

Committee of the Whole (2) Report

DATE: Tuesday, June 17, 2025

WARD(S): 1

TITLE: DELEGATED AUTHORITY TO EXECUTE SERVICING AGREEMENTS DURING SUMMER HIATUS PERIOD

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

In order to facilitate the timely advancement of development-related infrastructure and to accelerate housing delivery, staff are seeking delegated authority to approve and execute Pre-Servicing and Servicing Agreements for critical, shovel-ready projects during the annual summer hiatus period.

Report Highlights

- The City is actively advancing the design for the reconstruction and urbanization of Huntington Road, between Nashville Road and Garnet Williams Way, with construction anticipated to begin in 2026.
- The City is currently reviewing block plan submissions for Blocks 66 West, 66 East and 62 West, with development approvals anticipated in 2026.
- The landowner groups for Blocks 66 West, 66 East and 62 West have expressed interest in advancing the construction of required underground infrastructure—including sanitary sewers and watermains—during the 2025 construction season, to ensure servicing is in place prior to the reconstruction of Huntington Road by the City.
- To facilitate this infrastructure work, the landowner groups will be required to enter into Servicing Agreements with the City.
- Staff are seeking Council's authorization to execute these Servicing Agreements – and Pre-Servicing Agreements if needed- in advance of the typical prerequisite development approvals, in order to accommodate the proposed servicing timeline.

Recommendations

1. That By-law 144-2018 be amended to delegate authority to the Deputy City Manager, Infrastructure Development, or its designate, to approve and execute Pre-Servicing and Servicing Agreements for the purpose of advancing the construction of critical, shovel-ready municipal infrastructure projects necessary to support planned housing and employment land development projects during the summer hiatus period, as detailed on Attachment 2.

Background

Huntington Road to be reconstructed by the city

The City's Infrastructure Delivery Department is currently in the process of designing the reconstruction and urbanization of Huntington Road, between Nashville Road and Garnet Williams Way, in the Community of Nashville. Preliminary work may begin as early as this construction season, with full road reconstruction scheduled for 2026.

Planning Update: Future Development in Blocks 66 and 62

The city is actively reviewing Block Plan submissions to guide future employment and residential growth in Block 66 West, Block 66 East, and Block 62 West. Landowner groups are currently preparing the necessary development applications - including draft plans of subdivision, Official Plan Amendments (OPA), and Zoning By-law Amendments (ZBL) - with submissions expected later in 2025. If the process continues on schedule, initial development in these areas could begin within the next couple of years.

Sanitary Sewer Expansions are required to service the planned growth.

The City's Integrated Urban Water Plan Environmental Assessment Report identifies the need to extend the existing trunk sanitary sewer and water systems to support future development within these Blocks, as generally illustrated in Attachment 1.

Block 66 West Proposing Extensive Servicing Works

The Block 66 West Landowners Group proposes to construct a trunk sanitary sewer within the Major Mackenzie Drive West right-of-way, extending approximately 800 metres east of Highway 50 to connect with the existing sanitary sewer on Huntington Road. The connection point is located on land owned by the Ministry of Transportation (MTO), south of the Highway 427 interchange at Major Mackenzie Drive West. In addition, Block 66W proposes to install a watermain along the same corridor - from approximately 800 metres east of Highway 50 - to connect with the existing 750 mm diameter watermain on Huntington Road. This connection is also situated within MTO-owned lands, south of the Highway 427 interchange.

New sanitary trunk sewer required on Huntington Road to service Blocks 66 East and 62 West

Block 66 East proposes the construction of a new trunk sanitary sewer within the Huntington Road right-of-way, extending from Algoma Drive to just south of Hartington Street, where it transitions into the Major Mackenzie Drive West right-of-way. From there, the sewer is proposed to continue east along Major Mackenzie Drive to the Highway 427 off-ramp, where it will connect to the existing 750 mm diameter sanitary sewer.

In addition, the Block 62 West landowners' group is prepared to advance the construction of the existing trunk sewer within the Huntington Road right-of-way from Mactier Drive to approximately Roe Road north of Nashville Road.

It is imperative that this sewer and watermain construction proceed ahead of the reconstruction of Huntington Road to avoid any disturbance after the road has been newly constructed, and while there is still an open construction window across the MTO lands (Hwy 413 right-of-way).

Previous Reports/Authority

None.

Analysis and Options

The design and construction of the infrastructure is being coordinated.

The landowner groups for Blocks 66 West, 66 East and 62 West have jointly retained a single engineering consultant to streamline the design and approvals process, and to support the early delivery of sewer and water infrastructure during the 2025 construction season. This coordinated approach aims not only to ensure that the sewer and water infrastructure is completed in advance of the planned reconstruction of Huntington Road but also to accelerate housing starts. The first engineering design submission for the proposed sewer works in Blocks 66 East and West was submitted to the City on April 17, 2025, and is currently under staff review.

Each Landowner Group will need to execute a servicing agreement with the city to facilitate the infrastructure works.

To meet the proposed construction schedule, the landowner groups will need to execute Servicing Agreements with the City in the next couple of months, which fall during Council's summer hiatus period. Currently, staff are authorized to execute Servicing and Development Agreements only after development approvals have been granted. However, in this case, allowing the installation of trunk services prior to formal

development approval offers several advantages — including the ability to accelerate housing starts and improve coordination with capital infrastructure projects. Staff are seeking Council's approval to delegate authority to the Deputy City Manager, Infrastructure Development, or its designate, to approve and execute Pre-Servicing and Servicing Agreements for the purpose of advancing the construction of critical, shovel ready municipal infrastructure projects necessary to support planned housing and employment land development projects during the summer hiatus period in advance of the typical prerequisite development approvals are in place.

Under these agreements, the landowner groups will be required to satisfy all conditions necessary to construct the municipal servicing works and provide the City with financial securities covering the full value of the proposed infrastructure.

The agreements entered into pursuant to the proposed delegation of authority will be developed in consultation with Legal Services and will include necessary language and protections to ensure that the pre-servicing is performed at the risk of the developer, and that it shall in no way fetter the discretion of City Council with respect to any future related development application that may be brought forward to Council for approval.

Other similar development infrastructure projects may be identified during the summer hiatus.

Staff are aware of other development related infrastructure projects that have the potential to be shovel ready over the summer months. Delegating authority to the Deputy City Manager, Infrastructure Development to approve and execute servicing agreements for the purpose of advancing the construction of critical, shovel ready municipal infrastructure projects will aid in expediting housing starts in the city, which is a provincial and city priority.

Financial Impact

The Block 66 West, 66 East and 62 West Landowner Groups have committed to fully fund and construct the necessary sanitary sewer and watermain infrastructure. The Landowner groups will be required to execute a servicing agreement with the City to facilitate the works and post the necessary financial securities prior to any works being initiated.

Operational Impact

The city will ultimately assume responsibility for the maintenance and life-cycle costs associated with this new sewer and watermain infrastructure.

Broader Regional Impacts/Considerations

The design of the proposed infrastructure will be reviewed by the various external agencies and utilities including Toronto and Region Conservation Authority, Region of York and Ministry of Transportation. The Landowner Groups will be responsible for obtaining the necessary approvals and permits to facilitate the construction of new infrastructure.

Conclusion

Coordinating and facilitating the early construction of the necessary sewer and watermain infrastructure for the planned residential and employment development in Blocks 66 and 62 West will ensure the underground services are in place ahead of the reconstruction of Huntington Road between Nashville Road and Garnet Williams Way.

Staff are seeking Council's approval to delegate authority to the Deputy City Manager, Infrastructure Development, or its designate, to approve and execute Pre-Servicing and Servicing Agreements during the summer hiatus period before the typical prerequisite development approvals are in place for the purpose of advancing critical infrastructure, accommodate servicing timelines, and facilitate housing and employment starts.

For more information, please contact: Andrew Pearce, Interim Director, Development Engineering.

Attachments

1. Infrastructure Location Plan
2. Delegation By-law 144-2018 – Amended Schedule A

Prepared by

Andrew Pearce, Interim Director, Development Engineering