

SUBJECT: Future Urban Area Servicing Studies
PREPARED BY: Sepideh Majdi, Sr. Special Project Engineer, Ext. 2414

RECOMMENDATION:

- 1) **THAT** the report entitled “Future Urban Area Servicing Studies” dated October 1, 2013, be received;
- 2) **AND THAT** the tendering process for the Future Urban Area Servicing Studies be waived in accordance with Purchasing By-Law 2004-341, Part II, Section 7 (1) (h) in order to expedite the completion of the Servicing Studies;
- 3) **AND THAT** the Water Servicing Study for the Future Urban Area be awarded to Genivar Consultants at a cost of \$96,419.43 including HST impact subject to confirmation of funding by the Future Urban Area landowners;
- 4) **AND THAT** the Wastewater Servicing Study for the Future Urban Area be awarded to XCG Consultants at a cost of \$134,538.12 including HST impact subject to confirmation of funding by the Future Urban Area landowners;
- 5) **AND THAT** the Environmental Assessment Coordination Study for the Future Urban Area be awarded to Amos Environment + Planning at a cost of \$94,423.61 including HST impact subject to confirmation of funding by the Future Urban Area landowners;
- 6) **AND THAT** the final cost of the studies be included in a future Area Specific Development Charges by-law for the Future Urban Area and the appropriate development charges credit be provided to the upfronted landowners;
- 7) **AND THAT** three new projects be created in the Engineering Department 2013 Capital Budget for the above 3 projects to be funded by the Future Urban Area landowners;
- 8) **AND THAT** staff report back on a Future Urban Area landowners funding agreement, to be executed prior to the commencement of any work;
- 9) **AND THAT** Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this staff report is to seek Council’s authorization to retain Genivar Consultants, XCG Consultants and AMOS Environment & Planning Consultant as the Preferred Suppliers to undertake the Water, Wastewater and Environmental Assessment Coordination Studies for the Future Urban Area (FUA).

BACKGROUND:

The City of Markham is preparing a new Official Plan (OP). The new OP is based on a Council endorsed Growth Alternative for accommodating population and employment growth to 2031 through intensification in centres and corridors, and limited expansion of the urban area. The new OP identifies an urban expansion area of approximately 975 ha in northwest Markham, referred to as the Future Urban Area (FUA). Current estimates suggest this area will accommodate a population of approximately 40,000 persons and approximately 19,000 jobs.

Developable lands within the City of Markham for ground-oriented residential development are rapidly running out. In order to position Markham and York Region to meet population and employment targets established by the Province, developable lands within the Future Urban Area are urgently required. There is a need to expedite the completion of planning and engineering studies in order to have the FUA ready for development by 2017.

The planning process to support the development of the Future Urban Area requires preparation of the Conceptual Master Plan. The Conceptual Master Plan process will be supported by necessary Engineering studies including Water, Wastewater Servicing Studies and Environmental Assessment Coordination Study.

The comprehensive planning exercise to be undertaken prior to development being approved in the Future Urban Area includes the preparation of subwatershed studies, a master transportation plan and a master servicing study. These studies are critical component of the Conceptual Master Plan process. The series of land use options to be developed through the Conceptual Master Plan study will be used as assumptions to be tested in the Engineering studies. Various land use scenarios will be tested and validate as part of an iterative process between 5 studies. The Servicing studies will identify a preferred servicing strategy based on evolving land use and growth scenarios to service the Future Urban Area.

OPTIONS/ DISCUSSION:**Water Study**

The Water Servicing Study will be completed in three phases:

- Phase 1 – Prepare Water Servicing Concepts
- Phase 2 – Preferred Water Servicing Alternative
- Phase 3 – Finalization of the preferred Water Servicing Alternative

Water servicing concepts will be developed for the Future Urban Area as part of Phase 1 of the study. The land use scenarios will be refined in phase 2 of the study and 2 to 3 Water Servicing concepts will be modelled. The Water Servicing options will be

evaluated and the preferred alternative will be recommended. In phase 3 of the study, the preferred alternative will be finalized and it will be presented at the Public Information Centre along with the cost estimates and phasing plan. Staff will present the concepts to DSC before submitting such to the Public

The draft Terms of Reference (TOR) for this study has been submitted to Region and stakeholders for their review and comments.

Staff recommend Markham retain Genivar on a preferred supplier basis to undertake the Water study for the following reasons:

- i) Genivar prepared the Town of Markham Master Servicing Study which commenced in 2009 and the York Region Water Master Plan Update in 2009 and therefore Genivar has prior knowledge that will result in cost-efficiency and benefits to the City
- ii) City of Markham and York Region jointly retained Genivar to prepare background servicing studies for the Regional Official Plan Amendment 3(ROPA3)
- iii) York Region retained Genivar to provide expert witness evidence for ROPA3 related to servicing of the Regional Official Plan Amendment No.3 OMB
- iv) Genivar provided supplementary analyses for background studies in support of the City of Markham Development Charges By- Law
- v) Genivar has the background and experience to carry out this work for the Future Urban Expansion in the timeframe required
- vi) The study costs are to be upfronted by the land owners and they will receive Development Charges credit at a later date
- v) Genivar has no Conflict of Interest with the Future Urban Area developers

Wastewater Study

The Wastewater Servicing Study will be completed in three phases:

- Phase 1 – Prepare Wastewater Servicing Concept
- Phase 2 – Preferred Wastewater Servicing Alternative
- Phase 3 – Finalization of the preferred Wastewater Servicing Alternative

Wastewater servicing concepts will be developed for the Future Urban Area as part of the Phase 1 of the study and the alternatives will be prepared. The land use scenarios will be refined in phase 2 of the study and 2 to 3 Wastewater Servicing concepts will be modeled. The Wastewater Servicing options will be evaluated and the preferred

alternative will be prepared. In phase 3 of the study, the preferred alternative will be finalized and presented at the Public Information Centre along with the cost estimation and phasing plan. Staff will present the concepts to DSC before submitting such to the Public.

The draft TOR for this study has been submitted to Region and stakeholders for their review and comments.

Staff recommend Markham retain XCG on a preferred supplier basis to undertake Wastewater servicing study for the following reasons:

- i) XCG prepared the Town of Markham Master Servicing Study which commenced in 2009 and the York Region Wastewater Master Plan Update in 2009 and therefore XCG has prior knowledge that will result in cost-efficiency and benefits to the City
- ii) City of Markham and York Region jointly retained XCG to prepare background servicing studies for the Regional Official Plan Amendment 3(ROPA3)
- iii) York Region retained XCG to provide expert witness evidence for ROPA3 related to servicing of the Regional Official Plan Amendment No.3 OMB
- iv) XCG provided supplementary analyses for background studies in support of the City of Markham Development Charges By- Law
- v) XCG has the background and experience to carry out this work for the Future Urban Expansion in the timeframe requested
- vi) The study costs are to be upfronted by the land owners and they will receive Development Charges credit at a later date
- v) XCG has no Conflict of Interest with the Future Urban Area developers

Environmental Assessment Coordination Study

The comprehensive planning exercise to be undertaken prior to development being approved in the Future Urban Area includes the concurrent preparation of Subwatershed studies, a Master Transportation plan, a Master Servicing study and Conceptual Master Plan. In order to streamline timelines and processes, it is intended that all of the 5 studies be undertaken through a master planning process under the Environmental Assessment Act. Staff recommend that we retain AMOS Environmental & Planning Consultant (AMOS) on a preferred supplier basis to ensure that all 5 studies comply with EA Act requirements.

Janet Amos, Principal of Amos is recognized across the province as a leader in environmental assessment, public consultation and integration with land use planning. Amos' 30 years of EA experience includes designing and managing a variety of

provincial and federal EA studies and Master Plans for GTA municipalities, developers and agencies.

Staff are of the opinion that AMOS is the qualified consultant who can successfully carry out this work in a short timeframe.

The scope of work for this work is to provide upfront and ongoing advice, recommendations and coordination on preparation of 5 studies including:

- Subwatershed study
- Conceptual Master Plan
- Transportation Study
- Water Servicing Study
- Wastewater Servicing Study

Coordination of Environmental Assessment for all 5 studies includes:

- Background Review for five studies and consultation of the Terms of Reference in respect to EA Act requirements and coordination
- Consultation of preparation of five studies in respect to EA Act requirements and coordination to ensure that the studies reflect the City's and private sector developer's EA Act requirements per the Master Plan approach
- Project coordination and management by monitoring and reviewing ongoing work programs for five studies to ensure they comply with EA Act in consultation with Markham project manager
- Consultation on the notices, correspondence, agency and stakeholder consultation and PIC meetings to ensure compliance with the EA Act
- Attend meetings with project team, public, stakeholders and agencies

Draft TOR for this study has been submitted to Region and stakeholders for their review and comments.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

A) Water Servicing Study:

Recommended Supplier	Genivar Consultants	
cost of award	\$ 86,138.00	Project Budget
	<u>\$ 8,613.80</u>	Contingency @10%
	94,751.80	Sub Total
	<u>\$ 1,667.63</u>	HST Impact (1.76%)
	\$ 96,419.43	Total Award (Include HST Impact)

B) Sanitary Servicing Study

Recommended Supplier	XCG Consultants	
cost of award	\$ 120,192.00	Project Budget
	\$ 12,019.20	Contingency @10%
	\$ 132,211.20	Sub Total
	\$ 2,326.92	HST Impact (1.76%)
	\$ 134,538.12	Total Award (Include HST Impact)

C) Environmental Assessment Coordination Study

Recommended Supplier	AMOS Consultants	
cost of award	\$ 84,355.00	Project Budget
	\$ 8,435.50	Contingency @10%
	\$ 92,790.50	Sub Total
	\$ 1,633.11	HST Impact (1.76%)
	\$ 94,423.61	Total Award (Include HST Impact)

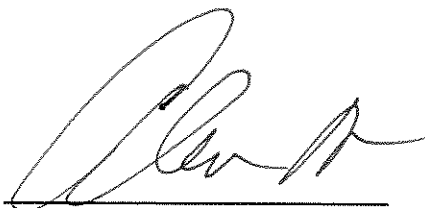
ALIGNMENT WITH STRATEGIC PRIORITIES:

The preparation of Servicing Studies and Environmental Assessment Coordination Study is a requirement under the new Official Plan for expansion of urban boundaries. The Servicing Studies are vital in understanding the servicing of Future Urban Area and coordination with Region.

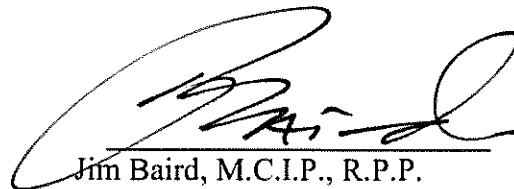
BUSINESS UNITS CONSULTED AND AFFECTED:

Planning & Urban Design Department and Finance Department have been consulted to and its comments have been incorporated.

RECOMMENDED BY:



Alan Brown, C.E.T
 Director of Engineering



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