

Township of Southgate

Administration Office

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Staff Report CA02020-058

Title of Report: Flato West Block 75 Senior Apartment- Servicing Allocation of Water & Wastewater Capacity

Department: Administration

Council Date: October 7, 2020

Council Recommendation:

Be it resolved that Council receive staff report CA02020-058 as information; and

That Council approve the allocation of 56 residential units of servicing capacity for water and wastewater to the Flato Dundalk Meadows Inc. - Block 75 Seniors Apartment Development Project;

That Council consider approving the allocation of 56 residential units of servicing capacity for water and wastewater to the Flato Dundalk Meadows Inc. - Block 75 Senior Apartment Development Project by Township By-law 2020-111 at the October 7, 2020 meeting; and

That Council authorize the Mayor and the Clerk to sign the Flato Dundalk Meadows Inc. - Block 75 Senior Apartment Development Project Final Servicing Capacity Allocation Agreement.

Background:

The Township of Southgate allocates servicing capacity for water and wastewater to developments in the Village of Dundalk for these area rated services.

The present Dundalk Water and Sewage Treatment Reserve Capacity from the 2020 Reserve Firm Capacity Report has 1,886 equivalent residential units (ERU) for water and 413 ERU for wastewater servicing of uncommitted available capacity. A copy of the Triton Report dated April 23, 2020, reporting on the 2020 Dundalk Servicing Capacity that is available is included in this staff report as Attachment #1.

The Flato Block 75 Seniors Apartment Development project has 80 rental units.

Staff Comments:

The Flato Dundalk Meadows Inc., Block 75 Seniors Apartment Development is now at the stage where the Township needs to consider allocation of 56 units of reserve service capacity for this project.

The 2020 Triton Report on the Dundalk Reserve Servicing Capacity supports this allocation. Further the letter from Crozier Engineering (Attachment #2)

recommends that the capacity allocation for servicing allocated to an apartment unit would be the equivalent of 0.7 ERU of consumption. This 0.7 factor of servicing capacity allocation for an apartment unit is supported by Triton and Southgate staff as the number we will use in the future for this type of development allocation. The Flato Block 75 Seniors Apartment Development project with 80 rental units with 0.7 ERU per apartment, will require 56 units of allocation.

Staff recommends that Council approve this service capacity allocation for the Block 75 Seniors Apartment Development by Municipal By-law and authorize the Final Servicing Capacity Allocation Agreement for signing by the Mayor and Clerk.

Financial Impact or Long Term Implications

There is no financial impact to the municipality as a result of this report that will impact the normal municipal operating costs. We are presently working at expanding our wastewater treatment capacity that will require capital investments and the use of Development Charges we are collecting for this purpose.

This allocation of 56 ERU of capacity will be consumed with the construction of residential seniors apartments and the development will start to generate future taxation, plus water and sewer user revenues for the Township.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public.

Goal 3 - Promoting Health Services and Housing Choices

Action 3: The residents and businesses of Southgate envision a caring community which meets the needs of all ages and incomes for a healthy and comfortable life, even as our population grows and changes.

Strategic Initiatives 3-A (2019-2023): By means of appropriate policies, incentives and development partners, the Township will facilitate a significant increase in the supply and variety of both rental and purchase housing/accommodation within Southgate.

Concluding Comments:

1. That Council receive this staff report as information.
2. That Council approve the allocation of 56 residential units of reserve servicing capacity of water and wastewater to the Flato Dundalk Meadows Inc.- Block 75 Seniors Apartment Development by Township By-law 2020-111 at the October 7, 2020 meeting.

3. Council approve the Flato Dundalk Meadows Inc. - Block 75 Seniors Apartment Development Water and Wastewater Final Servicing Capacity Allocation Agreement. A copy of the Flato approved Final Servicing Capacity Allocation Agreement is included in this report as Attachment #3.

Respectfully Submitted,

CAO approval.: Original Signed By **Public Works Mgr: Original Signed By**

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- Attachment #1 – Triton Reserve Service Capacity Report, dated April 23, 2020 for the Dundalk Water & Wastewater Systems
- Attachment #2 – Crozier letter dated September 8, 2020
- Attachment #3 – Block 75 Senior Apartment Development Water and Wastewater Final Servicing Capacity Allocation Agreement