

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 12, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 20, 2012.

12 BLOCK 61 INFLOW AND INFILTRATION REDUCTION PILOT PROJECT ALLOCATION OF SERVICING CAPACITY WARD 1 – VICINITY NORTH OF MAJOR MACKENZIE BETWEEN HUNTINGTON AND HIGHWAY 27

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 6, 2012:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. THAT Council pass the following resolution with respect to the ALLOCATION of servicing capacity to specific developments:

 "IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision 19T-10V004 is allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 243 residential units (826 persons equivalent)"; and
2. THAT a copy of this report be forwarded to York Region.

Contribution to Sustainability

The reduction of inflow and infiltration (unwanted sources of water) within the City's sanitary sewerage system will result in a more sustainable infrastructure network by increasing conveyance and treatment capacity and improving overall operational efficiency.

Servicing capacity for development applications party to the Block 61 Developers' Group has become available through on-going implementation of the City's inflow and infiltration reduction pilot project. These efforts are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan).

Economic Impact

The Block 61 Inflow and Infiltration Reduction Pilot Project is a developer initiated project fully funded by the Block 61 Developers' Group. There are no immediate budgetary impacts resulting from the adoption of this report.

Communications Plan

A copy of this report will be forwarded to York Region.

Purpose

The purpose of this report is to recommend the allocation of servicing capacity to approved Draft Plan of Subdivision 19T-10V004 in Block 61 pursuant to the Inflow and Infiltration Reduction Pilot Project.

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Background

Block 61 is bounded by Major Mackenzie Drive to the south, Nashville Road to the north, Huntington Road to the west and Stevenson Road to the east. The Canadian Pacific Railway right-of-way further

subdivides the Block into an east and west half. Servicing and earthworks are well underway to facilitate development of the approved draft plans of subdivision within the Block. Attachment No. 1 identifies the geographic location of the Block and the current approved draft plans. At full build-out the Block is expected to house approximately 3,900 low density residential units and a population of 13,000 people.

From a sewage servicing perspective, Block 61 is located within the Woodbridge Service Area and tributary to the Humber Pumping Station. Servicing capacity for full build-out of the Block is dependent upon Regional improvements to the Humber Pumping Station and construction of the Northwest Vaughan Collector Sewer. The Northwest Vaughan Collector Sewer Class Environmental Assessment Study is currently underway with an anticipated completion date of mid-2013. The expected completion date for these Regional system improvement works is late 2016.

Other Regional downstream system improvement works required to allow full-build out of Block 61 include construction of the Southeast Collector Sewer. The Individual Environmental Assessment (IEA) for the Southeast Collector Sewer was approved by the Ministry of the Environment (MOE) in 2010. Construction of this sewer work is currently underway with an anticipated in-service date of late 2014.

The MOE imposed conditions of approval on the Southeast Collector Sewer IEA requiring specific environmental sustainability targets be achieved related to inflow and infiltration reduction within local and Regional sewerage systems and water conservation. The conditions of approval further emphasize this responsibility lies with both Regional and local municipalities. Accordingly, the distribution of additional servicing capacity from the York Sewage / Water Supply Systems to local municipalities has been dependent upon successfully achieving these targets.

Block 61 Inflow and Infiltration (I/I) Reduction Pilot Project is now well underway

As a new sustainable initiative, York Region extended an opportunity to each local municipality to undertake one developer driven/funded inflow and infiltration reduction pilot project within their own jurisdiction. The principle of this initiative involves the developer funding and undertaking works to reduce inflow and infiltration in priority sewer systems in return for servicing capacity. The pilot is intended to reduce extraneous flows (inflow and infiltration) entering the Regional and local sanitary sewer systems. The reduction will then be quantified and allocated to specific development applications attached to the pilot project.

In January 2011, the Block 61 Developers' Group submitted a proposal to undertake an inflow/infiltration reduction project in Vaughan to advance the availability of servicing allocation capacity for the timely development of the Block. The pilot project and associated principles were endorsed by Council on April 5, 2011. A Tri-Party Agreement has now been fully executed between the City, York Region and the Developers' Group to formalize the principles and methodology of the Pilot Project. Block 61 initiated the flow monitoring and testing associated with the pilot project in Q2-2011.

According to the Tri-Party Agreement, the capacity assignment shall be provided in stages and will be

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based on proven reduction of inflow/infiltration and remedial works carried out by Block 61. Allocation of servicing capacity will be made available by the Region based on the inflow/infiltration reduction measured in the sanitary sewer system as a result of remedial works completed. The overall Pilot Project targets for Block 61 include 2,099 residential units of servicing capacity to provide for development of the Block and an additional 800 residential units for the City.

Pilot Project proven successful in identifying sources of Inflow/Infiltration in the City's sewer system

Based on flow monitoring completed to date, a number of inflow/infiltration sources have now been identified. Remediation has been prioritized based on remediation potential and overall benefits to the system.

Initial remediation work has been completed by the Block 61 Developers' Group within the Brooke Street sanitary sewer in Thornhill, which is tributary to the Regional North Don Collector sewer. The analysis results of pre and post-remediation flow monitoring data indicate there has been a significant reduction of inflow and infiltration.

York Region releases 667 units of servicing capacity to the City as a result of the I/I Pilot Project

Based on York Region's assessment of the flow data submitted in support of the remediation work recently completed in the Brooke Street sewer, the Region released 667 units of servicing capacity to the City on October 18, 2012. The release of this capacity is subject to final completion of all remediation works in the sewer system to the satisfaction of the Region and the City pursuant to the Tri-Party Agreement.

The Block 61 Developers' Group Trustee has requested the capacity created by Inflow/Infiltration reduction be distributed proportionally to Nashville Developments Inc. (19T-10V004), Molise Kleinburg Estates South Inc. (19T-06V14) and Kleindor Developments Inc. (19T-05V10).

The Tri-Party Agreement provides for the transfer of the first 300 units created by Inflow/Infiltration reduction between sewersheds (eg. North Don Collector to Woodbridge system). Accordingly, to facilitate full development of the first phase of Block 61, it is appropriate to allocate 243 residential units of this capacity to approved Draft Plan of Subdivision 19T-10V004 from the 667 units of capacity at this time. Both the Molise and Kleindor developments have already been allocated sufficient capacity for their first phases. The remaining 424 residential units (667-243) are to be held until further review has been completed by the Region and City with respect to transferring this remaining capacity between sewersheds. This capacity could be used to provide for development of the second phase in Block 61.

Accordingly, it is recommended that servicing capacity for 243 residential units realized through the Block 61 Inflow and Infiltration Pilot Project be allocated to the first phase of the approved Draft Plan of Subdivision 19T-10V004, Nashville Developments Inc.

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Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- The pursuit of excellence in service delivery;
- Planning and managing growth and economic vitality; and,
- The demonstration of leadership and promotion of effective governance.

This report is therefore consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

The City will continue to actively participate with York Region in all inflow and infiltration reduction programs and initiatives in order to satisfy the MOE conditions of approval for the Southeast Collector Sewer. Servicing allocation capacity provided as a result of inflow and infiltration realized through the Pilot Project shall conform to the terms of the Tri-Party Agreement.

Conclusion

Based on the initial results of the Block 61 Inflow and Infiltration Reduction Pilot Project, York Region released 667 residential units of servicing capacity to the City. In accordance with the Tri-Party Agreement between the City, York Region and the Block 61 Developers' Group, staff is recommending that 243 residential units of this capacity be allocated to the approved Draft Plan of Subdivision 19T-10V004, Nashville Developments Inc.

Attachments

1. Block 61 Location Plan

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.)