

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 27, 2017**

Item 34, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 27, 2017.

**34                    MULTI-PARTY WATER AND WASTEWATER SERVICING AGREEMENT  
                         SITE DEVELOPMENT FILE DA.12.042 SMITH FARMS HOLDINGS INC.,  
SITE DEVELOPMENT FILE DA.16.044 / DRAFT PLAN OF SUBDIVISION FILE 19T-16V005  
                         WOODBRIDGE PARK LIMITED,  
                         SITE DEVELOPMENT FILE DA.16.029 (407 ETR)  
                         WARD 2 – STEELES AVENUE WEST CORRIDOR**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, the Deputy City Manager, Public Works, the Director, Financial Planning & Development Finance and Deputy City Treasurer, and the Director of Development Engineering & Infrastructure Planning, dated June 20, 2017:**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, the Deputy City Manager, Public Works, the Director, Financial Planning & Development Finance and Deputy City Treasurer, and the Director of Development Engineering & Infrastructure Planning, in consultation with the Director of Environmental Services and the Director of Financial Services and Deputy City Treasurer, recommend:

1. THAT the water component of the City-wide Engineering Development Charge collected from Development Applications DA.12.042 (Smith Farms Holdings Inc.), DA.16.044 (Woodbridge Park Ltd), and DA.16.029 (407 ETR), as determined by the Director, Financial Planning & Development Finance and Deputy City Treasurer, be transferred to York Region for distribution to the City of Toronto for the provision of municipal services to the subject site developments;
2. THAT the necessary by-law be enacted authorizing the Mayor and Clerk to execute the necessary multi-party agreements between York Region, the City of Toronto, the City of Vaughan and the respective landowners, to provide for the necessary water, wastewater and storm drainage servicing of the sites that are subject to Development Applications DA.12.042 (Smith Farms Holdings Inc.), DA.16.044 (Woodbridge Park Ltd), and DA.16.029 (407 ETR) from the municipal services in the City of Toronto with consideration for the key principles set out in this report; and
3. THAT the City Clerk circulate a copy of this report to York Region and the City of Toronto.

**Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment:

- Objective 2.1: to achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy – 2031, by ensuring that the strategy is subject to periodic reviews and renewal

Goal 4: To create a vibrant community where citizens, business and visitors thrive:

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st Century.

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#### **Economic Impact**

The water component of the City-wide Engineering Development Charge to be collected from the Development Applications DA.12.042 (Smith Farms Holdings Inc.), DA.16.044 (Woodbridge Park Ltd), and DA.16.029 (407 ETR) is currently estimated at \$176,000. The final amount will be determined at time of building permit issuance. The City will direct the Development Charge funds to York Region, which will then forward them to the City of Toronto.

The agreements are anticipated to include appropriate provisions regarding water and wastewater billing mechanisms to ensure adequate cost recovery for the City of Vaughan.

#### **Communications Plan**

A copy of this report will be forwarded to York Region and the City of Toronto.

#### **Purpose**

The purpose of this report is to seek Council approval to transfer the water component of the City-wide Engineering Development Charge collected from Development Applications DA.12.042 (Smith Farms Holdings Inc.), DA.16.044 (Woodbridge Park Ltd), and DA.16.029 (407 ETR) to the City of Toronto through York Region, and to obtain Council authority to execute the necessary multi-party agreements for the provision of municipal services for the subject sites from the City of Toronto.

#### **Background - Analysis and Options**

In December 2015 and October 2016, Vaughan Council approved Official Plan and Zoning By-law Amendment (Files OP.14.003 and Z.14.024) and Site Development (File DA.12.042) applications respectively, allowing the proposed development of the Woodbridge Park and Smith Farm sites. The subject lands are located on the north side of Steeles Avenue West between Regional Road 27 and Kipling Avenue. Neither the City of Vaughan nor York Region has existing or planned municipal services on Steeles Avenue to service the subject lands. However, the City of Toronto currently owns watermains, storm and sanitary sewers along the frontage of the subject lands. The landowners have requested York Region to execute multi-party servicing agreements with the City of Toronto to facilitate the servicing of the subject developments. City of Toronto staff have agreed in principle to provide servicing to these properties, subject to their Council approval and the necessary agreements being in place.

In approving these Development Applications, Vaughan Council authorized the Mayor and Clerk to execute the necessary agreements between York Region, the City of Toronto and the City of Vaughan to provide servicing connections to the subject sites. With these approvals, it was implied that the respective landowners would also execute the necessary agreement(s).

The proposed development of the 407 ETR site (File DA.16.029) is being processed under delegated authority to the Deputy City Manager, Planning & Growth Management. The 407 ETR site is also located on the north side of Steeles Avenue and requires services from the City of Toronto. As such, staff is requesting that the necessary authority be granted by Vaughan Council to execute the necessary cross-boundary servicing agreement similar to the other noted developments.

On February 21, 2017, Vaughan Council authorized staff to request York Region, in conjunction with City of Vaughan and the City of Toronto, to enter into a multi-party cross-boundary servicing agreement for each of the three sites being Smith Farms Holdings Inc, Woodbridge Park Limited

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and 407 ETR to allow servicing of the respective development sites from the City of Toronto servicing scheme. A copy of the relevant extract from the Council Meeting Minutes is included as Attachment 1 to this report.

#### **The key principles of cross-boundary servicing agreement have been established**

A number of meetings have taken place between staff from York Region, City of Toronto and Vaughan to establish the key principles of the cross-boundary servicing agreements, which include:

- a) The City of Toronto will own, operate and maintain the watermain and sewers under the requirements of the Safe Drinking Water Act and all other applicable legislation;
- b) The City of Toronto will be responsible for conducting all necessary investigation of any water quality complaints and/or any other complaints or customer requests related to the water, wastewater and stormwater services;
- c) The City of Vaughan shall not be responsible for any future costs associated with inspection, replacement and rehabilitation of the services;
- d) The landowners shall be responsible for paying all City of Vaughan Development Charges in accordance with all applicable City of Vaughan DC Bylaws;
- e) The City of Vaughan shall transfer the value of the water component of the City's Development Charges collected on each development to the City of Toronto via York Region; and
- f) The City of Toronto shall bill each landowner directly for water consumption and the cost associated with collecting and treating the wastewater and storm drainage from each site. Alternatively, the City of Toronto could make arrangements to invoice York Region for the monthly water consumption from each property. York Region would in turn invoice the City of Vaughan who would then bill the respective landowner. The landowners, and all future owners/tenants of the properties, would have to agree to pay the City of Toronto retail water and wastewater rates plus the applicable administrative surcharge from both York Region and City of Vaughan.

Recommendations 1 and 2 of this report provide for the implementation of the above.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report supports the following priorities as set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Invest, renew and manage infrastructure and assets;
- Attract investment and create jobs; and
- Continue to cultivate an environmentally sustainable City

#### **Regional Implications**

City staff will work with York Region staff and City of Toronto staff to finalize the Multi-party agreements that would allow servicing for the subject development sites.

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**Conclusion**

The provisions of municipal services to the proposed site developments DA.12.042 (Smith Farms Holdings Inc.), DA.16.044 (Woodbridge Park Ltd), and DA.16.029 (407 ETR) located on the north side of Steeles Avenue will be provided by connections to the municipal services in the City of Toronto. To facilitate this cross-boundary servicing scheme, multi-party agreements must be executed and the water component of the City-wide Engineering Development Charge collected in connection with the development of the above sites is to be transferred to the City of Toronto.

**Attachment**

1. Special Committee of the Whole Report Item 2, Report No. 8 - February 21, 2017

**Report prepared by:**

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(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.)