



Mike Colle

Toronto City Councillor | Eglinton-Lawrence

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North York Community Council

20 November 2024

RE: Sewer, Water, and Hydro Infrastructure Capacity in the Marlee Avenue Corridor

Dear Chair and Members,

There are currently over 15 development applications in the Marlee Avenue corridor from Lawrence Avenue West south to Eglinton Avenue West that propose unprecedented height and density. While these proposals may be in line with the Provincial Major Transit Station Area (MTSA) policy to build density around the three transit stations there, this area has been zoned Neighbourhoods with predominantly single-family dwellings for the past 30+ years along with the requisite infrastructure. Given the drastic changes that are being proposed, it is important that we understand the sewer, water, and hydro infrastructure capacities to ensure this area receives the necessary upgrades to accommodate this growth.

While the Glencairn Study is currently underway in this area, a capacity report for the sewers, hydro, and water is urgently needed as there are currently projects being reviewed, approved and already underway in this area and that will be built prior to the completion of the Glencairn Study. In addition to the existing capacity and that will be required to accommodate the increased density, it is critically important to understand the costs associated with the necessary upgrades as well as who is responsible to pay for it.

As such, I am requesting that City Staff report back to North York Community Council regarding the status of the infrastructure capacity along Marlee Avenue and the lands in the Growing Glencairn Study Area, the estimated costs associated with any growth-related upgrades in order to ensure that current and future residents will be receiving the level of service they require.

RECOMMENDATIONS:

That North York Community Council:

1. Request the Deputy City Manager, Infrastructure Services, in consultation with the Deputy City Manager, Development and Growth Services and the Chief Financial Officer, to report to North York Community Council by Q3 2025 on the status of sewer, water, and stormwater capacity in the Marlee Avenue corridor and the lands within the Growing Glencairn Study Area, based on proposed and anticipated development scenarios. The report back will identify infrastructure capacities, the associated costs for upgrading the systems, how this infrastructure will be funded using existing and possible new funding tools that may be available, and the timing for the implementation of any identified upgrades; and
2. Request the Toronto Hydro Board in consultation with the Deputy City Manager, Infrastructure Services, Deputy City Manager, Development and Growth Services and the Chief Financial Officer to report back to the North York Community Council on the existing and anticipated hydro capacity in the Marlee Avenue corridor and the lands within the Growing Glencairn Study Area. The report back will

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identify potential upgrades and associated costs needed to support current and anticipated growth, and tools that can be used for funding any upgrades.

Best regards,

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