

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



The Regional Municipality of Durham Report

To: Works Committee
From: Commissioner of Works
Report: #2023-W-12
Date: March 8, 2023

Subject:

Approval of Capital Works and Financing to be Incorporated into a Servicing Agreement with Winash Developments Limited, Including Cost Sharing in Accordance with the Region Share Policy for Regional Infrastructure along the proposed Mid-Block Arterial Roadway in the Brooklin Urban Area, in the Town of Whitby

Recommendations:

That the Works Committee recommends to Regional Council:

- A) That capital works and financing estimated at \$16,545,100 for the Region share of the extension and oversizing of a sanitary sewer, local watermain and feedermain, in the Town of Whitby, be approved;
- B) That the Regional Municipality of Durham be authorized to enter into a Servicing Agreement with Winash Developments Limited for the construction and oversizing of a sanitary sewer and a local watermain and feedermain, in the Town of Whitby, including cost sharing in accordance with the Regional Municipality of Durham's Region Share Policy, at an estimated total project cost of \$22,486,400;
- C) That financing for the servicing agreement be provided from the following sources:

Developer's Share – Sanitary Sewer

Winash Developments Limited	<u>\$4,569,400</u>
-----------------------------	--------------------

Developer's Share – Watermain

Winash Developments Limited	<u>\$1,371,900</u>
-----------------------------	--------------------

Total Developer's Share	<u>\$5,941,300</u>
--------------------------------	---------------------------

Regional Share – Sanitary Sewer**2022 Sanitary Sewage System Capital Budget**

Item 63: Southwest Brooklin Trunk Sanitary Sewer from west of Cochrane St. to east of Highway # 12, Whitby Region's share (Project id: D2220)

Residential Development Charges	\$2,728,017
Commercial Development Charges	\$170,039
User Rate	<u>\$798,444</u>

Total Regional Share – Sanitary Sewer **\$3,696,500**

Regional Costs – Watermain**2023 Water Supply System Capital Budget**

Item 132: Zone 3 feedermain on Mid-Block Arterial from Lynde Creek to Ashburn Rd., Whitby (West Loop) Region's Share (Project id: D2202)

Residential Development Charges	\$5,824,174
Commercial Development Charges	\$146,269
User Rate	<u>\$678,157</u>
Total Funding	\$6,648,600

Prior Funding – 2022 Water Supply System Capital Budget

Item 155: Zone 3 feedermain on Ashburn Rd. from Mid-Block Arterial to Winchester Rd. (Project id: D2203)

Residential Development Charges	\$5,431,200
Commercial Development Charges	\$136,400
User Rate	<u>\$632,400</u>
Total Funding	\$6,200,000

Total Regional Share – Watermain **\$12,848,600**

Total Regional Share **\$16,545,100**

Total Project Financing **\$22,486,400**

Report:**1. Purpose**

- 1.1 The purpose of this report is to obtain approval for capital work and financing including entering into a servicing agreement with Winash Developments Limited,

including cost sharing in accordance with the Regional Municipality of Durham's (Region) Share Policy, related to the construction of a proposed sanitary sewer, local watermain and feedermain, in the Town of Whitby (see Attachment #1).

2. Background

- 2.1 Winash Developments Limited and the Town of Whitby plan to build a new mid-block arterial roadway from Ashburn Road east to Lynde Creek. This arterial will ultimately extend easterly to Britannia Road in the City of Oshawa and westerly to Cochrane Street. The mid-block arterial road will service lands along the corridor being developed by the Brooklin Gate Landowners Group. Winash Developments Limited is a member of the Brooklin Gate Landowners Group. To develop these lands, the construction of the subject sanitary sewer along the future mid-block arterial roadway and north along Ashburn Road is required. Winash Developments Limited must construct all local watermains required for the subject development and the Region has requested that they also construct a 600 millimetre (mm) feedermain to provide servicing along the Mid-Block Arterial and north along Ashburn Road from the future Mid-Block Arterial road to north of Winchester Road to service future developments in Brooklin north of Highway 407. This feedermain is required now to provide a second water supply feed to the subject lands. Winash Developments Limited has requested permission to construct the project through a servicing agreement with the Region and to cost share with the Region in accordance with the Region's Share Policy.
- 2.2 The Region's Share Policy generally requires the developer to pay for the works required to service the subject development, with the Region responsible for the oversizing cost. In this case, Winash Developments Limited would be responsible to pay for the cost to construct a 200 mm to 450 mm diameter local sanitary sewer, and the Region would be required to pay the cost of oversizing to a 600 mm diameter sanitary sewer. Winash would also be responsible to pay for the cost to construct the 300 mm diameter local watermains to service the proposed development and the Region would be required to pay the cost for the extension of the 600 mm feedermain.
- 2.3 Regional staff do not have standing authority to approve cost sharing in Servicing Agreements. Regional Council approval is required for the Region Share payments within a Servicing Agreement.
- 2.4 All other requirements of the Regional Servicing Agreement will be in place, including the posting of a letter of credit for 100 per cent of the cost of the works, Regional inspection requirements and the two-year infrastructure maintenance period.

3. Previous Reports and Decisions

3.1 There are no previous reports/decisions related to this report.

4. Financing

4.1 Financing of \$22,486,400, including the Developer's share of \$5,941,300 and the Region's share of \$16,545,100 for the oversizing costs and the construction of the 600 mm feedermain can be provided from the following sources:

Developer's Share – Sanitary Sewer

Winash Developments Limited	<u>\$4,569,400</u>
Total Developer's Share	<u>\$4,569,400</u>

Regional Share – Sanitary Sewer

2022 Sanitary Sewage System Capital Budget

Item 63: Southwest Brooklin Trunk Sanitary Sewer from west of Cochrane St. to east of Highway # 12, Whitby Region's share (Project id: D2220)

Residential Development Charges	\$2,728,017
Commercial Development Charges	\$170,039
User Rate	<u>\$798,444</u>
Total Regional Share – Sanitary Sewer	<u>\$3,696,500</u>
Total Project Estimate Sanitary Sewer	<u>\$8,265,900</u>

Developer's Share – Watermain

Winash Developments Limited	<u>\$1,371,900</u>
Total Developer's Share	<u>\$1,371,900</u>

Regional Share – Watermain

2023 Water Supply System Capital Budget

Item 132: Zone 3 feedermain on Mid-Block Arterial from Lynde Creek to Ashburn Rd., Whitby (West Loop) Region's Share (Project id: D2202)

Residential Development Charges	\$5,824,174
Commercial Development Charges	\$146,269
User Rate	<u>\$678,157</u>
Total Funding	\$6,648,600

Prior Funding – 2022 Water Supply System Capital Budget

Item 155: Zone 3 feedermain on Ashburn Rd. from Mid-Block Arterial to Winchester Rd. (Project id: D2203)

Residential Development Charges	\$5,431,200
Commercial Development Charges	\$136,400
User Rate	<u>\$632,400</u>
Total Funding	\$6,200,000

Total Regional Share – Watermain	<u>\$12,848,600</u>
Total Regional Share	<u>\$16,545,100</u>
Total Developer Share	<u>\$5,941,300</u>
Total Project Financing	<u>\$22,486,400</u>

5. Relationship to Strategic Plan

- 5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- Goal 5 Service Excellence – to provide exceptional value to Durham taxpayers through responsive, effective and fiscally sustainable services delivery.
 - Priority 5.1 – Optimize resources and partnerships to deliver exceptional quality services and value.

6. Conclusion

- 6.1 It is recommended that Regional Council enter into a Servicing Agreement with Winash Developments Limited containing the foregoing provisions and that the capital works be approved as identified in the report.
- 6.2 This report has been reviewed by the Finance Department and the Commissioner of Finance concurs with the financial recommendation.
- 6.3 For additional information, contact: Charlotte Pattee, Development Approvals Engineer, at 905-668-7711 extension 3435.

7. Attachments

Attachment #1: Location Plan

Respectfully submitted,

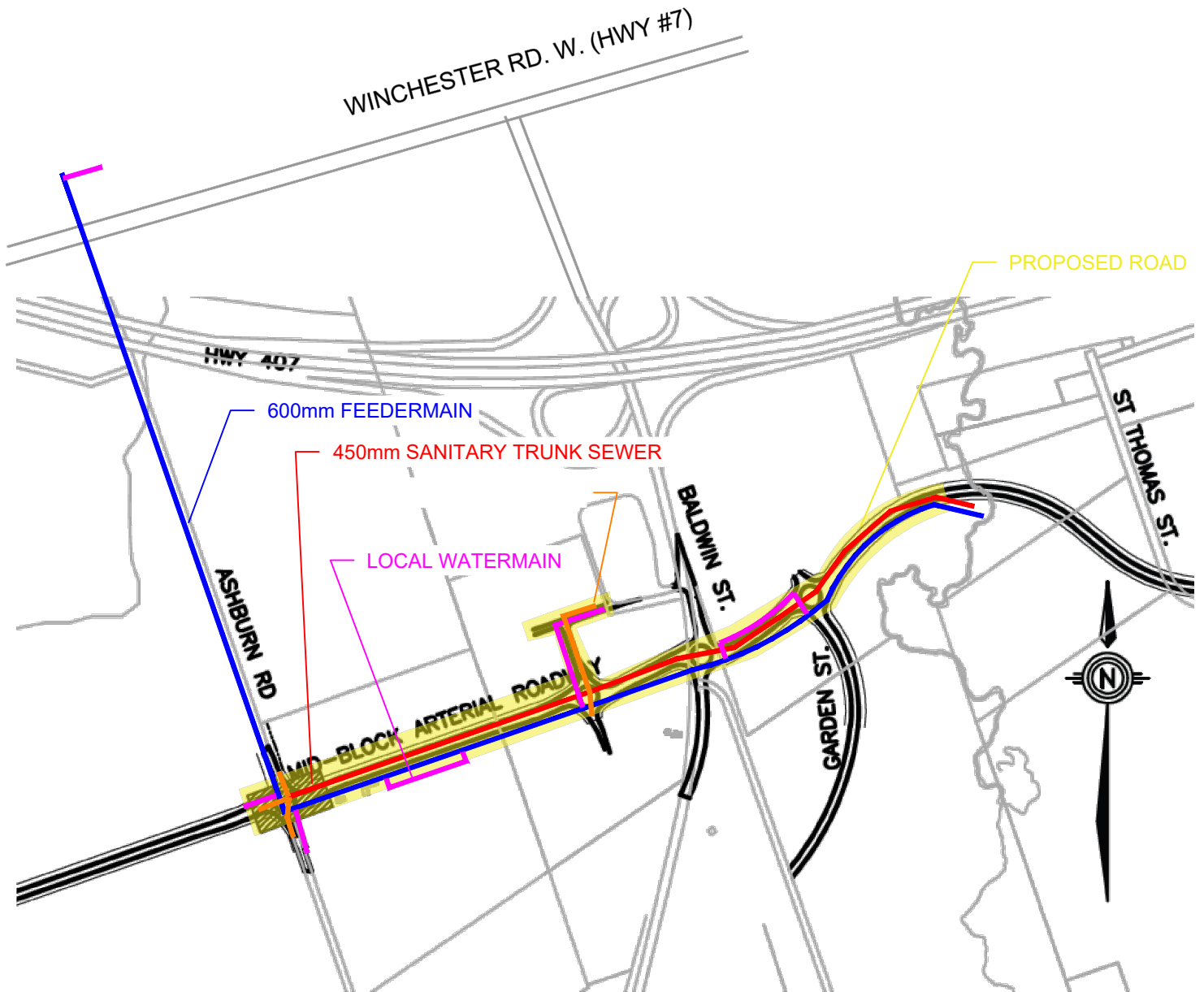
Original signed by:

John Presta, P.Eng., MPA
Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer



Attachment #1: Location Plan – MID. BLOCK ARTERIAL



This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region disclaims all representation and warranties.
© MPAC and all its suppliers. All rights reserved. Not a plan of Survey

SCALE N.T.S.