



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** March 4, 2026

**Report Number:** SRIES.26.001

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

**Subject:** **SRIES.26.001 - Authorization to Execute Servicing Agreements for Sanitary Improvements**

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### **Purpose:**

To authorize the execution of servicing agreements with Baif Developments Limited for the construction of improvements to the sanitary sewer system to support the planned growth and intensification within the Regional Mixed Use Corridor identified in the City's Official Plan and to authorize the conveyance of lands to the City.

### **Recommendation(s):**

- a) That staff report SRIES.26.001 be received;
- b) That upon the written recommendation of the Commissioner of Infrastructure and Engineering Services, the Mayor and the Clerk be authorized to execute servicing agreements with Baif Developments Limited for the construction of Sanitary Improvement Project WW-14;
- c) That the acquisition of lands or easements required pursuant to a condition of the servicing agreements with Baif Developments Limited, be authorized.

### **Contact Person(s):**

- Jeff Walters, Manager, Engineering Subdivisions and Infrastructure Planning, Ext. 6380
- Frank Suppa, Director, Infrastructure Planning and Development Engineering, Ext. 6358
- 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.

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### **Background:**

Baif Development Limited have requested the execution of servicing agreements with the City in order to allow improvements to the sanitary sewer system which includes the construction of a new sanitary sewer and sewer upgrades between Addison Street to Harding Boulevard as shown on Attachment 1. This sanitary improvement is identified as Project WW-14 in the Urban Master Environmental Servicing Plan Update Study completed in 2023.

The construction of this sanitary improvement project will support the planned growth and intensification within the Regional Mixed Use Corridor. This Corridor includes the Baif Developments property located on the west side of Yonge Street south of Hopkins Street as shown on Attachment 1. The proposed sanitary system improvements will support development proceeding within the Baif Developments lands.

### **Discussion:**

Baif Developments Limited have Official Plan and Zoning Amendment approvals in place for their development lands within the Regional Mixed Use Corridor. Baif has indicated a desire to proceed with sanitary improvements to support development of their lands.

Baif Developments Limited has retained a consulting team to prepare the design and engineering plans for Sanitary Improvement Project WW-14 including obtaining all required City and external agency approvals. The proposed sanitary project will consist of approximately 460m of new and replaced sanitary sewer and appurtenances. The design and engineering plans are approximately 90% complete.

Baif has requested a servicing agreement to allow construction of Phase 1 of Project WW-14. Phase 1 includes the new sanitary sewer within the City's future Miles Hill Parkette as shown on Attachment 1. Miles Hill Parkette was recently used as a construction staging area for the adjacent high rise building construction. Construction staging activities have ended and the developer responsible for constructing Parkette improvements has identified an opportunity for the new sanitary sewer to be installed this spring in advance of the improvements.

To take advantage of this opportunity, Baif has requested a servicing agreement to allow Phase 1 of Project WW-14 to proceed this spring. To facilitate the implementation of the sanitary sewer improvements and future high-density developments, staff recommend that Council authorize the execution of agreements with Baif Developments Limited.

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### Financial Implications:

Baif Developments Limited will be responsible for the payment of all fees associated with preparation of the agreement.

The cost associated with the design and construction of the sanitary sewer system will be funded from development charges.

Development charge funding is available from the following sources as identified in the related background studies:

#### Development Charge Funding Summary Chart for Design and Construction of Sanitary Project WW-14

<b>Sanitary Project WW-14</b>	<b>Estimated Project Cost</b>	<b>Maximum City Contribution* (Engineering Services City Wide DC Reserve Fund)</b>
<b>Phase 1</b>	<b>\$360,750</b>	<b>\$377,200</b>
<b>Total Project</b>	<b>\$3,250,160</b>	<b>\$1,954,100</b>

**\* Subject to actual collections, contribution capped and indexed by City Wide DC By-law 6-24 amended by 105-24 & 112-24**

The agreement may contain provisions for City Contribution payments during the construction period. City Contributions will be based on actual costs in conformance to the Infrastructure Funding Policy and will not exceed the amounts included in the development charge by-laws. In the event the actual cost exceeds the identified development charge funding, additional funding for this exceedance would be subject to inclusion of this cost within a future development charge background study and Council approval as outlined in the Infrastructure Funding Policy. City Contributions will be subject to in year capital budget approvals from Council and subject to availability of collected funds in the applicable development charge reserve accounts.

To date a 2026 capital budget of \$3.25M (P/001323.01) has been approved for Sanitary Improvement Project WW-14. Please note this budget amount was based on the

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estimated project cost and did not consider the maximum City contribution amounts under the City's the new Infrastructure Funding Policy.

### **Relationship to Strategic Plan 2024-2027:**

The recommendations of 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 to the city, its residents, and businesses, now and in the future.

### **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.

- Attachment 1 - SRIES.26.001 - Location Map

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### Report Approval Details

Document Title:	SRIES.26.001 Staff Report for Authorization to Execute Agreements.docx
Attachments:	- SRIES.26.001 Attachment 1 Map.pdf
Final Approval Date:	Feb 20, 2026

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

**Frank Suppa - Feb 19, 2026 - 3:52 PM**

**Gigi Li - Feb 19, 2026 - 3:58 PM**

**Paolo Masaro - Feb 20, 2026 - 8:45 AM**

**Darlene Joslin - Feb 20, 2026 - 11:44 AM**