

GCC 63 Presentation

Staff Report CSOPS.22.030

East Ridge GCC 63 Water Distribution System

Profile of GCC 63 Known as East Ridge @Lora Bay

177 Residences 2005 (your tax base)

- 34 Villas & 153 Detached Homes (3 lots to be developed)
- All Residences are very interested in completion of this process
- Many residents have an active business and are community involved

Bob Welling , President of GCC 63

- Property Owner in TBMs since 2000, Condo Board member of Historic Snowbridge, Sierra Lane, and Blue Mountain Village Association
- 15 years in commercial property and development real estate and based in the Blue Mountains

Why We Are Here

- We are here to complete the TBMs initiative in 2009 to take ownership all the Fresh water system
 - Driven by water safety and system security
- Our objective to have an agreement completed this year and to remove obstacles to getting this done

From These Discussions

- GCC 63 is expecting the TBM
 - To define the steps to have the transfer to TBM stewardship
 - To identify logistical issues and to collectively resolve them
 - A Commitment to complete the process

Background Information

Water Safety – Critical Component

- Safety of the Water Supply
 - The TBM primary water line runs into GCC 63 to service 177 homes (44 directly off the line) and exists GCC 63 to service hundreds of homes down stream.
 - Staff meeting in October 2019 acknowledged this concern and agreed on the need for resolution.

A recent system failure highlights the challenges for GCC 63 and TBM

- 105 litres per minute were flowing from the damaged water main
- There was confusion on who was to respond to a incident that effected the whole system.
- GCC 63 has no expertise to fix a major failure and must rely on third party.
- TBM came on site to supervisor and conduct the repair with the safety of the residents in mind.

Ultimately TBM Requested It

- Since 2009 documentation shows the TBM desire to proceed with ownership of the freshwater system at GCC 63 and possibly the sanitary system not already owned by the TBM
 - Commitments made in 2009
 - Removed from GCC 63 reserve fund in 2009
 - Regular communication on the transfer
 - Process was held up in 2012
 - GCC 63 Board engaged TBM in 2019 to complete the process

How did We get Here

- In 2005 the original plan for the TBM would own a primary line from the pumping station to Lora Bay Drive (the traffic circle)
- This primary line enters GCC 63 at east side of John Watt Way, has 44 residences taking water directly from this line and 6 looping connections to service Rankins and the courts. It is fully pressurized both ways and exits at Lora Bay Traffic Circle where it is integrated to feed to the remaining hundreds of residences
- TBM maintains crypts on GCC 63 and provides for fee a fire hydrant service
- In 2009 the TBM approached GCC 63 and LBC to take ownership of the whole system
- In 2012 the process stalled over what appears to procedural issues.

Historical Correspondance

February 1, 2009 LBC Development Engineer to GCC 63 Property Manager

As you are now aware, the Town wishes to own the water and sanitary trunks and now as well, the remaining water lines through the CEC.

Ron, September 13, 2011 TBM CAO to GC 63

I spoke with the Town's Solicitor and Manager of Water & Wastewater about the Agreement to assume the drinking water system. They had been waiting on final acceptance of the works before finalising the Agreement. A workable solution seems to be to prepare an Agreement to take over operation of the system now and then assume ownership when the works have been accepted. We're going to consider if that will cause any problems and then make the modifications to the draft Agreement. I hope we can have a draft agreement ready within a couple of weeks.

- Reg

March 21, 2011 GCC 63 Director to GCC 63 Board

Hi,



On March 1st I met with several representatives from the town:

- John Caswell – Water & Wastewater Service Manager
- John Metras – Legal
- Reg Russwurm Acting CAO

We discussed the town taking over the private watermain on our common elements. As we did several years ago, we are in agreement since this is a win/win.

I reviewed the Declarations and to me it does cover all owners giving the town the right to access. Could you please let me know if you agree? I also provided the documents to John Metras for his legal review but I have not heard back from him yet.

Thanks,

Ron

October 17, 2019 GCC 63 President to Board ref: TBM Solicitor

I spoke yesterday to the town solicitor John Metras on how to move this process forward. John will prepare a legal document for the transfer and the easements required to maintain the water lines. I spoke this morning with Patricia Elia. She has been involved in a similar type of asset transfer. Since John is preparing the agreement she sees her role as review and ensuring that it meets the condo act. I attached a letter from her firm for you to review. Once we have agreement Patricia can reach out to John.

March 26, 2020 TBM Director to GCC 63 Board and Council

Hi Bob & Tricia

Thanks so much for your patience on this matter. COVID 19 has certainly impacted many of our lives at home and how we work. I trust you are settling in to the new way or working until we return to normal.

This matter remains on our radar. Brian and Mr. Metras are working on it. It also required some coordination and concurrence from the Town's Operations staff. I will be sure to raise this tomorrow so we can continue moving forward.

Thanks again for reaching out and you hear from us soon.

Nathan Westendorp, RPP MCIP
Director of Planning & Development Services

Town Position Changed in 2020...

- In the fall of 2020 the TBM took a positions that this a private system under the Fresh Water Act
- In 2022 the Ministry clarified that this is not case.
- GCC 63 Requested that the ownership issue be resolved.