

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 4, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 17, 2015.

**4 PARTIAL ASSUMPTION – BLOCK 12 – PHASE 1 SPINE SERVICES
BLOCK 12 PROPERTIES INC.
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 Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services, dated February 3, 2015:

Recommendation

The Commissioner of Public Works and the Director of Development Engineering and Infrastructure Planning Services recommend:

1. That Council enact the necessary by-law assuming the municipal services listed on Attachment No.2 which were constructed pursuant to the Phase 1 Block 12 Spine Services Agreement; and
2. That the value of the Municipal Services Letter of Credit posted with the City in connection with the Phase 1 Block 12 Spine Services Agreement be adjusted to reflect:
 - a. the assumption of the municipal services by the City;
 - b. remaining works and financial obligations pursuant to the Spine Services Agreement; and
 - c. retention of \$65,000 to cover the cost of the Block 12 water system quality assurance program.

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 1.8 kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure is valued at \$6,794,160 and will incur the normal expense associated with annual operation and maintenance activities of approximately \$55,200 shown on the following chart:

Item Description	As Constructed Costs	Approximate Annual Operating Costs (*)
Watermain	\$ 919,780	\$12,200
Sanitary sewers	\$ 875,430	\$ 7,910
Storm sewers	\$1,839,030	\$ 2,680
Road	\$1,835,250	\$26,890
Street lights	\$ 178,800	\$ 5,520
Totals	\$6,794,160	\$55,200

() 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 this subdivision.

Purpose

The purpose of this report is to inform Council that certain municipal services constructed pursuant to the Block 12 Phase 1 Spine Services Agreement between Block 12 Properties Inc. and the City are complete and can be considered for assumption by the city.

Background - Analysis and Options

Block 12 Properties Inc. entered into a Spine Services Agreement with the City on November 24, 2005 to facilitate the construction of the spine municipal services in the first phase of the development in Block 12. The first phase of Block 12 is located south of Teston Road and west of Bathurst Street in Ward 4 as shown on Attachment No.1.

The completion of the spine roads and municipal services was carried out in three construction phases. The City assumed the spine roads and services in the first two phases on December 10 2013. The municipal services in the third phase were substantially completed in October 2013.

The Block 12 Developers Group has maintained the spine services in the third construction phase during the required maintenance period and has rectified all noted deficiencies. Accordingly, the Developer's Group has requested that these spine roads and municipal services be assumed by the City. The specific municipal services being recommended for assumption are generally shown on Attachment No. 1 and listed in more detail on Attachment No.2.

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 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.

Notwithstanding that the majority of the phase 1 spine services have been completed and assumed by the city, Block 12 Properties Inc. still has obligations under the terms of the spine agreement that will require the retention of financial securities through the Municipal Services Letter of Credit. One of Block 12 Properties Inc. remaining obligation is to pay the city the cost of the water that was used during construction in conjunction with the water system quality assurance program. The value of the water consumption is estimated to be approximately \$65,000. Accordingly, the value of the Municipal Services Letter of Credit retained by the City should include this amount until the city receives payment.

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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

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

Conclusion

The construction of remaining spine roads and municipal services associated with the Phase 1 Block 12 Spine Services Agreement has been completed. Accordingly, it is appropriate that the roads and municipal services identified on Attachment No. 2 be assumed by the City. The value of the Municipal Services Letter of Credit shall be adjusted to secure the Block 12 Developers Group remaining works and obligations under the terms of the Spine Services Agreement including \$65,000 for the payment of the municipal water used in conjunction with the water system quality assurance program.

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 - FEBRUARY 3, 2015

**PARTIAL ASSUMPTION – BLOCK 12 – PHASE 1 SPINE SERVICES
BLOCK 12 PROPERTIES INC.
WARD 4 – VICINITY OF TESTON ROAD AND BATHURST STREET**

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Respectfully submitted,

Paul Jankowski
Commissioner of Public Works

Andrew Pearce
Director of Development
Engineering and Infrastructure
Planning Services

ATTACHMENT No. 1



**ASSUMPTION
BLOCK 12 PROPERTIES INC.
BLOCK 12 SPINE SERVICES (PHASE 1)
PARTIAL #3**

LOCATION: Part of Lots 21, 22, 23, 24 & 25
Concession 2

LEGEND

-  Spine Roads
-  Easement Service
-  External Watermain (Easement)
-  External Sanitary Sewers (Easement)

Note: Aerial photography acquired in spring, 2014



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ATTACHMENT No.2

**Block 12 Phase 1 Spine Services – Construction Phase 3
Municipal Services to be assumed**

Sir Stevens Dr. (from Andridge Phase 1 limit to Via Romano Boulevard)

Part 31, 59 & 60 on 65R-28323

Part 22, 23 & 24 on 65R-28325

Lady Valentina Ave. (from Via Romano Boulevard to west limit)

Parts 17 and 20 on Plan 65R-28323

Parts 9, 10, 11, 14, 20, 21, 27, 28, 32, 33, 36, 37, 47, 48, 49 & 50 on 65R-28328

Lady Jessica Drive from west limit to Lady Fenyrose Ave.)

Part 30 on Plan 65R-28326

Part 1 on 65R-28328

Lady Fenyrose Ave. (from Lady Jessica Drive to Lady Valentina Ave.)

Part 28 on Plan 65R-28326

Parts 3, 4, 5, 6, 17, 18 & 35 on 65R-28328

McCombe Lane (from Lady Valentina Ave. to Sir Modesto Ct.)

Parts 43, 44 & 46 on 65R-28328

Sir Modesto Court (from Lady Valentina Ave. to end of court)

Parts 23, 24, 26, 29, 30, 40, 41 & 45 on 65R-28328

Storm & Sanitary easement (through Via Romano park block)

Parts 22, 23 & 57 on 65R-28323

Sanitary easement (through valley from SWM Pond 3 & 11)

Part 74 on 65R-28325

ATTACHMENT No.2 (Cont'd.)

**Block 12 Phase 1 Spine – Construction Phase 3
Municipal Services to be assumed**

Sanitary & Watermain easement (along Bathurst from Queen Filomena Ave. to Lady Nadia Drive)

Within Bathurst Street right of way

Watermain easement (along Teston Rd. from Lady Fenyrose to Lady Nadia Drive)

Within Teston Road right of way

Sanitary easement (along Major MacKenzie from Sir Benson Drive to Thomas Cook Ave.)

Within Major MacKenzie Drive right of way

Sanitary & Watermain easement (through valley from Sir Modesto Ct. to Heintzman Cr.)

Part 52 on 65R-28328

Storm & Sanitary easement (from Sir Modesto Ct. to SWM Pond 3)

Part 53 on 65R-28328

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 028-2015

A By-law to assume Municipal Services in Block 12, Phase 1 Spine Services.

WHEREAS the Service 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., Mayvon Investments Ltd., E. Manson Investments Limited, Zureit Holdings Limited, 2056668 Ontario Inc., Royal Garden Homes Ltd. and Block 12 Properties 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 in the Service 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., Mayvon Investments Ltd., E. Manson Investments Limited, Zureit Holdings Limited, 2056668 Ontario Inc., Royal Garden Homes Ltd. and Block 12 Properties Inc. dated November 24, 2005, be and they are hereby assumed as public services.

Enacted by City of Vaughan Council this 17th day of February, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 4 of Report No. 7
of the Committee of the Whole
Adopted by Vaughan City Council on
February 17, 2015