

Committee of the Whole (2) Report

DATE: Tuesday, December 10, 2024

WARD(S): 2

TITLE: INNOVATION YARD – ENTERING INTO OFFER TO CONNECT AGREEMENT WITH ALECTRA

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To provide authority to staff to enter into an Offer to Connect agreement with Alectra Utilities Corporation for works required at the new operations yard off Innovation Drive.

Report Highlights

- The City has built a new operations yard (the “Innovation Yard”) at 6230 Langstaff Road, between Innovation Drive and Highway 427, for the purpose of salt storage, equipment storage and distribution.
- The existing electrical service is insufficient and is required to be upgraded by the service provider, Alectra Utilities Corporation (“Alectra”) for the Innovation Yard to be fully operational.
- Alectra is requiring that the City enter into an Offer to Connect agreement before providing its services.

Recommendations

1. That the Deputy City Manager, Infrastructure Development, be authorized, on behalf of the City, to enter into, execute, renew, amend and terminate the offer to connect agreement with Alectra Utilities Corporation with respect to the Innovation Yard on terms and conditions satisfactory to the Deputy City Manager, Infrastructure Development, and in a form acceptable to Legal Services.

Background

The City constructed a new operations yard to support the west end winter operations at municipally owned property at 6230 Langstaff Road, between Innovation Drive and the 427 highway. Construction of the new Innovation Yard was completed to support the 2024/25 winter season. Staff have identified the need to upgrade electrical servicing at Innovation Yard to accommodate operations. Staff are recommending that they be authorized to enter into an Offer to Connect with Alectra in order to have Alectra perform the necessary upgrades.

Previous Reports/Authority

N/A

Analysis and Options

Infrastructure Delivery constructed the new Innovation Yard, which includes provisions such as a salt dome to support winter operations. The design for the Innovation Yard was expedited and a construction contract was awarded in August of 2024 with construction completed in November of 2024.

To support the electrical capacity necessary to operate the yard, including block heaters for the salt trucks, site lighting, salt dome lighting, salt dome retractable door, a mobile trailer and washrooms, the existing electrical service is required to be upgraded. The contractor submitted the request for the service upgrade in early August of 2024. For Alectra to perform the necessary upgrades, they have indicated that an Offer to Connect agreement must be executed by the City. Alectra has yet to provide this agreement as they have yet to finalize what work is required on their respective infrastructure, and the associated costs. The agreement also includes other terms and conditions related to the connection.

Until the City enters into the Offer to Connect agreement with Alectra and Alectra completes the required works, staff will rely on the use of a generator to supply electricity to Innovation Yard and support the winter operation.

Financial Impact

There will be a cost to the City to connect to the upgraded electrical service. This amount has not yet been finalized, but anticipate the costs are in the range of \$200,000-\$350,000. In addition, the costs of the use of a generator to supply electricity to Innovation Yard are approximately \$10,000.00 per month. Funds are available in the approved project budget for this undertaking.

Operational Impact

By entering into this agreement, Alectra will be able to begin the necessary works to make Innovation Yard operable without the City having to rely on a generator long term.

Broader Regional Impacts/Considerations

N/A

Conclusion

Staff are recommending that they be authorized to enter into the Offer to Connect agreement with Alectra with respect to the Innovation Yard.

For more information, please contact: Roberto Sguassero, Director of Infrastructure Delivery, ext. 8749.

Attachments

N/A

Prepared by

Roberto Sguassero, Director of Infrastructure Delivery, ext. 8749.