



Staff Report for Committee of the Whole Meeting

Date of Meeting: January 22, 2018

Report Number: SRPRS.18.040

Department: Planning and Regulatory Services
Division: Development Engineering and Transportation

Subject: SRPRS.18.040 - Budget Approval for Town
Contribution towards Storm Drainage Works -
22 Elm Grove, Town File: B043/16

Purpose:

To obtain budget approval for a Town contribution towards storm drainage works required at 22 Elm Grove to support consent application B043/16.

Recommendation(s):

- a) That the Town approve a budget in the amount of \$100,000.00 as a Town contribution towards storm drainage works required at 22 Elm Grove, as a condition of approval for the related consent application.
- b) That the source of funding for this budget be the Water Quality Protection Charge Reserve.

Contact Person:

Jeff Walters, Manager of Development Engineering, Subdivisions and Stormwater Management, 905-747-6380.

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

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

Background:

In October of 2016, a previous owner of 22 Elm Grove provided written consent to allow the Town to enter onto this property to construct a temporary drainage ditch to safely direct upstream drainage to the existing storm sewer at 39 Regatta Avenue. The construction of this temporary drainage ditch resolved the historical drainage issues raised by the residents in this area.

The current owner of 22 Elm Grove has submitted a proposed grading/servicing plan to support conditions of approval under consent application B043/16. As part of the required servicing, storm drainage works are required to safely convey upstream drainage through 22 Elm Grove to outlet to the existing storm sewer at 39 Regatta Avenue.

The required storm drainage works include the extension of an existing storm sewer along the frontage of 22 Elm Grove and the installation of a storm sewer along the east side yard of 22 Elm Grove to connect and outlet the upstream drainage area to the storm sewer along the frontage of the Elm Grove properties. The location of the proposed storm sewers are indicated on Map A. The required storm drainage works will replace the temporary drainage ditch constructed in 2016.

As a condition of their consent approval, the owner of 22 Elm Grove will be required to enter into Grading/Servicing agreement with the Town which will obligate them to construct the required storm drainage works and to convey easements to the Town over their property in order to formalize access to the sewer for future operation and maintenance by the Town. These easements are to be conveyed at no cost to the Town.

Previous consent applications from 39 to 55 Regatta Avenue have only been obligated to construct a storm sewer at their cost along their frontage.

However, as the owner of 22 Elm Grove is obligated to construct both the sewer extension along their front as well as a sewer along their easterly property line, they have made a request for a Town contribution towards the construction of the portion of the required storm drainage works running along the east property limit (Appendix 1).

While it is reasonable to expect the Owner to cover the cost of the extension of the pipe across the frontage of their property, it would be onerous and unreasonable for the owner of 22 Elm Grove to bear the full cost of the storm sewer installation along the east side yard of their property, as this benefits the broader community and completes the servicing solution for the entire neighborhood by providing the upstream drainage area an outlet to the sewer on Elm Grove.

As such, staff believe it is reasonable for the Town to contribute funds towards this portion of the required drainage works.

The owner has provided a preliminary cost estimate for the required storm drainage works. Based on this information, staff has estimated a budget amount of \$100,000.00 for the storm sewer works along the east side yard including contingencies, engineering fees and taxes. The exact amount for the Town contribution will be confirmed once the owner provides actual construction cost information. The Town contribution will not exceed the proposed budget amount.

The Grading/Servicing agreement will contain an appropriate clause to document the amount of the Town contribution and conditions to be satisfied before release of the Town funds.

Financial/Staffing/Other Implications:

The proposed source of funding for this Town contribution is the Water Quality Protection Reserve. A budget amount of \$100,000.00 is proposed for this Town contribution and the Water Quality Protection Reserve has a current balance of approximately \$6,900,000.00. The actual cost will be confirmed upon the completion of the works, but will not exceed \$100,000.00.

Relationship to the Strategic Plan:

This proposed Town contribution supports the Town's Strategic Plan goal of wise management of our resources.

Conclusion:

Based on the above, staff recommend that a budget amount of \$100,000.00 be approved as a Town contribution towards storm drainage works required at 22 Elm Grove as a condition of approval for consent application B043/16 and that the source of funding be the Water Quality Protection Reserve.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Map A – Location Map
- Appendix 1 – Resident Request Letter

Report Approval Details

Document Title:	SRPRS.18.040 Budget Approval for Town Contribution.docx
Attachments:	- SRPRS.18.040 Appendix 1.pdf - SRPRS.18.040 Map A.pdf
Final Approval Date:	Jan 15, 2018

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

Dan Terzievski - Jan 12, 2018 - 11:51 AM

Kelvin Kwan - Jan 15, 2018 - 8:34 AM

David Dexter - Jan 15, 2018 - 9:22 AM

Neil Garbe - Jan 15, 2018 - 9:37 AM