Subdivision (19T-03V17)

Blocks 134, 135, and 136 on Plan 65M-3930

Blocks 91 and 92 on Plan 65M-4242

Part 41 on Plan 65R-30842

#### Mayvon Subdivision (19T-00V02)

Blocks 94, 97, and 100 on Plan 65M-3989

## **Block 12 Phase 2 Spine**

### **Legal Description of the Block 12 Phase 2 Spine Services to be assumed**

#### Lady Jessica Drive (from west limit to east limit of Lady Jessica crossing)

Part 4, 5, 14, 15, 16, 20, 21 & 31 on 65R-30842

#### Lady Valentina Ave. (from Lady Jessica Drive to east limit of Lady Valentina crossing)

Part 22, 23, 24, 25, 26, 27, 33, 34, 35, 36, 37, 38, 47, 48, 49 & 50 on 65R-30842

#### Heintzman Crescent

Part 61, 63, 64, 65, 66, 67, 77, 78, 79, 81, 85 & 92 on 65R-30842

#### SWM Pond

Part 87 & 88 on 65R-30842

## **ATTACHMENT No.3, cont'd.**

Storm sewer culvert easement (Lady Jessica crossing)

Part 3, 6, 13 & 17 on 65R-30842

Storm sewer culvert easement (Lady Valentina crossing)

Part 51 & 74 on 65R-30842

Sanitary and watermain easement (Heintzman Cr to Sir Modesto Ct)

Part 59 & 83 on 65R-30842

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 059-2017**

### **A By-law to assume Municipal Services in Block 12, Phase 2 Spine Services Agreement.**

**WHEREAS** the Spine Services Agreement between the City of Vaughan and Andridge Homes Limited, Andridge Homes Two Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited, Fernbrook Homes (McNair Creek) Limited, Major Bob Farms Inc., Midvale Estates Inc., E. Manson Investments Limited, Zureit Holdings Limited, 2056668 Ontario Inc., Royal Garden Homes Ltd., Country Wide (Thornhill Estates) Inc., Block 12 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:**

- I. THAT the services more particularly described in the Spine Services Agreement between The Corporation of the City of Vaughan and Andridge Homes Limited, Andridge Homes Two Limited, Andridge Homes Three Limited, Andridge Homes Four Limited, Andridge Homes Five Limited, Fernbrook Homes (McNair Creek) Limited, Major Bob Farms Inc., Midvale Estates Inc., E. Manson Investments Limited, Zureit Holdings Limited, 2056668 Ontario Inc., Royal Garden Homes Ltd., Country Wide (Thornhill Estates) Inc., Block 12 Properties Inc. dated September 4, 2008, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 5<sup>th</sup> day of June, 2017.

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Hon. Maurizio Bevilacqua, Mayor

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Barbara A. McEwan, City Clerk

Authorized by Item No. 18 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 5, 2017.