

## **COMMITTEE OF THE WHOLE – JUNE 17, 2002**

### **SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION THORNHILL WOODS PHASE 1 19T-90008 BLOCK 10 URBAN VILLAGE TWO – OPA NO. 600**

#### **Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council pass the following resolution allocating sewage and water servicing capacity to the proposed Plan of Subdivision 19T-90008 Phase 1 for a total of 324 residential units:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-90008 Phase 1 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 324 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 and water servicing capacity to Draft Plan of Subdivision 19T-90008 Thornhill Woods Phase 1.

#### **Background - Analysis and Options**

The proposed Draft Plan of Subdivision 19T-90008 Thornhill Woods Phase 1, is located within Phase One of Block 10 in Urban Village Two of OPA 600 as illustrated on Attachment No. 1. The current plan requires allocation for 265 single-family dwellings, 55 townhouse units and an additional 4 dwellings to account for partial lots.

This proposed plan of subdivision was draft approved by the Ontario Municipal Board on November 22, 1999. The issue of servicing capacity was discussed at the Board. Council did not give formal allocation prior to the approval of the Draft Plan of Subdivision in the usual manner.

From a servicing perspective, the proposed Bathurst Sanitary Collector Sewer will provide the ultimate sanitary outlet for this development in Block 10. This collector sewer is a Regional facility and is currently planned to be in service by 2005. On May 15, 2001 the Region of York confirmed that they have 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 the 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 Draft Plan of Subdivision 19T-90008 Thornhill Woods Phase 1 is proceeding on the basis of interim servicing to the existing North Don Collector system. Ultimately, sewage flows from the aforementioned plan will be redirected to the Bathurst Collector sewer once it is constructed. 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 this Plan of Subdivision and pre-servicing has started. The subdivision agreement for the plan is being drafted and it is expected that the City will execute it 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 Plan 19T-

90008 Thornhill Woods Phase 1 at this time in order that the developer may proceed with the registration of the plan.

**Conclusion**

The Region of York has confirmed that the interim sanitary servicing capacity for Block 10 is immediately available for up to 10,000 persons through connection to the existing North Don Collector sewer. Water supply can be provided by Pressure District No. 6 water system via the existing trunk watermain in Langstaff Road. Accordingly, it is appropriate that Council allocate sewage and water servicing capacity to Draft Plan of Subdivision 19T-90008 Phase 1 at this time in order that the developer may proceed with registration of the Plan. Should Council concur, the recommended resolution may be passed.

**Attachments**

I. Location Map

**Report prepared by**

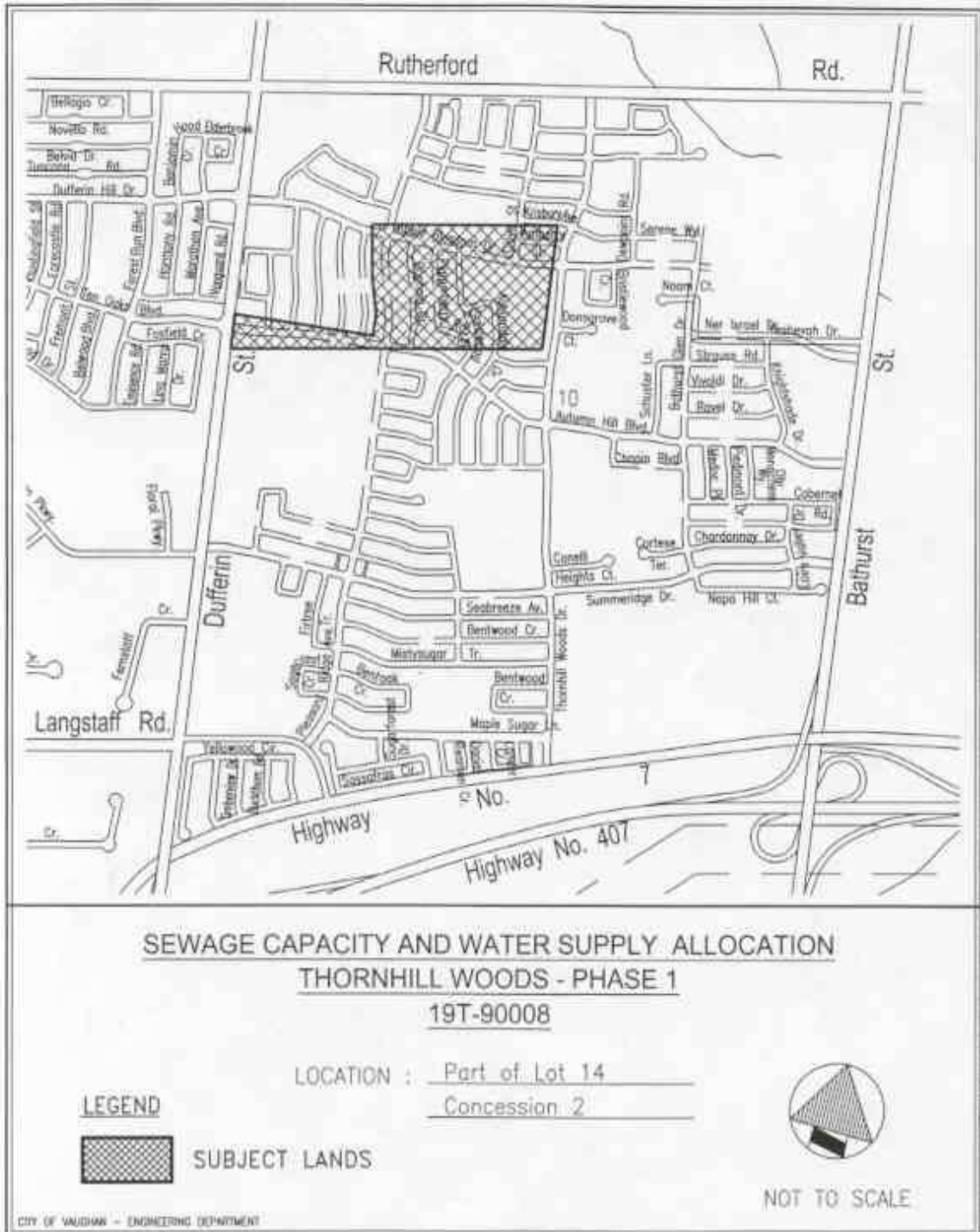
Mirella Doyle, Senior Engineering Assistant, ext. 8256  
Tony Ching, Development Engineer, Development Review, ext 8711  
Brendan Holly, Senior Manager Development/Transportation Engineering, ext 8250

Respectfully submitted,

Bill Robinson, P. Eng.  
Commissioner of Engineering and Public Works

MD/mr

# ATTACHMENT No. 1



Drawing name: A:\PROJECTS\2002\Draft\holdcw\Cw0617\Item 11 - 19T-90008 Thornhill Woods Ph. 1 Serv. Alloc.June 17-ATTACH.doc