

Committee of the Whole (2) Report

DATE: Tuesday, May 10, 2022

WARD(S): 4

TITLE: CARRVILLE COMMUNITY CENTRE, LIBRARY, AND DISTRICT PARK – STORM WATER OUTFALL UPGRADES

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek Committee approval for the City Clerk to sign the necessary agreements relating to an interim stormwater upgrade, and the completion of an ultimate storm water management pond in respect of the new Carrville Community Centre, Library and District Park.

Report Highlights

- The existing storm water service is insufficient to service the new Carrville Community Centre, Library and District Park.
- Currently, an interim storm water upgrade is required to service the new Carrville site until the completion of an ultimate storm water management pond.
- The City of Vaughan is one of three landowners that will benefit from the storm water upgrades.

Recommendations

1. That the City Clerk be authorized to sign the necessary agreements relating to an interim storm water upgrade, and the completion of an ultimate storm water management pond, in respect of the new Carrville Community Centre, Library and District Park.

Background

The Carrville/Block 11 project site, purchased by the City of Vaughan in 2010, is a 7.53 hectare parcel of land located within Block 11 on Vaughan's eastern border. The boundaries for Block 11 are Major Mackenzie Drive (north), Rutherford Road (south), Bathurst Street (east), and Dufferin Street (west). The project site is defined by Major Mackenzie Drive (north), Valley Vista Drive (south), Thomas Cook Avenue (west) and TRCA-regulated valley lands and associated watercourse (east).

There are two (2) additional sites within the proximity of the Carrville site, owned by Block 11 Properties Inc. and the Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada (Church). McGill Development Services is the Cost Sharing Administrator on behalf of all three (3) Owners.

Currently, to support the development of the three (3) sites, an interim storm water upgrade is required (called the Valley Vista Interim Storm Outfall Upgrade), and a Cost Sharing Agreement necessary to share the costs of this new infrastructure.

Previous Reports/Authority

February 8, 2022, Committee of the Whole (2) (Item 12), [AWARD OF TENDER AND REQUEST FOR ADDITIONAL FUNDS FOR THE CONSTRUCTION OF CARRVILLE COMMUNITY CENTRE, LIBRARY, DISTRICT PARK](#)

Analysis and Options

The existing storm line has capacity for adjacent roadway systems, but not for the development of the three (3) sites; thus, connecting the Carrville site into the existing storm line is not an option. The ultimate solution is to construct a new Storm Water Management (SWM) Pond to service the three (3) sites, as well as one (1) other site; however, the plans for the other sites are not finalized at this time, and as such, constructing the ultimate SWM Pond is premature at this time. As a result, the interim storm water upgrade will be used to service the three (3) sites, until the completion of the ultimate SWM Pond. This will allow for completion of the Carrville Community Centre, Library and District Park.

Financial Impact

The costs for the interim storm water upgrade will be shared between the City of Vaughan, Church and Block 11 Properties Inc. Based on the 100% Design Documents, the total cost for this Upgrade is estimated as \$701,694. The City's share of the cost is estimated as \$316,153. There are sufficient funds within existing Capital Projects 'BF-8378-15 Carrville Community Centre and District Park' and 'LI-4522-15 New

Carrville Block 11 Library' to fund this Upgrade. The actual costs will be confirmed upon completion of the interim storm water upgrade construction.

Due to the on-site controls at the Carrville site, it will not impact the ultimate SWM Pond. As a result, the City will not incur any future costs to construct the ultimate SWM Pond, nor will the City incur any future costs to decommission the interim storm water upgrade.

Broader Regional Impacts/Considerations

N/A

Conclusion

It is recommended that the City Clerk be authorized to sign the Valley Vista Interim Storm Outfall Upgrade Cost Sharing Agreement to support the timely construction of the interim storm water upgrade which facilitates the construction of the new Carrville Community Centre, Library and District Park, and if required, sign the necessary documents/agreements relating to the ultimate SWM Pond.

For more information, please contact: Dave Merriman, Director, Facility Management, Ext. 8296.

Attachments

1. Location Map

Prepared by

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Approved by



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