

## Report to Council

**Report Title:** East Ridge Business Park Plans – July 2021

**Prepared By:** Sonya Watson, Chief Administrative Officer

**Department:** Administration

**Date:** July 13, 2021

**Report Number:** CAO2021-14                      **File Number:** C11AD, D02EA

**Attachments:** East Ridge Business Park Expansion - Servicing - July 2021

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### Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number CAO2021-14 – East Ridge Business Park Plans – July 2021, prepared by Sonya Watson, Chief Administrative Officer and in doing so approves proceeding to issue a tender for Phase 1: construction of “Road A” Phase 2A and a portion of 2B and the “Stormwater Management Pond” and to issue a second tender for Phase 2: construction of “Road B and C” as Phase 2 once design and construction drawings are complete and further approves the Phases proceeding for an estimated probable cost of \$5,013,856 pending tender results.

### Report:

#### Background:

On July 9, 2019, Report Number CAO2019-18: Master Servicing Plan for East Ridge Business Park was presented to Council. Within this presentation was a high-level overview of the various aspects that would need to be considered when moving into the expansion of the business park. The Master Plan documents and the processes followed were required to complete Phases 1 and 2 of the Municipal Class EA process. A Notice of Completion followed approval by Council in the fall of 2019.

Meetings with BM Ross have continued throughout 2020 and 2021 to advance this significant infrastructure project. The original tender proposal for “Road D” and Phase 2B of “Road A” was considered, but increased interest in other areas of the park, required further examination of the construction phasing plan. At the June 8<sup>th</sup> meeting Council, after much deliberation, Council has decided to declare additional lands surplus that were previously reserved for a Municipal Complex and otherwise known as Lot 25 and move the location of the Municipal Complex to Lot 20/21.

While as a Municipality we need to consider and adapt to the changing interest and needs, this interest has resulted in staff and the engineers needing to re-examine how the servicing plans will proceed. **It remains our intent to proceed to a final draft plan. We intent to ensure cost recovery as much as possible and have**

**available industrial lands for sale as soon as possible, while keeping in mind close to 15 acres in the park is slated for Municipal Infrastructure.**

**Analysis:**

Frank Vanderloo, BM Ross will be attending the meeting to present the most current proposal based on the recent changes proposed in East Ridge and the associated probable costs. This outlines the proposed phasing aspects after detailed discussions on various servicing considerations and aspects to this project and associated cost estimates.

Staff are proposing moving to tender Phase One and Phase Two. The tender for Phase One can be completed in four to five (4-5) weeks, which would result in awarding the tender nearing the end of September as well as tendering Phase Two, which can be posted shortly after design approval and could be awarded in October. A bidder would be aware of both tenders when submitting a proposal. Staff are proposing these two phases run concurrently as they will not be affected by Lot 25 or the Sewage Pumping Station decisions. If Council wishes to proceed with Phase 3 and a Sewage Pumping Station we will need to evaluate recovery of costs for that infrastructure, particular the sewage pumping station, and how to allocate to each lot prior to proceeding with Phase 3 sales. There may also be further inquiries by Council that need to be examined following Mr. Vanderloo's presentation. The challenge with designing the Sewage Pumping Station and the addition of Road "E" is this addition results in a significant change to the Master Servicing Plan which must then be amended. Following that amendment and approval we can proceed with design and construction drawings, Ministry approval of the Sewage Pumping Station and tendering. This would delay construction within Phase 3 of the business park until late 2023.

From the probable costs outlined in March 2021 to the July 2021 budget updates, there is a significant increase in the budget based on design drawings and increased costs for materials. Many of the budget lines only increased by 5% due to the estimated increases costing from 2020 to 2021. However, many of the other increased costs are associated with upgrades, including "Road E", the Sewage Pumping Station and the Stormwater Management Works, and fill handling requirements. It should be noted that regardless of the decision on Lot 25, there will be an increase in the cost relating to the Stormwater Management Works and "Road B/C" sanitary sewer costs. Based on the approx. \$3 million increase in the overall estimates to service residential development, approx. \$1.2 million has increased as a result of design drawings mostly contributed to the Stormwater Management Pond and the urban design of Road B and Road C. As a result, the total overall cost for the expansion of the East Ridge Business Park is estimated at approx. \$8,300,820 regardless of the decision on a Sewage Pumping Station or Road "E".

**In relation to lands available for sale:**

Area	Zoning	Acreage
North Area- Phase 1/Phase 3	Industrial	25.3 acres
Middle – Phase 3	Industrial	9.7 acres
Lot 25- Phase 3	Currently Industrial/ potential to change to Residential	10.4 acres
1.7 acres – Phase 2	Industrial/potential to change to residential	1.7 acres

**Total Lands remaining for sale**

**47.1 acres**

**Unavailable Lands**

Area	Zoning	Acreage
Lot 1	Industrial	2 acres – sold
Potential Hospice Lands	Require re-zoning	3 acres (reserved)
Lot 22 (9.8 acres)	Currently Industrial/Pending zoning change to residential	9.8 acres (sale pending)

**Municipal Lands**

Area	Zoning	Acreage
Municipal Lot (20 and 21) Phase 3	Zoned	9 acres
Stormwater Management Pond	Zoned	5.6 acres
Cemetery Lands	Reviewing potential of area to sell	approx. 2 acres

**Total available lands for use/sale in park**

**76.5 acres (excludes cemetery lot)**

If there is no additional residential development aside from Lot 22, the current Master Servicing Plan will adequately service all lots, however the sanitary sewers are at a depth of about 7.5 metres, which results in high costs to install, significant fill and likely higher maintenance and repair costs later. The Sewage Pumping Station would directly benefit the north western corner of the ERBP (lots 17-20) and “Road D” – as well as not requiring deep sanitary sewers on “Road D” and all of Lot 25. While the sewage pumping station is a significant increase in cost and came about as a result of the residential inquiries and the need to service Lot 25 appropriately it also provides overall benefit to many lots in the park, reduces the need for sewers that are beyond appropriate depths and ensures future opportunities within the business park can be met for most types of industrial activities that may be more “wet”. It should be noted that while a decision on the sewage pumping station and road “E” is not required tonight in order to move forward with tendering Phases 1 and 2 it is required to advance Phase 3 and to respond to inquiries on Lot 25. It should also be noted in the future if the business park was expanded to the North more lands could be serviced by gravity sewers that would discharge to the Sewage Pumping Station, subject to an evaluation of the existing downstream, sanitary sewer capacity.

The price per acre will need to be further evaluated and how to appropriately allocate costs for the Sewage Pumping Station depending on Council’s decision related to the infrastructure. This will require a further report.

**Sustainability Checklist:**

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

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|---|-----|
| • Do the recommendations help move the Municipality closer to its Vision? | Yes |
| • Do the recommendations contribute to achieving Cultural Vibrancy?       | Yes |
| • Do the recommendations contribute to achieving Economic Prosperity?     | Yes |

- |   |     |
|---|-----|
| • Do the recommendations contribute to Environmental Integrity? | Yes |
| • Do the recommendations contribute to the Social Equity?       | N/A |

**Financial Impacts/Source of Funding:**

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

A Construction Capital Loan through Infrastructure Ontario has been secured for \$6.4 million. Depending on Council's decision this funding source or alternative funding sources will be evaluated. The sale of lands reduces the amount required for the loan. Grant opportunities continued to be reviewed.

**Reviewed By:**



**Trish Serratore, Chief Financial Officer**

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**Respectfully Submitted by:**



**Sonya Watson, Chief Administrative Officer**