



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 2, 2025
Report Number: SRIES.25.003

Department: Infrastructure and Engineering Services
Division: Infrastructure Planning and Development Engineering

Subject: **SRIES.25.003 - Authorization to Execute Servicing Agreement and Acquire Lands, D06-21073 Golden Ambra Highrise Inc. and D02-19016 Campo Ridge Home Corp.**

Purpose:

To authorize the execution of a servicing agreement with Golden Ambra Highrise Inc. and Campo Ridge Home Corp. for the construction of a municipal watermain to support development files D06-21073 and D02-19016, and to authorize the conveyance of lands to the City.

Recommendation(s):

- a) That staff report SRIES.25.003 be received;
- b) That upon written recommendation of the Commissioner of Infrastructure and Engineering Services, the Mayor and the Clerk be authorized to execute a servicing agreement with Golden Ambra Highrise Inc. and Campo Ridge Home Corp. for the construction of a new municipal watermain;
- c) That the acquisition of lands and easements required pursuant to a condition of the servicing agreement with Golden Ambra Highrise Inc. and Campo Ridge Home Corp., be authorized.

Contact Person(s):

- Paul Guerreiro, Acting Director Infrastructure Planning and Development Engineering Ext. 6448
- Paolo Masaro, Commissioner Infrastructure and Engineering Services Ext. 6540

Report Approval:

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.

Page 2

Background:

A watermain extension will facilitate a high-density mixed-use condominium development and improve the City's water distribution network.

Golden Ambra Highrise Inc., the Owner of the lands municipally known as 10920 Yonge Street, and Campo Ridge Home Corp., the Owner of the lands municipally known as 10900 Yonge Street have requested the execution of a servicing agreement with the City to allow the installation of a municipal watermain. Both landowners have active planning applications to facilitate a high-density mixed-use condominium development on its land holdings to redevelop the properties at the southwest corner of Canyon Hill Avenue and Yonge Street as shown on Attachment 1.

Construction of a watermain extension within the subject lands is required to accommodate the proposed developments for D06-21073, Golden Ambra Highrise Inc., and D02-19016, Campo Ridge Home Corp. The extension of this section of watermain will improve the City's water distribution network by completing the watermain loop system between the Leyburn Avenue watermain dead end and the Canyon Hill Avenue watermain and provide the necessary water supply to the proposed development properties.

Discussion:

The applicants have requested the execution of a servicing agreement to advance the construction of the municipal watermain extension to facilitate the developments and future growth in the area.

The subject lands are located within the Urban Master Environmental Servicing Plan (UMESP) study area. The UMESP was undertaken to support the City's planned growth and intensification by providing direction on municipal servicing infrastructure requirements needed to support planned growth in the City's centers and corridors. The timing for the infrastructure improvements identified in the UMESP is driven by development applications. Accordingly, development applications within the UMESP study area are required to demonstrate conformity to the UMESP and address adequacy of the external storm, sanitary and watermain systems to verify if, and when a development triggers one of these system improvements.

Counterpoint Engineering Inc. was retained by the landowners to prepare a Functional Servicing Report (FSR) to assess the existing infrastructure and its capacity to meet the additional demands for the proposed high-density mixed-use condominium developments. Based on the analysis, the FSR concluded that Watermain Project W5, as identified in the UMESP, is needed to support the development applications. The scope of Watermain Project W5 involves the extension of the existing 300 mm watermain from the south limit of Leyburn Avenue through the development lands, east towards Yonge Street, continuing north along Yonge Street and ultimately connecting to the existing 300 mm watermain on Canyon Hill Avenue.

Page 3

As a result, Golden Ambra Highrise Inc., and Campo Ridge Home Corp. have requested the execution of a servicing agreement with the City to advance the construction of the municipal watermain extension to facilitate the developments and future growth in the area. The agreement will obligate construction of the municipal watermain in accordance with approved engineering plans and City standards. The agreement will also require conveyance of municipal road allowance lands to the City, which will become part of the Leyburn Avenue extension, and conveyance of servicing easements. The necessary securities and fees related to the municipal watermain will be included as conditions and schedules within the servicing agreement.

To facilitate the implementation of the watermain installation in a coordinated and timely manner, staff recommend that Council authorize the execution of a Servicing Agreement with Golden Ambra Highrise Inc. and Campo Ridge Home Corp.

Financial Implications:

Development charges are the primary source of funding for growth-related infrastructure. The 2024 City-Wide Development Charges (CWDC) update study includes infrastructure improvement projects identified in the 2023 UMESP for Water and Wastewater Systems, which is incorporated into the Development Charges for Engineering Services By-law 6-24, approved by Council.

As part of the 2025 Capital Budget process, Council approved project P/001262 for the UMESP Watermain Improvement Project W5 Yonge Street Easement Canyon Hill to Leyburn at cost of \$1,533,800. The appropriate funding source for the UMESP Watermain Project W5 upgrades identified in the CWDC update background study is the City-wide Engineering Services Development Charges Reserve Fund.

The City contribution will be based on the cost estimate provided by the landowners' consulting engineer to a maximum amount established in the CWDC Background Study identified for Watermain Project W5. Funding will only be provided to support the cost of municipal works under the servicing agreement.

Golden Ambra Highrise Inc. and Campo Ridge Home Corp. will be responsible for payment of all other fees associated with the preparation of necessary agreements, legal documents, plans, as well as the review of the engineering plans and municipal inspection. Golden Ambra Highrise Inc. and Campo Ridge Home Corp. will provide the required financial securities specified in the servicing agreement.

Relationship to Strategic Plan 2024-2027:

The recommendations in this report align with Pillar 1 of the City's Strategic Plan: Growing a Livable, Sustainable Community, specifically Priority 1 which focuses on managing growth in a way that enables choice and connection for the city, its residents, and businesses, now and in the future.

Page 4

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.

- SRIES.25.003 - Attachment 1 - Location Map

Page 5

Report Approval Details

Document Title:	SRIES.25.003 Authorization to Execute Servicing Agreement and Acquire Lands Golden Ambra Highrise Campo Ridge Home.docx
Attachments:	- SRIES.25.003 – Attachment 1 – Location Map .pdf
Final Approval Date:	Mar 12, 2025

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

Paul Guerreiro - Mar 11, 2025 - 1:20 PM

Gigi Li - Mar 11, 2025 - 1:33 PM

Paolo Masaro - Mar 12, 2025 - 10:47 AM

Darlene Joslin - Mar 12, 2025 - 12:04 PM