



Member Motion

City Council

Motion without Notice

MM37.61	ACTION			Ward:24
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Request for Exemption to Municipal Code Chapter 681, Sewers and Chapter 851, Water Supply for 511 Bremner Boulevard, 1001 Sheppard Avenue East and 200 Bloor Street West - by Councillor David Shiner, seconded by Councillor Adam Vaughan

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral.*

** This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Coucillor David Shiner, seconded by Councillor Adam Vaughan, recommends that:

1. City Council authorize the General Manager, Toronto Water, to exempt the municipal properties known as:
 - a. Block 33 of the Concord CityPlace Development - 511 Bremner Boulevard;
 - b. Blocks 17 and 18 of the Concord Park Place Development - 1001 Sheppard Avenue East; and
 - c. 200 Bloor Street West;

from the requirement in §851–4F and §851–5S of Municipal Code Chapter 851, Water Supply, to provide a separate water service connection for each property to allow the servicing of the single building, located at each of these respective municipal addresses and comprised of several condominium corporations, with a single water service connection; provided that, in the determination of the General Manager, Toronto Water, the servicing meets the City’s standard construction specifications and drawings for sewers and watermains.

2. City Council authorize the General Manager, Toronto Water, to exempt the municipal properties known as:
 - a. Block 33 of the Concord CityPlace Development - 511 Bremner Boulevard;
 - b. Blocks 17 and 18 of the Concord Park Place Development - 1001 Sheppard Avenue East; and

c. 200 Bloor Street West;

from the requirement in §681-11J of Municipal Code Chapter 681, Sewers, to provide a separate sanitary sewer service connection for each property to allow the servicing of the single building, located at each of these respective municipal addresses and comprised of several condominium corporations, with a single sanitary sewer service connection; provided that, in the determination of the General Manager, Toronto Water, the servicing meets the City's standard construction specifications and drawings for sewers and watermains.

3. City Council request the General Manager, Toronto Water, to develop criteria for exemptions, in respect to a single building comprised of multiple properties, from the requirement for separate water and sewer servicing of properties and report back to the October 21, 2013 Public Works and Infrastructure Committee meeting, provided that the Chief Building Official confirms that the servicing complies with the requirements of the Ontario Building Code and the regulations thereunder.

Summary

Chapter 681 - Sewers, and Chapter 851- Water Supply of the Municipal Code require that every property have separate connections to the sanitary sewer system and the water distribution network. Based on this requirement, a single building, comprised of multiple "condominium corporations" or multiple "properties", requires separate service connections for each condominium corporation or property. Many of the condominium towers being constructed in the City of Toronto today are comprised of multiple condominium corporations, and the need to provide separate service connections to "properties" located at various elevations within a tower can be problematic. Staff are working to develop a solution to this issue, and will be reporting to an upcoming Public Works and Infrastructure Committee meeting with a proposed resolution.

In the interim, a number of condominium tower projects with multiple condominium corporations have proceeded to construction with a single set of service connections thus putting them in non-compliance with the City's by-laws. The purpose of this Notice of Motion is to seek exemption from these by-laws for the following properties, which are currently under construction:

1. Block 33 of the Concord CityPlace Development - 511 Bremner Boulevard.
2. Blocks 17 and 18 of the Concord Park Place Development - 1001 Sheppard Avenue East.
3. 200 Bloor Street West.

(Submitted to City Council on July 16 and 17, 2013 as MM37.61)

Background Information (City Council)

Member Motion MM37.61