

COMMITTEE OF THE WHOLE – MAY 5, 2003

REQUEST FOR TEMPORARY INTER-REGIONAL WATER SERVICE CONNECTION THE WOODBRIDGE FARMERS COMPANY LIMITED PROPERTY – 7835 HIGHWAY 50

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the Region of York be requested to obtain approval from the Region of Peel for the supply of a temporary inter-regional water service connection from the proposed Peel Regional watermain on the west side of Highway 50 between Ebenezer Road and Highway 7, to the Woodbridge Farmers Company Limited property located at 7835 Highway 50.
2. That a By-law be enacted authorizing the Mayor and Clerk to execute an agreement, if required, with the Woodbridge Farmers Company Limited to provide for the capital and construction of a watermain, southerly along Highway 50 from Fogal Road to the Woodbridge Farmers Company Limited property at 7835 Highway 50.

Purpose

The purpose of this report is to obtain Council approval for the installation of a temporary inter-regional water service connection to the Woodbridge Farmers Company Limited property located at 7835 Highway 50.

Background – Analysis and Options

The Woodbridge Farmers Company Limited property is located at 7835 Highway 50 just north of Highway 7 as shown on Attachment 1. The property is currently zoned Prestige Employment Area (EM1) and occupied by a multi-unit single storey building with a variety of businesses operating as tenants within the building. The building is currently supplied with potable water by a private well.

According to a letter from the owner's consulting engineer to the City, the water level of the existing well supplying potable water to the property has dropped between five and seven feet over the past year. In addition, a boil water advisory has been issued by the York Region Health Service Department due to unacceptable levels of total coliform and E.coli bacteria identified in water samples taken from the existing well. Accordingly, the owner is requesting Council approval of a temporary inter-regional water service connection to the subject property to alleviate the on-going ground water concerns in the area.

The City of Vaughan has no watermains in the immediate vicinity of the subject property. Ultimately, servicing could be provided to the property in conjunction with the development of the Block 57/58 West Huntington Business Park lands. The cost of extending the City's existing Woodbridge municipal system at this time to service the Woodbridge Farmers Company Limited building would be prohibitively expensive.

Based on discussions with Peel Regional Staff, the Region of Peel's Master Servicing Plan identifies the need to construct a 400mm diameter watermain along the west side of Highway 50 from Ebenezer Road to Highway 7. The design and construction of this proposed watermain is being planned in two phases. Phase one includes the portion from Ebenezer Road to Fogal Road. Phase two includes the southerly extension from Fogal Road to Highway 7 as identified on Attachment 1. The Region of Peel has advised that developer front-end financing will be required in order for the design and construction of both phases to proceed. The detailed design for phase one is currently underway with an anticipated start date for construction by late summer of 2003. The anticipated schedule for design and construction of phase two is unknown at this time and

will be subject to the progression of development in the area.

Given the urgency of the existing private water supply situation, the provision of a temporary inter-regional water service connection to the Woodbridge Farmers Company Limited property is warranted. The landowner has the option of pursuing a temporary connection to either phase one or phase two of Peel's proposed watermain along Highway 50. The inter-regional water service connection would be temporary and decommissioned in the future, once the City's Woodbridge municipal water system is extended to the area via the development of the Block 57/58 West Huntington Business Park. Should the landowner wish to proceed to connect to phase one of Peel's proposed watermain, a servicing agreement with the City would be required in order to extend the water service connection southerly along Highway 50 from Fogal Road to the Woodbridge Farmers Company Limited property at 7835 Highway 50.

Typically, the water service connection to Peel's watermain would be installed by the Region of Peel at the owner's expense, and the execution of a tri-party agreement between Peel, York and the property owner for the connection, supply and payment of water fees will be required. In order to initiate the formal approval process, the Region of Peel requires a formal request from Region of York Council for the temporary inter-regional water service connection.

Conclusion

To initiate the formal process associated with providing a temporary inter-regional water service connection to the Woodbridge Farmers Company Limited property at 7835 Highway 50, it is recommended that Vaughan Council formally request the Region of York Council to in turn send a request to the Region of Peel for the required water service.

Attachments

1. Location Plan, Inter-Regional Water Service Connection

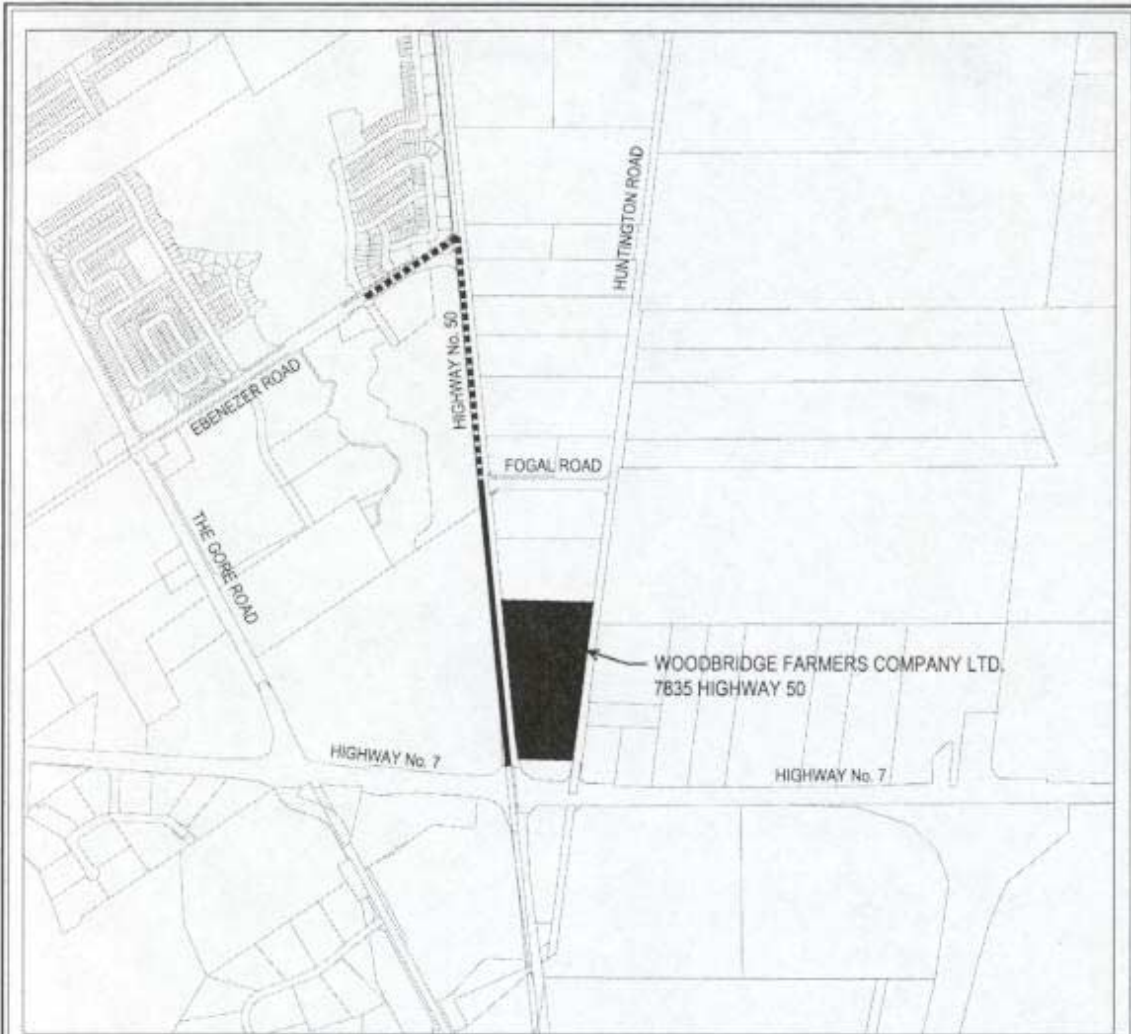
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Respectfully submitted,




Bill Robinson, P. Eng.
Commissioner of Engineering and Public Works

ATTACHMENT No. 1



LOCATION PLAN INTER-REGIONAL WATER SERVICE CONNECTION

LEGEND

-  SUBJECT PROPERTY
-  PROPOSED REGION OF PEEL WATERMAIN - PHASE ONE
-  PROPOSED REGION OF PEEL WATERMAIN - PHASE TWO



N.T.S.

CITY OF VAUGHAN - ENGINEERING PLANNING & STUDIES