

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 17, 2019

Item 8, Report No. 41, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 17, 2019.

8. COLDSPRING ROAD AND PUTTING GREEN CRESCENT - SPECIAL LOCAL MUNICIPALITY LEVY (SANITARY SEWERS)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated December 10, 2019:

Recommendations

1. That Council authorize a Special Local Municipality Levy and enact a By-Law pursuant to Sub-section 326(1) and (4) and 312(4) of the Ontario Municipal Act, 2001 Special Service By-Law for the repayment of the costs associated with the construction of the sanitary sewers, service connections, appurtenances and associated work on Coldspring Road and Putting Green Crescent as authorized under By-Laws.

Committee of the Whole (2) Report

DATE: Tuesday, December 10, 2019

WARD(S): 1

**TITLE: COLDSRING ROAD AND PUTTING GREEN CRESCENT -
SPECIAL LOCAL MUNICIPALITY LEVY (SANITARY SEWERS)**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To adopt the final engineering report for the installation of sanitary sewers, service connections, appurtenances and associated work on Coldspring Road and Putting Green Crescent as a Special Local Municipality Levy and to direct the City Clerk to notify benefiting land owners of the final costs.

Report Highlights

- By-Law 023-2017 was enacted to authorize construction of sanitary sewers on Coldspring Road and Putting Green Crescent, to identify a special service and to authorize a special local municipality levy and tax rate for repayment of the costs of construction
- The work under the contract for the installation of the sanitary sewers was completed in the fall of 2018
- The final costs for the installation of the sanitary sewers on Coldspring Road and Putting Green Crescent be assessed to the benefiting land owners

Recommendations

1. That Council authorize a Special Local Municipality Levy and enact a By-Law pursuant to Sub-section 326(1) and (4) and 312(4) of the Ontario Municipal Act, 2001 Special Service By-Law for the repayment of the costs associated with the construction of the sanitary sewers, service connections, appurtenances and associated work on Coldspring Road and Putting Green Crescent as authorized under By-Laws.

Background

The residents on Coldspring Road and Putting Green Crescent submitted a petition to the City requesting municipal sanitary sewer services

On January 20, 2014, a petition was submitted to the City of Vaughan by the residents on Coldspring Road and Putting Green Crescent requesting a cost estimate for the installation of sanitary sewers on these roads. A public information centre was held on September 10, 2014 to inform the area residents of the process for the proposed municipal services. At this meeting, a survey was also circulated to the community outlining the scope of the municipal infrastructure request and for the residents to indicate whether they were in favour of or opposed to the installation of sanitary sewer services in their community.

A survey received from the community on September 24, 2014 indicated that more than 2/3 of the homeowners were in favour of the sanitary sewer installation. Based on these results, the City put forward a budget request (Capital Project CD-2017-15) to undertake a detail design of the new infrastructure as part of the 2015 Capital Budget.

The City retained an engineering consultant to undertake the detailed design and prepare a cost estimate.

In October 2015, Chisholm, Fleming and Associates were retained (Request for Proposal 15-328) to undertake a detailed design and prepare a cost estimate for the sanitary sewer installation on Coldspring Road and Putting Green Crescent. Following completion of detailed design, a revised project estimate was developed.

A second survey with revised estimated costs was distributed to all benefiting homeowners in July 2016, with a request to indicate whether they were in support or against the installation of sanitary sewer services in their community. The estimated cost provided to the residents also included a cost in the amount of \$8,093.93 per lot which is to be collected for upsizing of the downstream sanitary pumping station as per the conditions of subdivision agreement for the Molise Kleinburg Estates Development File #19T-06V14 (Phase 1).

A By-law was enacted for the construction of the sanitary sewer works

On January 24, 2017, Council approved the construction of sanitary sewers on Coldspring Road and Putting Green Crescent be undertaken through Section 326(1) and (4) and 312(4) of the Municipal Act, 2001 Special Service By-law. By-Law 023-2017 was enacted by Council on February 21, 2017, authorizing the construction of sanitary sewers, to identify a special service and to authorize a special local municipality levy and tax rate for repayment of the costs of construction.

Previous Reports/Authority

[Provision of Sanitary Sewer Services on Coldspring Road and Putting Green Crescent Ward 1](#)

Analysis and Options

On April 13, 2017, bids were received for T17-103 Coldspring Road and Putting Green Crescent Sanitary Sewer Installation

Tender T17-103, Coldspring Road and Putting Green Crescent Sanitary Sewer Installation was advertised on the City of Vaughan Bidding Website-Vaughan Bids & Tenders, Biddingo, Ontario Public Buyers Association's Website, and the Daily Commercial News on March 28, 2017, and closed on April 13, 2017. Two addenda were issued to respond to the questions received. A total of 17 Plan Takers registered for this Tender, and 7 compliant bids were received.

On May 5, 2017, the City approved the award of contract for Tender T17-103 to Varcon Construction Corporation, being the lowest compliant bidder, to undertake the installation of sanitary sewers on Coldspring Road and Putting Green Crescent in the amount of \$874,933.20 plus applicable taxes.

The construction of the sanitary sewers commenced in July 2017, and the work under the contract was completed in late fall of 2018.

Financial Impact

As per the provisions of the By-Law, once the construction has been completed the final cost of the work shall be recovered from all the benefiting homeowners on Coldspring Road and Putting Green Crescent through the levying of a special local municipality levy. Two options will be given to the benefiting owners in order to repay the City, a prepayment deadline to pay the total cost in full or an option to spread the repayment (with interest) over a specific number of years. This will be completed through use of the Collectors Roll and the amounts will be collected in the same manner as taxes.

The final costs for the sanitary sewers, service connections, appurtenances and associated work for Coldspring Road and Putting Green Crescent is \$1,158,311.72 which includes engineering, construction, taxes and administration costs. The final cost will be recovered from each of the 22 land owners on these roads based on the 2020 assessed values.

Project Costs – Breakdown

Construction	\$1,041,742.44
Engineering	\$63,374.20
Taxes (1.76%)	\$19,457.85
Administration (3%)	\$33,737.23
Total Project Cost:	\$1,158,311.72

Broader Regional Impacts/Considerations

N/A

Conclusion

The work for the installation of the sanitary sewers, service connections, appurtenances and associated work, was completed under the authorization of By-Law 023-2017. Per the By-Law a Special Service Levy and a separate Tax Rate for the repayment of the costs for the sanitary sewers on Coldspring Road and Putting Green Crescent would be applicable. Each benefiting landowner will be required to pay an apportioned amount based on their property assessment for the subject lands.

For more information, please contact: Jack Graziosi, Director of Infrastructure Delivery

Attachments

1. Location Map
2. Benefiting Properties and Cost Breakdown

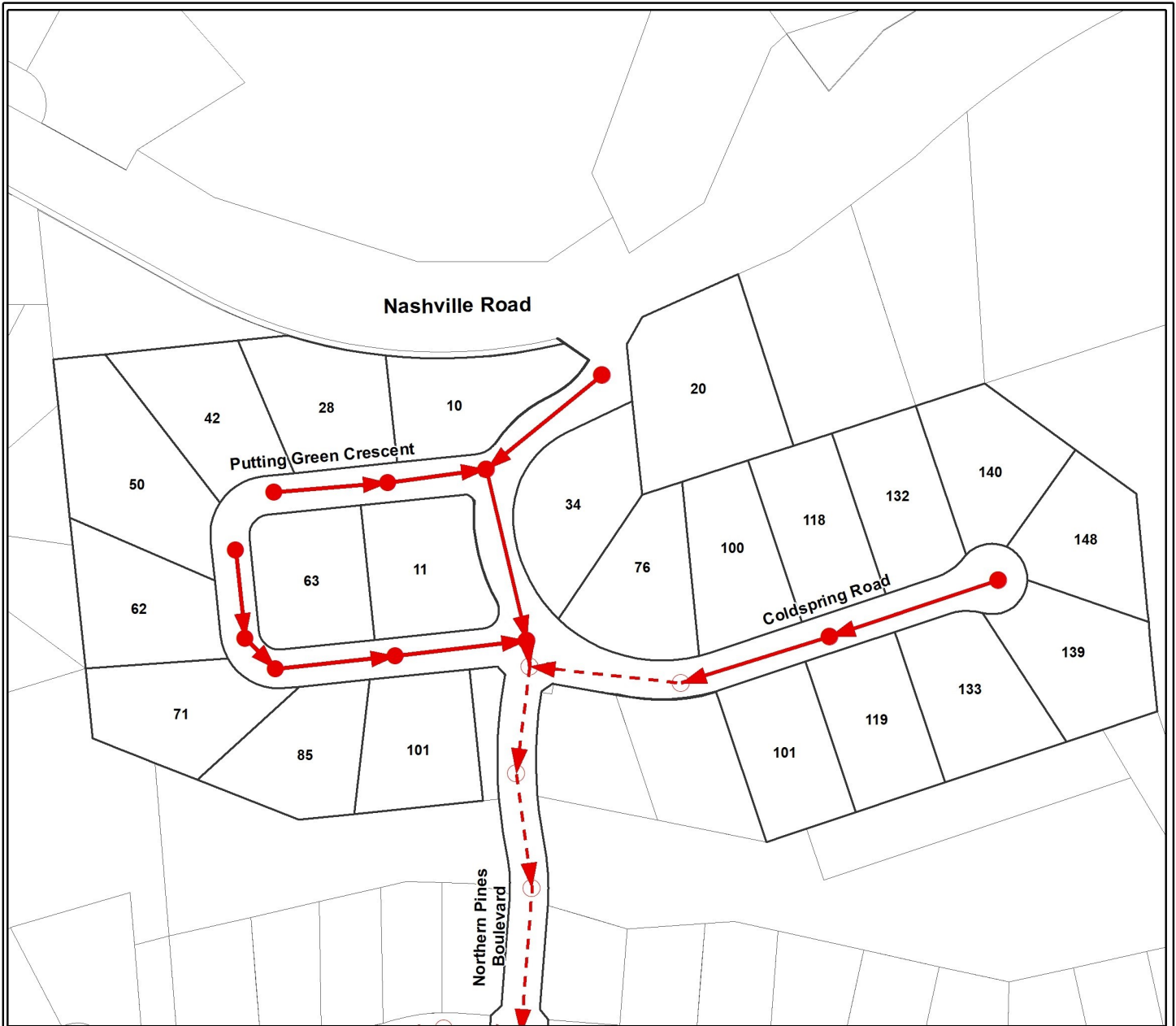
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ATTACHMENT No. 1



LOCATION MAP

COLDSPRING ROAD and PUTTING GREEN CRESCENT SANITARY SEWER INSTALLATION

LEGEND

- New Sanitary Sewer
- Existing Sanitary Sewer



NOT TO SCALE

ATTACHMENT No. 2
BENEFITING PROPERTIES AND COST BREAKDOWN

Address	Estimated Cost per property 2020 tax year	+ COST: downstream sanitary pumping station	Total Costs
20 COLDSRING RD	50,460.39	8,093.93	58,554.32
34 COLDSRING RD	41,970.68	8,093.93	50,064.61
76 COLDSRING RD	41,970.68	8,093.93	50,064.61
100 COLDSRING RD	50,263.61	8,093.93	58,357.54
118 COLDSRING RD	40,312.09	8,093.93	48,406.02
132 COLDSRING RD	40,958.66	8,093.93	49,052.59
140 COLDSRING RD	30,613.58	8,093.93	38,707.51
148 COLDSRING RD	102,382.59	8,093.93	110,476.52
139 COLDSRING RD	149,300.92	8,093.93	157,394.85
133 COLDSRING RD	44,191.50	8,093.93	52,285.43
119 COLDSRING RD	42,617.25	8,093.93	50,711.18
101 COLDSRING RD	36,741.91	8,093.93	44,835.84
101 PUTTING GREEN CRES	40,227.76	8,093.93	48,321.69
85 PUTTING GREEN CRES	37,388.48	8,093.93	45,482.41
71 PUTTING GREEN CRES	114,751.71	8,093.93	122,845.64
62 PUTTING GREEN CRES	41,970.68	8,093.93	50,064.61
50 PUTTING GREEN CRES	37,276.03	8,093.93	45,369.96
42 PUTTING GREEN CRES	42,364.24	8,093.93	50,458.17
28 PUTTING GREEN CRES	42,673.47	8,093.93	50,767.40
10 PUTTING GREEN CRES	42,870.25	8,093.93	50,964.18
11 PUTTING GREEN CRES	41,689.56	8,093.93	49,783.49
63 PUTTING GREEN CRES	45,315.96	8,093.93	53,409.89
<i>TOTAL PROJECT COSTS</i> <i>1,158,312.00</i>			