

## **COMMITTEE OF THE WHOLE – AUGUST 19, 2002**

### **SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION MAJORWEST DEVELOPMENT CORPORATION 19T-97V37 – PHASE TWO AND 19T-01V08 BLOCK 32 WEST, VELLORE URBAN VILLAGE ONE – OPA No.600**

#### **Recommendations**

The Commissioner of Engineering and Public Works 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-97V37 Phase Two be 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 118 residential units."
2. "NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-01V08 be 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 150 residential units."

#### **Purpose**

The purpose of this report is to obtain Council approval with respect to the allocation of sewage capacity and water supply to the Majorwest Development Corporation Draft Plans of Subdivision 19T-97V37 Phase Two and 19T-01V08.

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

The Majorwest Development Corporation (Majorwest) Draft Plans of Subdivision 19T-97V37 Phase Two and 19T-01V08 are both located within Block 32 West in Vellore Urban Village One as illustrated on Attachment No. 1.

#### **19T-97V37 – Phase Two**

The Ontario Municipal Board (OMB) approved the Majorwest Draft Plan of Subdivision 19T-97V37 on August 14, 1998 subject to the allocation of servicing capacity. At this time, the owner wishes to proceed to register the second phase of the Plan consisting of 75 single-family dwellings and 43 street townhouse dwellings, for a total of 118 residential units. The detailed engineering design for phase two has been submitted, and the subdivision agreement is currently being finalized for execution. Before this phase of the Plan can proceed to final approval, Vaughan Council must allocate servicing capacity to it.

On January 25, 1999, Council reserved sewage servicing capacity for 3,869 residential units or about 13,310 people in the Maple Service Area for the draft approved plans of subdivision in Block 32 West, Block 33 East and Vaughan Center. The units in the Majorwest Draft Plan of Subdivision 19T-97V37 were accounted for in this reservation of sewage servicing capacity. Accordingly, to meet the owners' development schedule, it is appropriate to allocate servicing capacity to Majorwest Draft Plan of Subdivision 19T-97V37 – Phase Two at this time.

## 19T-01V08

The OMB recently approved the Majorwest Draft Plan of Subdivision 19T-01V08 on June 25, 2002. This Plan comprises of 97 single-family dwellings and 53 street townhouse dwellings, for a total of 150 residential units. In order for the OMB to issue its final Order with respect to approval of the Draft Plan of Subdivision 19T-01V08, the City must allocate servicing capacity to the Plan.

Majorwest has advised the City that they have initiated the detailed engineering design for this last phase of their residential development in Block 32 West, and have requested that servicing capacity be allocated to the development. To date, Council hasn't reserved capacity for this draft plan. However, on June 24, 2002, Staff provided information to Council that identified the availability of additional sewage servicing capacity for a total of 340 units in the Maple Service Area. Council subsequently allocated 183 units of this additional capacity to the Artibus Developments Corporation Draft Plan of Subdivision 19T-97V15 conditional on the owner participating in the front-end financing of the proposed Langstaff Trunk Sewer. After accounting for this allocated capacity, a balance of 157 units is still available for further development in the Maple Service Area.

Since the development of the Majorwest Draft Plan 19T-01V08 would essentially complete the residential development in Block 32 West, it is considered appropriate to allocate servicing capacity to this Plan from the available capacity noted above. Majorwest participated in the front-ending of the Jane/Rutherford Trunk Sewer, which is a similar component of the trunk sewer system that the proposed Langstaff trunk is. Accordingly, it is not recommended to require Majorwest to contribute to the front-end financing of the Langstaff Trunk Sewer.

As reported to Council on June 24, 2002, Staff anticipates that the Region of York will be providing the City with additional interim sanitary servicing capacity in the Maple Service Area in the near future once the necessary agreements with the Block 18 and 33 West landowners for the up-front financing of the Langstaff Trunk Sewer are in place. On June 24, 2002, Council endorsed an allocation strategy for this additional interim capacity that includes the reservation of servicing capacity for 2,800 persons equivalent for residential development within OPA No.332, OPA No.350 and the Block Plans approved to date in OPA No.400.

## **Conclusion**

Sewage servicing capacity has been reserved for the Majorwest Development Corporation Draft Plans of Subdivision 19T-97V37 Phase Two, and is available for 19T-01V08. The development of these plans would essentially complete the residential development within Block 32 West in Vellore Urban Village One. Accordingly, it is appropriate that sewage and water servicing capacity be allocated to these plans at this time. Should Council concur, the recommended resolution may be passed.

## **Attachments**

1. Location Map

## **Report prepared by**

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Respectfully submitted,

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

ADP/fc



# ATTACHMENT No. 1



MAJORWEST DEVELOPMENT CORPORATION  
 19T-97V37 - PHASE 2 AND 19T-01V08

## BLOCK 32 WEST SEWAGE CAPACITY & WATER SUPPLY ALLOCATION

**LEGEND**

-  19T-97V37 - PHASE 2
-  19T-01V08



NOT TO SCALE