



TO: Mayor and the Council

C. Andy Taylor, CAO
Jim Baird, Commissioner, Development Services
Binu Korah, Senior Manager, Development and Transportation
Dave Miller, Development Manager, East District

FROM: Alan Brown, Director of Engineering

A handwritten signature in black ink, appearing to read 'Alan Brown'.

DATE: February 25, 2014

Re: Box Grove Community – 14th Avenue Sanitary Sewer Servicing

At the February 4, 2014, Development Services Committee meeting the Planning Department report related to Plan B Homes application was deferred to February 25, 2014 to provide an opportunity for staff and the Ward Councillor to meet with the 14th Avenue property owners in Box Grove to discuss sanitary sewer servicing of their lots.

Councillor Kanapathi arranged a meeting with staff and the property owners on February 18, 2014 to discuss the sanitary servicing options.

Background: Staff provided relevant information at the meeting:

- In 2007/2008 City undertook preliminary design and cost estimate to provide municipal sanitary sewers for the existing residents of Box Grove.
- The average price per household in 2008 to install sanitary sewer was \$39,000.
- In accordance with the Local Improvement Process, minimum 67% of the residents have to support the project.
- As City did not receive the required support this project did not proceed.
- In May 2013, City Council adopted a policy to permit minor extension of municipal services for private landowners at their cost.
- Developer extended the sanitary sewer up to the 14th Avenue as per attachment A.
- Property owner of 6810 14th Avenue extended the sewer to service their lot (A-B).

Proposed Developments and Sanitary sewer extension Options:

The sanitary sewer extension to service 14th Avenue residents has been divided into three separate parts.

Part 1:

- Section B-C, as per attachment A, will be constructed by Plan B Homes to service their development this summer.

- Plan B developer will front end the cost of the sewer extension from B to C. This provides 6814, 6828 and 6832, 14th Avenue an opportunity to connect into the sewer.
- The cost of the sewer extension and service connection to the property line for each property owner is between \$10,000 - \$15,000
- If the property owners are not interested tee's at the main sewer pipe will be provided to facilitate future service connections for the property owners.
- When residents want to connect to sewer at a later date they will have to obtain approval from the City to connect into the sewer, pay for the installation of a service connection, and pay \$10,000 - \$15000 as their share of the sewer.

Part 2:

- In accordance with the council policy, the benefiting property owners (6840, 6848, 6856, 6864, 6872 and 6882, 14th Avenue) have to fund the extension of the sewer (C to D) to service their lots.
- Plan B Homes agreed to undertake the detailed design and include Part 2 in their tender as a provisional item. If the residents are not interested in funding the sewer extension then it will not be constructed. The preliminary cost estimate for this works for each property owner is between \$20,000 - \$30,000
- In accordance with the concept plan, the undeveloped lands (owned by Bellport Homes, hatched in orange) are proposed to be serviced from internally and not from 14th Avenue. The ability for the City to request funding from the developer when they do not benefit from the sewer is problematic.
- Plan B homes will provide staff an updated cost estimate by March 2014 and staff will submit a formal request to residents if they wish to fund the sewer extension this summer.
- Staff will report back to June 10, 2014 Development Service Committee with an update.

Part 3:

The property owners of 6777 and 6795 (hatched in yellow) discussed with City staff about servicing their lots to the existing sewer in front of their properties. Staff will confirm their assessed cost and finalise cost sharing of the sewer prior to providing a service connection.

Property Owners Concerns:

At the February 18, 2014 meeting residents expressed the following concerns:

- City to confirm that the project can be put on resident's tax role and be re-paid over 20 years.
 - **Ans:** *Engineering staff is meeting with Finance and Legal Department on Monday, February 24th, 2014 to review this matter. Staff will provide a verbal update on this subject at the February 25th, 2014 Development Service Committee meeting.*

- Some residents request that the City, Region and the developer assist in funding the sewer extension.
 - **Ans:** *To-date communities without municipal services have had to pay for the installation of such through Local Improvement Act (LIA) currently called as Municipal Act. If Council wishes to reconsider their position the potential financial implications to provide services to Box Grove, Victoria Square, Cachet Estate, Carolwood communities and other unserviced lots would be over \$15M.*
- The 14th Ave residents would like to use the "Box Grove Community fund" to pay for their sanitary sewer connection.
 - **Ans:** *Councillor Logan Kanapathi and staff will organise a meeting with the community to prioritise various community projects, and will report back to the Committee this spring with recommended distribution of the \$380,000.*
- In 2013, the property owner of 6810 has extended the sewer and has requested that the developer reimburse their portion of this cost.
 - **Ans:** *City will follow up with both parties for cost sharing.*
- The undeveloped lands owned by Bellport homes should be serviced along 14th Avenue and which will reduce the servicing cost for the 6840, 6848, 6856, 6864, 6872 and 6882, 14th Avenue residents.
 - **Ans:** *The City not received any formal application from the undeveloped lands, Bellport homes. Once the application is received from the applicant this will go through a formal public meeting and the City/residents has the opportunity to review the proposal and servicing options.*

Important Milestones:

- City to send the revised cost estimate to the property owners based on the detailed design (Engineer's estimate) – April 1, 2014
- Response from the property owners re funding – April 20, 2014
- Staff report to Development Services Committee – June 10, 2014
- Plan B Homes to service from B to C – July/Aug, 2014

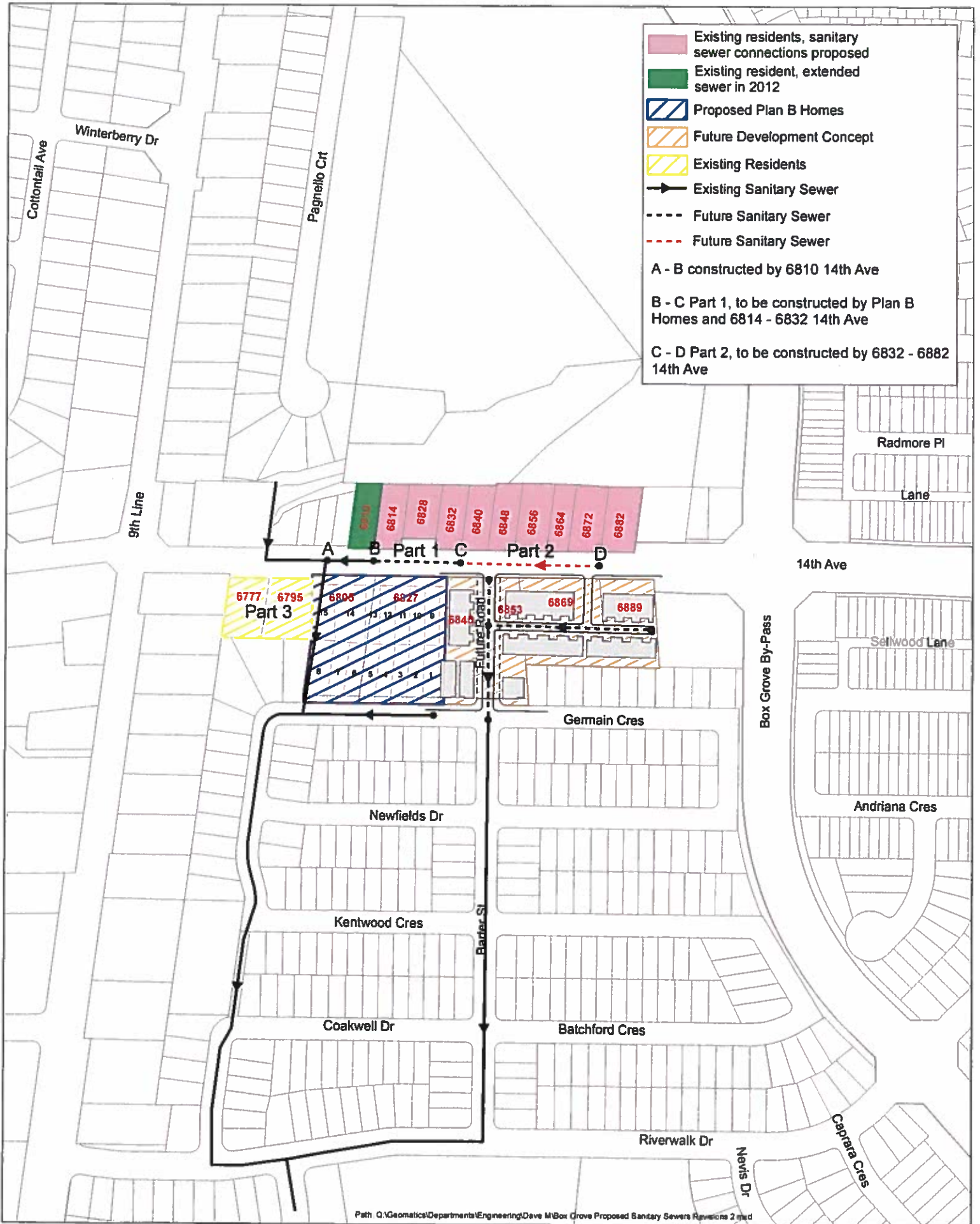
Recommendation

That Draft Plan of Subdivision 19TM-12007 submitted by Plan B homes Inc., and 2381423 Ontario Inc., be approved;

That Staff report back to June 10, 2014 Development Service Committee with the final cost of the sanitary sewer installation along 14th Avenue including residents funding commitment to this project.

Attachment A – Servicing Map

"Attachment A"



Existing residents, sanitary sewer connections proposed
 Existing resident, extended sewer in 2012
 Proposed Plan B Homes
 Future Development Concept
 Existing Residents
 Existing Sanitary Sewer
 Future Sanitary Sewer
 Future Sanitary Sewer

A - B constructed by 6810 14th Ave
B - C Part 1, to be constructed by Plan B Homes and 6814 - 6832 14th Ave
C - D Part 2, to be constructed by 6832 - 6882 14th Ave