

Clause 11 in Report No. 5 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on March 23, 2017.

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Memorandum of Understanding for a
Stormwater Retrofit Project at 17250 Yonge Street
(Administrative Centre)

Committee of the Whole recommends adoption of the following recommendation contained in the report dated March 9, 2017 from the Commissioner of Corporate Services:

1. Council authorize the Commissioner of Corporate Services to enter into the Memorandum of Understanding on behalf of The Regional Municipality of York with the York Region Rapid Transit Corporation and the Lake Simcoe Region Conservation Authority, to implement a stormwater retrofit project at 17250 Yonge Street, Town of Newmarket.

Report dated March 9, 2017 from the Commissioner of Corporate Services now follows:

1. Recommendation

It is recommended that:

1. Council authorize the Commissioner of Corporate Services to enter into the Memorandum of Understanding on behalf of The Regional Municipality of York with the York Region Rapid Transit Corporation and the Lake Simcoe Region Conservation Authority, to implement a stormwater retrofit project at 17250 Yonge Street, Town of Newmarket.

2. Purpose

This report seeks Council approval to enter into the Memorandum of Understanding (MOU) with York Region Rapid Transit Corporation (YRRTC), a wholly owned subsidiary of York Region, and the Lake Simcoe Region Conservation Authority (LSRCA) for the stormwater retrofit project at 17250 Yonge Street (also known as the Administrative Centre).

An agreement must be reached on the principles contained within the MOU prior to the issuance of a LSRCA O.Reg.179/06 permit for the Yonge Street project.

3. Background

YRRTC proposes to offset the increased stormwater runoff from its Yonge Street project by implementing a stormwater storage solution at another location in Newmarket

The management of potential stormwater impacts is a condition of the LSRCA's Section 28 permit, issued under the *Conservation Authorities Act*, for the Yonge Street project work conducted by YRRTC. LSRCA agreed that YRRTC may mitigate the project's impacts at a different location, provided that it reduces stormwater flow into the Western Creek. Several locations were recommended by LSRCA to explore this opportunity, including 17250 Yonge Street, 100 Eagle Street, and 50 Eagle Street.

YRRTC approached York Region to partner in this stormwater reduction project because 17250 Yonge Street parking lots ultimately drain to Western Creek, and it is the best location in which to implement a solution that will reduce this flow. Further to reviewing this project with YRRTC and LSRCA, Regional staff recommend proceeding, due to its environmental benefits and the low cost of operating it.

4. Analysis and Implications

YRRTC proposes to partner with York Region and LSRCA to implement the subsurface stormwater storage system at the 17250 Yonge Street location

YRRTC retained WSP/MMM to review the site's drainage and stormwater management potential at 17250 Yonge Street and discussed the findings with York Region and LSRCA. The merits of a stormwater retrofit project at this location are:

- It is an opportunity to improve stormwater management at the existing site
- It is a practical location for the installation of subsurface storage which is an effective and low maintenance cost option

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- LSRCA is interested in contributing additional funding to the project to maximize the site's potential and achieve a greater reduction of stormwater into Western Creek

The recommended stormwater reduction method is to install a subsurface storage system, located in the grassed area just east of the Administrative Centre's Great Hall (Refer to Figure 1 – Project Map). The existing stormwater system that drains the Administrative Centre's parking lots flows through this area making it ideal for a retrofit.

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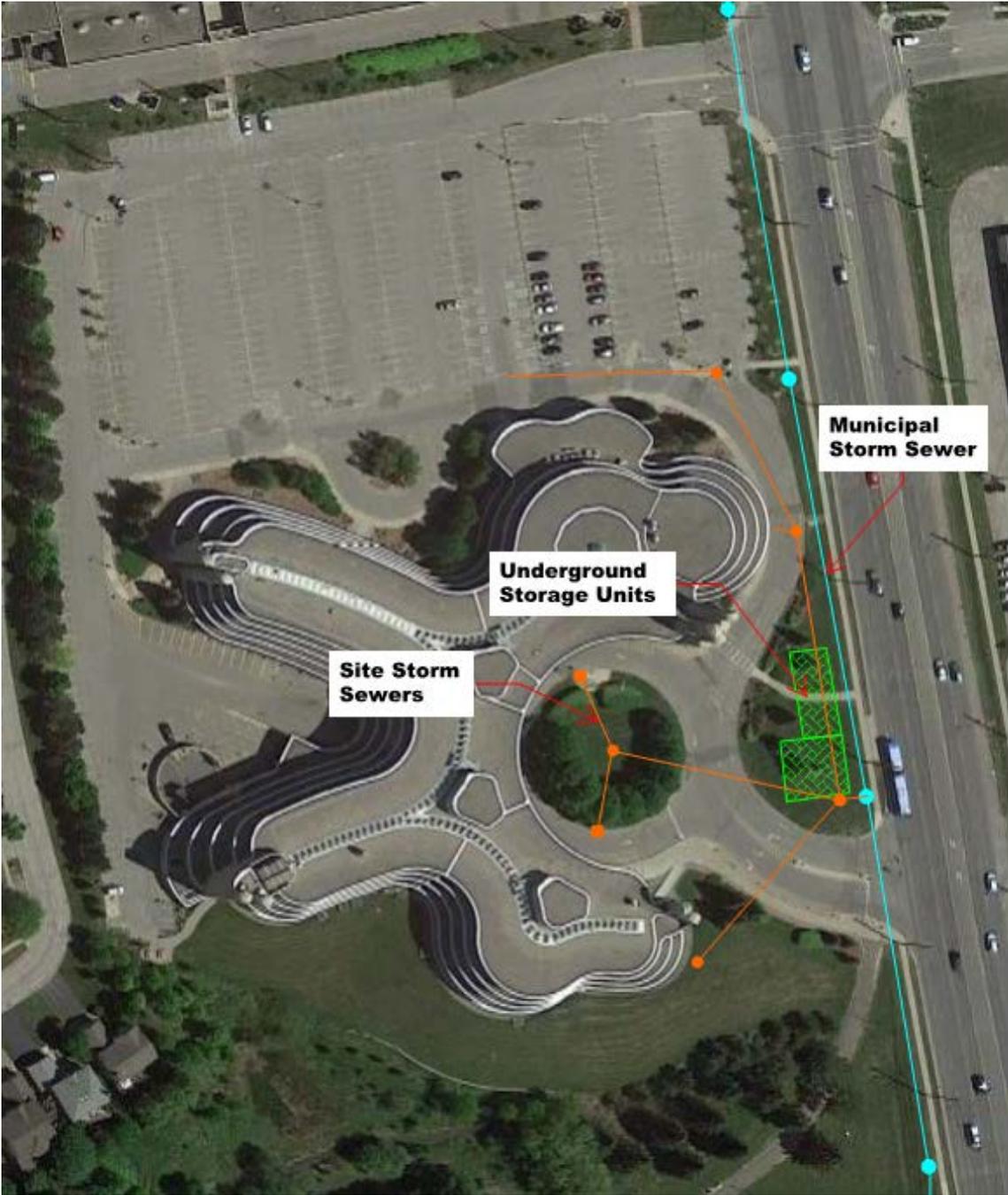


Figure 1 – Project Map

A Project Partnership Principle Memo was developed as the basis of a MOU to be executed by the project participants

The main project principles are as follows:

1. The stormwater retrofit project will be a subsurface storage system that allows a certain amount of stormwater to be absorbed by the ground over a period of time.
2. LSRCA is interested in partnering with the stormwater retrofit project at 17250 Yonge Street to maximize the stormwater management potential of the site and obtain an overall net benefit to downstream runoff reduction.
3. York Region will own, operate and maintain the stormwater facility.
 - a. The project will include a two year warranty period.
 - b. The anticipated long-term maintenance is minimal, only requiring periodic inspections and cleaning.
4. YRRTC is to coordinate work with York Region Property Services and both the Yonge Street and Annex projects to manage site and project impacts.
5. YRRTC will be the project managers for the stormwater retrofit project.
6. The stormwater retrofit work at 17250 Yonge Street shall be installed and rendered operational prior to the completion of the Yonge Street project.
7. Cost Responsibility.
 - a. YRRTC is responsible for all capital costs to design and construct the stormwater facility to the level of performance required to offset their Yonge Street project.
 - b. LSRCA is responsible for the capital costs to design and construct any additional stormwater measures requested that provide performance above and beyond the requirements outlined in principle 7a.
 - c. York Region is not responsible for any capital costs. York Region is only responsible for the operational and maintenance costs.

5. Financial Implications

YRRTC and LSRCA are responsible for all capital costs to design and construct the stormwater facility, there is no capital financial implication to York Region.

York Region is responsible for the operational and maintenance costs, however, the anticipated long-term maintenance is minimal.

6. Local Municipal Impact

Participation in this stormwater retrofit project will improve stormwater management capability to alleviate potential flooding impact on neighbourhoods adjacent to Western Creek.

7. Conclusion

The proposed stormwater retrofit project at 17250 Yonge Street is a mutually beneficial project. This retrofit project allows YRRTC to proceed with the Yonge Street project, reduces flooding potential around Western Creek and provides better quality and quantity control of stormwater from the existing site. There is no capital financial implication to York Region and the anticipated long-term maintenance cost is minimal. It is recommended that Council authorize the Commissioner of Corporate Services to enter into the Memorandum of Understanding on behalf of the Region.

For more information on this report, please contact Michael Shatil, Director, Property Services Branch, at 1-877-464-9675 ext. 71684.

The Senior Management Group has reviewed this report.

March 9, 2017

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