



MEMORANDUM

TO: Regional Chair and Members of Council

FROM: Jim Davidson, Commissioner of Corporate Services
Erin Mahoney, Commissioner of Environmental Services

DATE: June 21, 2010

RE: Keswick North Elevated Tank Class Environmental Assessment Study

The Keswick North Elevated Tank Class Environmental Assessment (EA) Study commenced in June 2006 and evaluated five possible sites for location of the elevated tank. *(See Attachment)* The preferred location was highest ranked when considering technical, financial, social, cultural and natural environmental elements. The study exceeded requirements for public consultation and was filed in June 2007 with no Part II Order requests. Consultation with the land owners of the preferred site determined the exact location of the elevated tank on their property. Landowners of the preferred site participated in the planning and design phases of this project since 2006 as a willing host for the elevated tank; concerns only recently emerged during the negotiation of land values at market rates.

The Region retained an independent accredited firm to prepare an appraisal report for the valuation of the required property based on a comparison to similar lands in the area. Based on the appraisal report, staff met with the owners in March 2010 to negotiate a purchase for the required land. The owners were not satisfied with the amount offered stating that their land should be valued at developable “settlement area” market rates despite the fact their land is designated “protected countryside” within the Greenbelt Plan.

The Region has since retained a second independent accredited firm to prepare an appraisal report to provide a second valuation of the property and expanded the criteria for valuation to address concerns raised by the landowners (i.e. recognition of revenue loss). The new appraisal is complete and a meeting with the landowners was held on Saturday, June 19, 2010.

Design of the elevated tank is now complete for the preferred site. The Region is currently finalizing tender documents that are expected to be released in the summer of 2010. Acquisition of the property is required to proceed to tender. Design of the elevated tank for this site has addressed minor concerns raised by the owners. Although other candidate locations are hydraulically compatible for construction of the elevated tank, significant additional delays and costs would be incurred to revisit the study and redesign the elevated tank to suit a different site. The project could also be exposed to the risk of a Part II Order request if it is decided to prepare an addendum to change the elevated tank location.

Five active Regional projects worth approximately \$120M are currently under construction in Keswick including the Woodbine Avenue road widening, Joe Dales forcemain and pump station upgrades, Keswick WPCP expansion, Ravenshoe and Woodbine watermain, Morton Avenue Odour Control Facility and the Georgina WTP expansion. Completion of these projects as well as the elevated tank, coupled with the MTO's 404 extension scheduled for completion by the end of 2012, are all required to service approved growth in the area. The elevated tank is the last piece of infrastructure needed to fully meet the community of Keswick's ultimate water servicing needs. It is in the best interest of the Region to pursue the preferred elevated tank location as identified in the approved Class EA Study to avoid delay in delivering the required water system capacity and facilitate build out of approved development in the community of Keswick.

In the event that a negotiated settlement cannot be achieved, staff recommends that the property be expropriated as contained in Council Report 13, to ensure the project can be completed on time.

Erin Mahoney, M. Eng.
Commissioner of Environmental Services

Jim Davidson
Commissioner of Corporate Services

Attachment (1)

#2143525

Keswick North Elevated Tank and Connecting Watermain Alternate Tank Sites



LEGEND

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|--|--|---|
|  POTENTIAL SITE FOR ELEVATED TANK |  POTENTIAL ACCESS ROAD |  POTENTIAL REQUIRED PROPERTY |
|  POTENTIAL ELEVATED TANK |  POTENTIAL CONNECTING WATERMAIN |  STUDY AREA |
| |  EXISTING WATERMAIN | |

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Data Source: Regional Municipality of York

 The MUNICIPAL INFRASTRUCTURE Group Ltd. 2300 Steeles Ave. West, Suite 120 Vaughan, ON L4K 5X6 905-738-5700	KESWICK NORTH ELEVATED TANK AND CONNECTING WATERMAIN SCHEDULE "B" CLASS ENVIRONMENTAL ASSESSMENT ALTERNATIVE TANK SITES THE REGIONAL MUNICIPALITY OF YORK	DATE	March 2007	PROJECT No.	06109
		SCALE	N.T.S.	DRAWING No.	FIGURE 7