

ADDENDUM**ITEM # 28****CW - February 21, 2005****COMMITTEE OF THE WHOLE - FEBRUARY 21, 2005****REQUEST FOR INTER-REGIONAL WATER, SANITARY AND STORM SERVICE
CONNECTIONS - WINDOW CITY, SADR INVESTMENTS INC. 5690 STEELES AVENUE
WEST, BETWEEN HIGHWAY NO. 27 AND MARTIN GROVE ROAD** 28.1**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That the Region of York and the City of Toronto be advised that the City of Vaughan consents to inter-regional water, sanitary and storm sewer service connections from the existing City of Toronto watermain, sanitary and storm sewers along Steeles Avenue West, to the Sadr Investments Inc. property (Window City) located on the north side of Steeles Avenue, between Highway No. 27 and Martin Grove Road.
2. That the necessary By-Law be passed authorizing the Mayor and the City Clerk to execute the necessary agreement between the City of Vaughan, the Region of York, the City of Toronto and Sadr Investments Inc. to allow for the necessary water, sanitary and storm services to be available to the proposed Window City development.

Purpose

To seek Council approval for the City to enter into an agreement to accommodate inter-regional water, sanitary and storm service connections from the City of Toronto to the proposed Window City industrial site located on the north side of Steeles Avenue, between Highway No. 27 and Martin Grove Road.

Background - Analysis and Options

Sadr Investments Inc. has applied for Site Plan approval to develop a one storey, 23,600 m² industrial building on the subject site located on the north side of Steeles Avenue between Highway No. 27 and Martin Grove Road. The City of Vaughan has no municipal sewers or watermain in the immediate vicinity of the subject property. The cost of extending the City's nearest existing municipal systems, located north of the Canadian National Railway lands, Highway 407 and the Ontario Hydro Corridor, would be prohibitively expensive. However, the City of Toronto has a watermain, sanitary sewer and storm sewer located within the Steeles Avenue West road allowance as shown on Attachment No. 1.

In 1986, an agreement between the Regional Municipality of York, the Municipality of Metropolitan Toronto, the Corporation of the City of Etobicoke and the Corporation of the Town of Vaughan was executed to provide municipal services from the City of Etobicoke to an 18 hectare parcel of land located between Highway No. 27 and Martin Grove Road, north of Steeles Avenue and south of Highway 407. The said agreement had expired ten years after its execution. As a result, a new agreement is required to be executed between the City of Toronto, the Regional Municipality of York, the Corporation of the City of Vaughan and Sadr Investments Inc. in order for the infrastructure to be utilized by Window City.

Conclusion

In order to provide cross boundary water, sanitary and storm sewer services from the existing City of Toronto infrastructure along Steeles Avenue West to facilitate the Window City proposed industrial development located at 5690 Steeles Avenue West, it is necessary to execute an agreement between the City of Vaughan, Region of York, City of Toronto and Sadr Investments Inc. Should Council concur, a By-Law needs to be passed authorizing the Mayor and the City Clerk to execute the necessary agreements to implement such services.

28.2

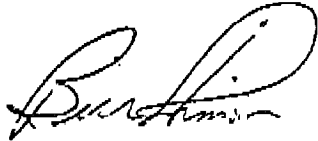
Attachments

1. Location Map

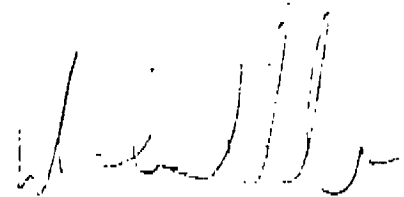
Report prepared by

Carlos Couto, Engineering Assistant, Development Review, ext 8736

Respectfully submitted,



Bill Robinson, P. Eng.
Commissioner of Engineering and Public Works

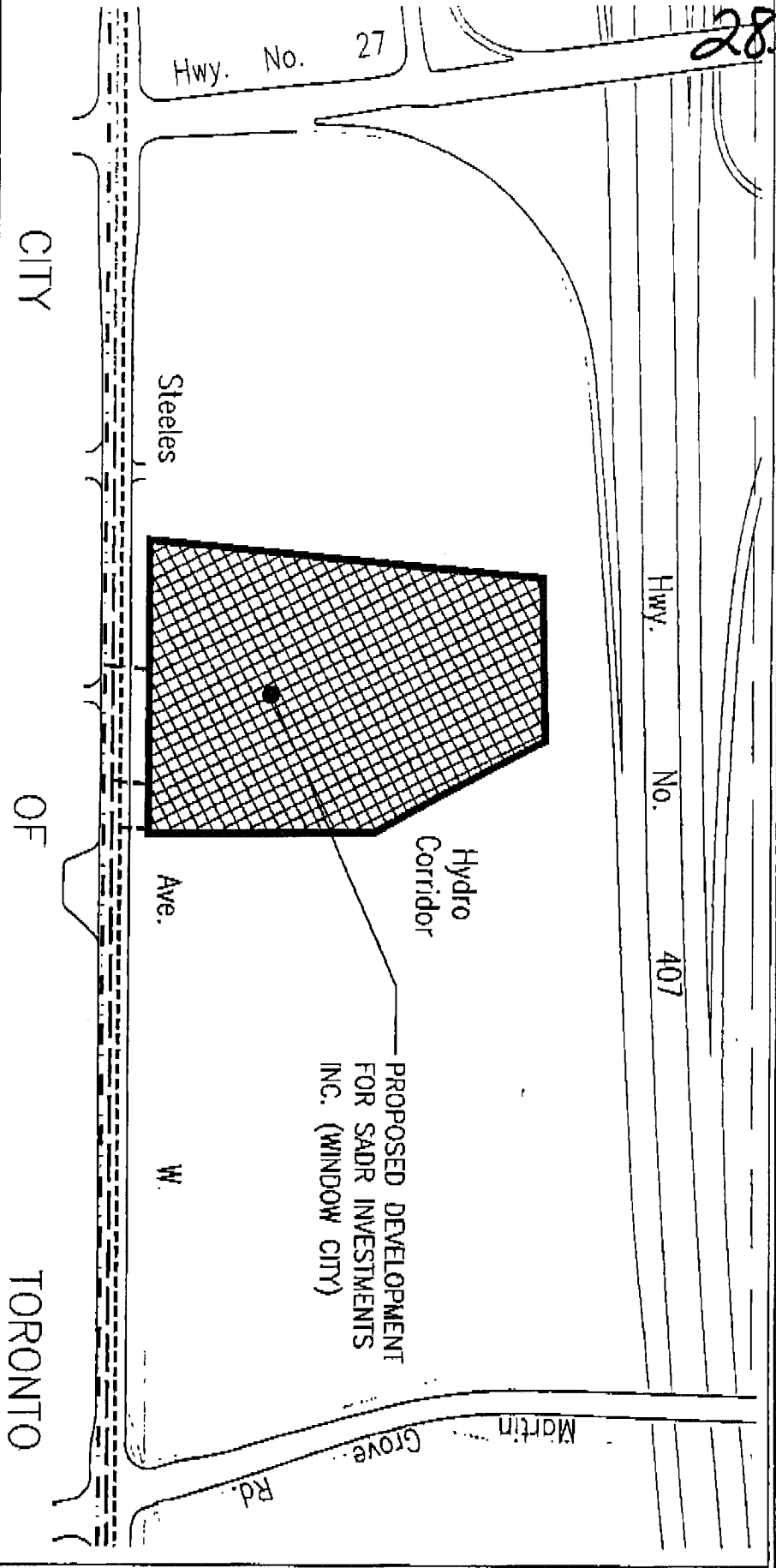


Michael Won, P. Eng.
Director of Development/
Transportation Engineering

CC/c

ATTACHMENT No. 1

28.3



LEGEND

SUBJECT LANDS

Part of Lot 1

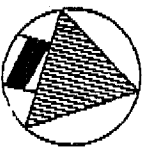
Concession 8

LOCATION PLAN INTER-REGIONAL WATER, SANITARY AND STORM SERVICE CONNECTIONS

LOCATION : Part of Lot 1

Concession 8

- EXISTING CITY OF TORONTO STORM SEWER
- EXISTING CITY OF TORONTO SANITARY SEWER
- EXISTING CITY OF TORONTO WATERMAIN



NOT TO SCALE