

COMMITTEE OF THE WHOLE JUNE 4, 2001

SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION LANGSTAFF CONTWO INVESTMENTS LTD. 19T-98V05 SUGARBUSH DEVELOPMENTS LTD. 19T-97V20 PHASE I ARMERIA INVESTMENTS LTD. 19T-89037 (EAST) PHASE I BLOCK 10 PATTERSON URBAN VILLAGE TWO – OPA NO.600

Recommendation

The Commissioner of Development Services recommends:

That the following resolutions be passed allocating sewage capacity from the York/Durham Servicing Scheme and water supply from Pressure District No. 6 of the York Water Supply System:

1. "NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-89037 (East) Phase One is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately from the Bathurst Collector once constructed, and water capacity from Pressure District No. 6 of the York Water Supply System, for a total of 393 residential units following the execution of a subdivision agreement to the satisfaction of the City."
2. "NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-97V20 Phase One is allocated sewage capacity from the York/Durham Servicing Scheme via the Maple Collector on an interim basis and ultimately from the Langstaff Collector once constructed, and water capacity from Pressure District No. 6 of the York Water Supply System, for a total of 479 residential units following the execution of a subdivision agreement to the satisfaction of the City."
3. "NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-98V05 is allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme, and water capacity from Pressure District No. 6 of the York Water Supply System, for a total of 110 residential units following the execution of a subdivision agreement to the satisfaction of the City."

Purpose

The purpose of this report is to obtain Council approval for the allocation of sewage capacity and water supply to Draft Plans of Subdivision 19T-98V05, 19T-97V20 Phase One, and 19T-89037 (East) Phase One.

Background - Analysis and Options

The proposed Draft Plans of Subdivision 19T-98V05, 19T-97V20 Phase One, and 19T-89037 (East) Phase One are all located within Phase One of Block 10 in Patterson Urban Village 2 of OPA 600 as illustrated on Attachment No. 1. These plans were draft approved by the Ontario Municipal Board on November 22, 1999. The issue of servicing capacity was discussed at the Board but Council did not give formal allocation prior to the approval of the draft plans of subdivision in the usual manner.

From a servicing perspective, the proposed Bathurst and Langstaff Sanitary Collector Sewers will provide the ultimate sanitary outlet for the development in Block 10. These collector sewers are

Regional facilities and are currently planned to be in service by 2005 and 2007, respectively. On May 15, 2001, the Region of York confirmed that they have now entered into a Development Charge Agreement with the developers in Block 10 of Urban Village Two for the construction of the Bathurst Collector sewer, and that interim servicing capacity for Block 10 is immediately available for up to 10,000 persons through connection to the existing North Don Collector Sewer.

Accordingly, the Armeria Investments Ltd. Draft Plan of Subdivision 19T-89037 (East) Phase One is proceeding on the basis of interim servicing to the existing North Don Collector system. Ultimately, sewage flows from the Armeria Phase One Plan will be redirected to the Bathurst Collector sewer once it is constructed. The Sugarbush Developments Plan of Subdivision 19T-97V20 Phase One will be serviced from the Maple Collector system via the Concord Subtrunk. The Concord Subtrunk outlets to the Maple Collector downstream of the existing constraint section and is therefore not subject to the current servicing capacity limitations in Maple. Sewage flows from the Sugarbush Phase One Plan will be redirected to the Langstaff Collector sewer once it is constructed. The Landstaff Contwo Investments Draft Plan of Subdivision 19T-98V05 will be serviced by the Maple Collector system via the Concord Subtrunk on a permanent basis. Water supply to Block 10 will be provided by the Pressure District No. 6 water system with the primary feed coming from the existing trunk watermain on Langstaff Road.

The City has received detailed engineering submissions for all three Plans of Subdivision and pre-servicing has started. The subdivision agreements for the Plans are being drafted and it is expected that the City will execute them shortly. Since allocation was not granted at the Draft Plan Approval stage, it is appropriate that Council allocate sewage capacity and water supply to Draft Plans of Subdivision 19T-98V05, 19T-97V20 Phase One, and 19T-89037 (East) Phase One at this time in order that the developers may proceed with registration of their plans.

Conclusion

The Region of York has confirmed that interim servicing capacity for Block 10 is immediately available for up to 10,000 persons through connection to the existing North Don Collector sewer. Three plans of subdivision in Phase One of Block 10 are now proceeding. Accordingly, It is appropriate that Council allocate sewage and water servicing capacity to Draft Plans of Subdivision 19T-98V05, 19T-97V20 Phase One, and 19T-89037 (East) Phase One at this time in order that the developers may proceed with registration of their respective plans. Should Council concur, the recommended resolutions may be passed.

Attachments

1. Location Map

Report prepared by

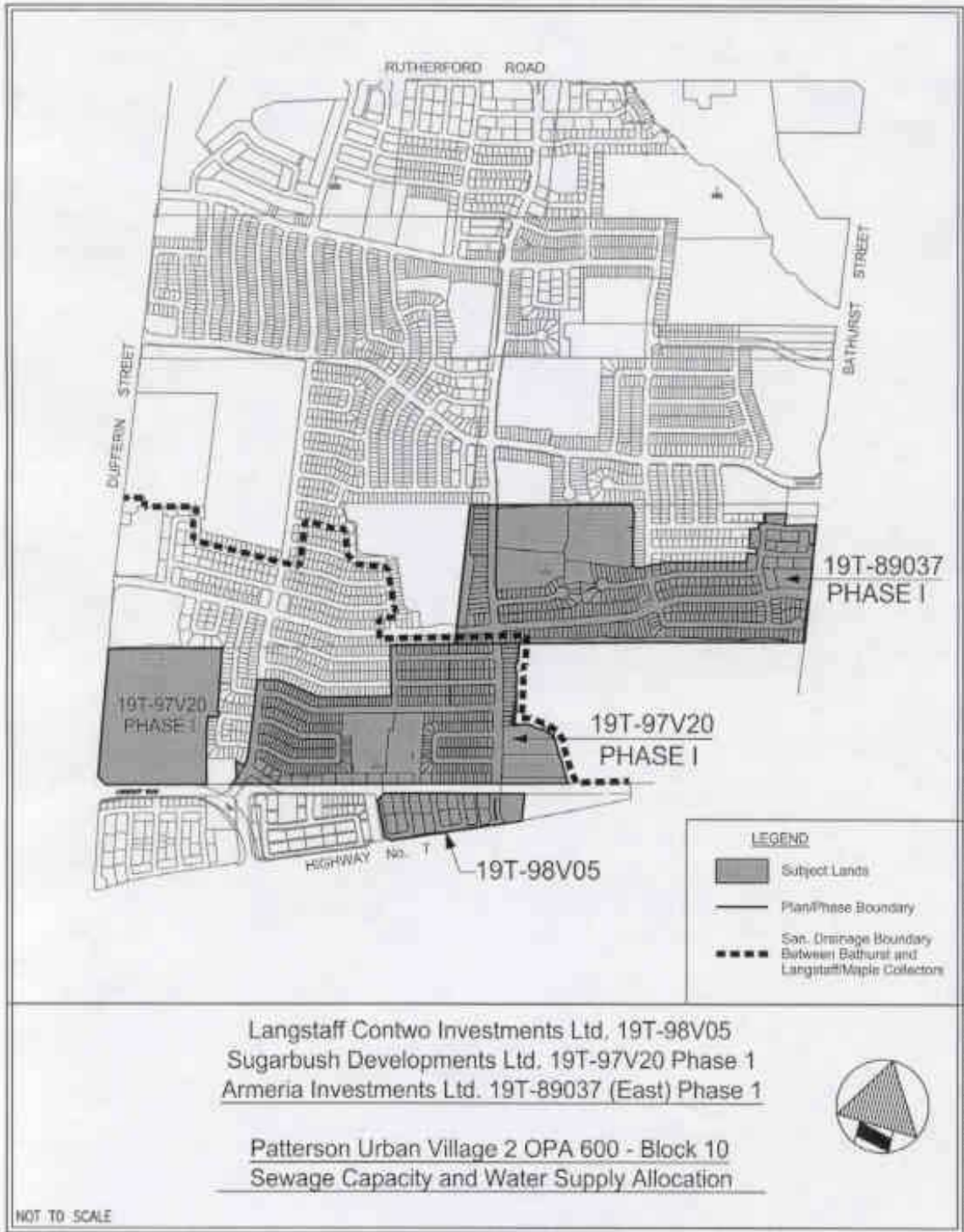
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Respectfully submitted,

FRANK MIELE
Commissioner of Development Services

Bill Robinson, P. Eng.
Director of Engineering

ATTACHMENT No. 1



Langstaff Contwo Investments Ltd. 19T-98V05
 Sugarbush Developments Ltd. 19T-97V20 Phase 1
 Armeria Investments Ltd. 19T-89037 (East) Phase 1

Patterson Urban Village 2 OPA 600 - Block 10
Sewage Capacity and Water Supply Allocation

NOT TO SCALE

CITY OF WAGAH - ENGINEERING DEPARTMENT

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