

11

WATER AND SANITARY SEWER SERVICES FROM CITY OF TORONTO SADR INVESTMENTS INC. DEVELOPMENT CITY OF VAUGHAN

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, March 1, 2005, from the Commissioner of Transportation:

1. RECOMMENDATIONS

It is recommended that:

1. The City of Toronto be requested to provide municipal water and sanitary sewer services to Sadr Investments Inc. development on 5690 Steeles Avenue West between Highway No. 27 and Martin Grove Road in Lot 1, Concession 8 of City of Vaughan and to enter into an agreement with York Region, City of Vaughan and Sadr Investments Inc. for the provision of cross-region water and sanitary sewer services, subject to the following conditions:
 - Sadr Investments Inc. be responsible for all costs associated with the cross-region services, including watermain and sanitary sewer connections, connection charges required by the City of Toronto, legal expenses and Regional administrative costs associated with the preparation of the agreement.
 - The water and sanitary sewer services are solely for the use of the subject property and are not to service other developments without prior approval by York Region.
2. The Commissioner of Transportation and Works be authorized to enter into an agreement with the City of Toronto, City of Vaughan and Sadr Investments Inc. for the supply of municipal water and sanitary sewer services from the City of Toronto to the Sadr Investments Inc. development.
3. Copies of this report be sent by the Regional Clerk to the Clerks at the City of Vaughan and City of Toronto and Sadr Investments Inc.

2. PURPOSE

The City of Vaughan Council, at its meeting of February 28, 2005, adopted the City's Committee of the Whole report which consents to the provision of water and sanitary sewer service connections to the proposed Sadr Investment Inc. site from the City of

Toronto (*see Attachment 1*). The purpose of this report is to obtain Council approval to request the City of Toronto to provide the said water and sanitary sewer services to the proposed development and to authorize staff to enter into the respective cross-region servicing agreement.

3. BACKGROUND

The proposed Sadr Investments Inc. development is located on 5690 Steeles Avenue West, between Highway No. 27 and Martin Grove Road, in Lot 1, Concession 8, City of Vaughan (*see Attachment 2*) and is for the development of a proposed 23,600 square metres industrial building.

Since York Region and the City of Vaughan have no municipal sanitary sewers or watermains in the immediate vicinity of the subject site, the owner has requested that water and sanitary sewer services be provided from the City of Toronto.

City of Toronto staff have indicated they have no objection, in principle, to providing the services, subject to their council approval and the execution of a cross-region servicing agreement. The City of Vaughan Council at its meeting of February 28, 2005 gave consent to the provision of water and sanitary sewer services to the development from City of Toronto.

4. ANALYSIS AND OPTIONS

York Region and the City of Vaughan presently do not have watermains or sanitary sewers in the vicinity of the subject site to permit a water and sanitary sewer service connection. There is also no watermain or sewer work proposed in the ten-year capital program that would provide the service.

The existing City of Toronto water and sewer systems include a 300 mm diameter watermain and a 300 mm diameter sanitary sewer on Steeles Avenue that will provide a connection for the site. Given the proximity of the Toronto water and sewer systems and the absence of York Region services in the vicinity, it is recommended that the subject site be permitted to obtain services directly from the City of Toronto.

A servicing agreement between York Region, City of Toronto, City of Vaughan and the owner is required to outline the responsibilities of each party for the cross-region services. Subject to the final terms of the agreement, it is expected that the Region will receive and pay invoices from the City of Toronto; and the Region will then forward the invoices to the City of Vaughan for reimbursement. Sadr Investments Inc. will be responsible for the construction of the water and sanitary service connections and payment of water and sanitary service invoices from City of Vaughan.

5. FINANCIAL IMPLICATIONS

Sadr Investments Inc. will be responsible for all costs associated with the water and sanitary sewer service connections including the watermain and sewer construction, connection charges and costs associated with the preparation of the agreement.

Sasdr Inverstments Inc. is required to enter into an agreement with York Region, City of Vaughan and City of Toronto and will be responsible for the construction of the water and sanitary service connections. The Region will be reimbursed by the City of Vaughan for any water and sanitary service invoice payments made to the City of Toronto. Accordingly, the proposed service connections will have no negative financial impact to the Region.

This development is not serviced by the Regional water and sewage systems and therefore is not required to pay Regional water and sewer development charges under the Development Charge By-law. However, in the event that water and/or sanitary sewer connections to the Regional systems are made in the future, the appropriate development charges will be collected at that time.

6. LOCAL MUNICIPAL IMPACT

The connections will allow the Sadr Investments Inc. development to secure municipal water and sanitary service, without the need for the City of Vaughan to extend its water and sewer system to the subject area, which is not economically feasible at this time.

7. CONCLUSION

This report concludes that a water and sanitary sewer service connection from the City of Toronto is necessary in providing the required water and sanitary sewer services to Sadr Investments Inc. development.

This report recommends that York Region enter into an agreement with the City of Toronto, City of Vaughan and Sadr Investments Inc. to obtain water supply and sanitary sewer services from City of Toronto to the subject site.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)