



Staff Report for Council Meeting

Date of Meeting: February 9, 2022

Report Number: SRPI.22.038 – Referred to the February 23, 2022 Council Meeting

Department: Planning and Infrastructure
Division: Infrastructure and Engineering Services

Subject: **SRPI.22.038 - Request for Direction - Alectra Utilities Corporation (AUC) Hydro Power Supply for Site Plan Application D06-19010 (Urbacon Properties Limited) - 10 Sofia Court**

Purpose:

The purpose of this report is to seek Council's direction with respect to the hydroelectric servicing options explored by Alectra Utilities Corporation (AUC) along Leslie Street between Major Mackenzie Drive and Elgin Mills Drive that services the Site Plan Application for Urbacon Properties Limited – City File D06-19010 Located at 10 Sofia Court within the Barker Business Park.

Recommendations:

- a) That Staff Report SRPI.22.038 be received for information purposes;
- b) That Alectra Utilities Corporation (AUC) be advised of Council's preferred option with respect to the proposed hydro distribution pole line to service the Barker Business Park; and
- c) That Corporate and Financial Services be directed to allocate the additional funding required for the City's share.

Contact Person:

Bob Levesque, Director – Infrastructure Delivery, 905-771-2947

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, Interim City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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Background:

The municipality having jurisdiction over the road allowance manages utility coordination and approvals

AUC developed a design to supply power related to the Site Plan Application for Urbacon Properties Limited – City File D06-19010 Located at 10 Sofia Court within Barker Business Park on the east side Leslie Street between Major Mackenzie Drive and Elgin Mills Road East.

Utility companies through agreements, collaborate on the design and installation of their infrastructure in order to ensure there is no conflict of other existing plant or coordination of future state of good repair or growth infrastructure projects within the road allowance. In this scenario AUC would have coordinated with the appropriate staff at the Regional Municipality of York to advance the work.

A new distribution pole line along Leslie Street is required in order to supply power to the Barker Business Park area

As part of the development in the Barker Business Park, Council considered Staff Report SRPRS.20.106 with respect to the applicant's proposal to construct a two storey data centre and warehouse on its land holdings where the need to supply power is required by June 2022. At the beginning of May 2021 Alectra issued a construction notice to residents regarding the proposed work after which construction commenced in June. The initial design required the installation of a 4-circuit pole line on the west side of Leslie Street, while maintaining the existing 2 circuit pole line on the east side. AUC indicated that this is required to accommodate the massive load requirements for the data centre that is planned as part of this site plan application. The new pole line was designed without requiring the transfer of streetlight infrastructure. As a result, to clear the existing streetlights, the size of the poles had to be increased, with the majority of the poles ranging between 80 and 95 foot (24-29 metres) poles. The existing pole line on the east side of Leslie Street would remain as is, since its condition is considered "good" by AUC. The original design did not affect City streetlights.

AUC did not require permission from the City as part of its original design since it did not impact municipal streetlight infrastructure. It is noted also that, the City has limited to no influence on the outcome since the hydroelectric infrastructure is owned and operated by AUC on a roadway that is under the jurisdiction of the regional Municipality of York.

Complaints were received following commencement of construction by AUC related to the pole heights along the west side of Leslie Street to support a new business park development

In early June of last year, the City received a number of complaints from residents who voiced concerns as a result of the hydro distribution line construction installation along the west side of Leslie Street and the impacts to their properties. In response to these

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concerns, members of Council engaged AUC to facilitate a solution to address the area residents' concerns.

A meeting with residents was held on June 15, 2021 where AUC presented the service delivery improvement project to solicit feedback/comments from area residents. At that meeting, AUC committed to evaluating different options in relation to the proposed service improvements, including the consideration of underground infrastructure along the residential area fronting Leslie Street.

Subsequently, AUC presented the City with five different options and their associated estimated costs. The identified incremental costs are AUC's identified additional costs not factoring in impacts to municipal infrastructure.

- Option 1 - original overhead design, \$3.3M
- Option 2 - underground option, \$23M (additional \$19.7M from current project cost)
- Option 3 - Alternate underground option, \$15.2M (additional \$11.9M from current project cost)
- Option 4 – current overhead design with lower pole heights requiring consolidating street lights, \$3.5M (additional \$250k from current project cost)
- Option 5 - installation of new distribution line on east side with consolidating street lights, \$5.7M (additional \$2.4M from current project cost)

In reviewing the above noted options prepared by AUC, City staff estimated the incremental costs to the City to accommodate Options 4 or 5 that would affect the City's streetlight infrastructure on the west side of Leslie Street.

In early August 2021 AUC was advised that they could proceed with Option 4 following the City's confirmation from Corporate and Financial Services of available funding for the detail design for the consolidation of City streetlights on the west side of Leslie Street. Option 4 was later presented as the preferred option at a subsequent residents meeting. The funding for the design only was approved as part of SRCFS.21.047 Capital Financial Status Report to the Budget Committee of the Whole meeting held November 23, 2021.

Subsequent to direction and budget approval, City staff coordinated with AUC to facilitate the implementation of Option 4. It was agreed that AUC would complete the design and construction of the street light relocations and invoice the City for the costs. Based on current information, the construction costs for the work which is occurring in two phases (Leslie Street from Major Mackenzie Drive to Elgin Mills Road) are estimated to be approximately \$250K and is still required, to be funded from the same funding source, being the Bayview Northeast Area Specific Development Charges Reserve Fund

Should Council proceed to support an option that requires relocation/modification to the City's infrastructure, additional funding and a co-ordination agreement between the City of Richmond Hill and AUC will be required for execution by the Mayor. The City has been advised that AUC intends to recommence its work mid-February 2022.

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City council passed a motion to defer approval of Urbacon Properties Ltd. Site Plan Application at its November 10, 2021 Council meeting

Council passed a motion in regards to the ongoing matter regarding the power supply for the Site Plan Application for Urbacon Properties Limited – City File D06-19010 Located at 10 Sofia Court (Legal Description: Block 8 and Part of Block 6, Plan 65M-4114).

The motion was a result of delegations from residents who continued to voice frustrations/concerns as a result of the hydro distribution line installation along Leslie Street and the impacts to their properties. The motion was passed unanimously and read as follows:

- a) That City File D06-19010 not be approved until such time that Alectra, York Region, the applicant and other entities find other ways for power to be supplied to the power centre; and***
- b) The approval of the design of the mural be deferred to allow a public meeting to be held by the Local Ward Councillor.***

Current Status

AUC had initiated work to modify poles in the field to suit the preferred Option 4 (Lower Poles). Should the City of Richmond Hill make a decision that would force AUC to revert back to the original design it would cause a 14 to 16 week delay in this project and impact its ability to provide service to Urbacon Properties Ltd. which requires power during the month of June.

Financial/Staffing/Other Implications:

The recommendation of this report does have financial, staffing or other implications should council wish to pursue one of the options outlined above.

Relationship to Council's Strategic Priorities 2020-2022:

The proposed Site Plan application aligns with **Balancing Grown and Green** by promoting responsible economic development within the City's Barker Business Park while providing for enhanced landscape treatment along Leslie Street. Additionally the Site Plan application is aligned with **Getting Around the City** as the proposed plan includes the continuation of the pedestrian sidewalk along Leslie Street and providing for pedestrian connectivity along Sofia Court.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

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Conclusion:

Staff are seeking Council's direction with respect to the options noted above.

Should Council wish to pursue one of the options with respect to Hydro Distribution Pole service improvements, direction is required so that staff can finalize the Co-ordination Agreement and that funding be secured for the City's share of the related construction costs.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Location Map

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Report Approval Details

Document Title:	SRPI.22.038 - Request for Direction - AUC.docx
Attachments:	- Location Map.docx
Final Approval Date:	Feb 8, 2022

This report and all of its attachments were approved and signed as outlined below:

Bob Levesque - Feb 8, 2022 - 11:41 AM

Paolo Masaro - Feb 8, 2022 - 12:01 PM

Kelvin Kwan - Feb 8, 2022 - 12:02 PM

Darlene Joslin - Feb 8, 2022 - 12:06 PM