



Report to: Development Services Committee

Report Date: June 7, 2016

SUBJECT: Eaton Square Subdivision - External Servicing Agreement

PREPARED BY: Binu Korah, P.Eng. – Senior Manager – Development Engineering and Transportation ext. 2849

RECOMMENDATION

1. That the report titled “Eaton Square Subdivision - External Servicing Agreement”, be received;
2. That Council authorize the Mayor and Clerk to execute an External Servicing Agreement with the EP Victoria Manors Ltd in a form satisfactory to the City Solicitor and the Director of Engineering for the extension of the external sanitary sewer to the Eaton Square subdivision; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to seek authorization from Council for the Mayor and Clerk to enter into an External Servicing Agreement with the Owner of the Eaton Square subdivision (EP Victoria Manors Ltd) to extend the sanitary sewer from the existing terminus just north of Honda Boulevard, along Woodbine Bypass and Victoria Square Boulevard, to the subdivision

BACKGROUND

Location

The ‘subject property’, municipally known as 10925, 10945 and 10975 Victoria Square Boulevard (formerly called as Woodbine Avenue), is located on the east side of Victoria Square Boulevard and north of Elgin Mills Road as per Figure 1.

Proposed Development

The subdivision is comprised of two draft plans, as per the Figure 2, which were draft plan approved on March 24, 2015 and May 15, 2015. The Owner has approval for 179 units comprised of lane and street townhouses.

In accordance with the Master Environmental Servicing Plan for the Highway 404 North Secondary Plan Area, the subject subdivision is required to discharge its sanitary sewer flows to the existing Woodbine Ave Bypass sanitary sewer at Honda Boulevard. In order to facilitate this, the sanitary sewer has to be extended from the existing terminus (just

north of Honda Boulevard) along Woodbine Bypass and Victoria Square Boulevard to the subdivision. The external subdivision works are normally constructed through the subdivision agreement process, but the delay in finalizing the storm outlet has also delayed the execution of the subdivision agreement. Therefore an External Servicing Agreement is required to extend the sanitary sewer from the current terminus to the subdivision so that construction can commence this summer.

EP Victoria Square Manors Ltd. has agreed to design and construct the sanitary sewer mentioned above at its sole expense to service the development of its lands, including the provision of financial securities to guarantee construction of the sanitary sewer to the satisfaction of the Director of Engineering and Region of York.

An External Servicing Agreement is required and will include all the City's standard requirements, including but not limited to the following:

- 2 year maintenance warranty;
- Letter of Credit;
- Insurance and Indemnity provisions;
- Engineering and Legal fees;
- Implementation of a Traffic Control Plan and Communication Plan to the satisfaction of the Region of York and the Director of Engineering, including any revisions required by staff;
- Issuance of a temporary road occupancy permit from Region of York and the City's Operations Department;
- Approval from Region of York; and
- Restoration of the area within which the works were carried out to the satisfaction of the Director of Engineering and Region of York

CONCLUSION

Staff recommend that Council authorize the Mayor and Clerk to enter into a External Servicing Agreement for the extension of sanitary sewer along Woodbine Bypass and Victoria Square Boulevard to facilitate the Eaton Square subdivision development, in a form satisfactory to the City Solicitor and the Director of Engineering.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

This project is funded by the developer and is not subject to development charges credits or contribution by the City.

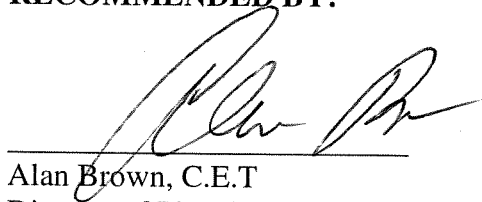
BUSINESS UNITS CONSULTED AND AFFECTED:

Legal Services has reviewed this report and concurs with the recommendations.

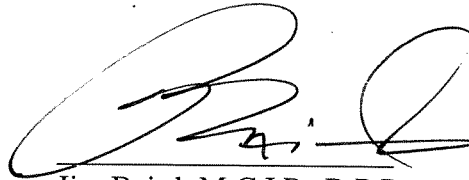
BUSINESS UNITS CONSULTED AND AFFECTED:

Legal Services has reviewed this report and concurs with the recommendations.

RECOMMENDED BY:



Alan Brown, C.E.T
Director of Planning and Urban Design



Jim Baird, M.C.I.P., R.P.P
Commissioner, Development Services

ATTACHMENTS:

Figure 1 - Location Map

Figure 2 - Draft Plan

Figure 1



Figure 2: - Draft Plan