

COMMITTEE OF THE WHOLE – SEPTEMBER 17, 2002

SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION HEATHERWOOD PROPERTIES INC. PHASE 1 HEATHERWOOD PROPERTIES INC. 19T-89118 BLOCK 10 PATTERSON URBAN VILLAGE TWO – OPA NO. 600

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council pass the following resolution allocating sewage capacity and water supply to the proposed Plan of Subdivision 19T-89118 Phase 1 for a total of 217 residential units:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-89118 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 supply from Pressure District No. 6 of the York Water Supply System for a total of 217 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 Plan of Subdivision 19T-89118 Phase 1.

Background - Analysis and Options

The proposed Draft Plan of Subdivision 19T-89118 Phase 1 is located within Phase One of Block 10 in Urban Village Two of OPA 600 as illustrated on Attachment No. 1. Heatherwood Properties Inc. is proposing to develop Draft Plan 19T-89118 Phase 1 and the abutting Draft Plan 19T-00V16 under one subdivision agreement.

The proposed plan of subdivision 19T-89118 was 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 Plan of Subdivision in the usual manner. The proposed plan of subdivision 19T-00V16 was draft approved by and received allocation of sewage capacity and water supply from the City on September 10, 2001. As such, this allocation item is only applicable to Draft Plan of Subdivision 19T-89118 Phase 1.

The proposed plan of subdivision 19T-89118 Phase 1 comprises 31 single family dwellings, 72 semi-detached dwellings, 94 townhouse units and 9 blocks, to be combined with the adjacent lands, to accommodate 2 single family dwellings, 3 semi-detached dwellings and 15 townhouse units.

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 Heatherwood Properties Inc. Draft Plans of Subdivision 19T-89118 and 19T-00V16 Phase 1 are proceeding on the basis of interim servicing to the existing North Don Collector system. Ultimately, sewage flows from the aforementioned subdivisions 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 these Plans of Subdivision and pre-servicing has started. The subdivision agreement for the Plans 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 for 19T-89118, it is appropriate that Council allocate sewage capacity and water supply to Draft Plan 19T-89118 Phase 1 at this time in order that the developer may proceed with the registration of their 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 capacity and water supply to Draft Plan of Subdivision 19T-89118 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

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Respectfully submitted,

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

MD/fc

ATTACHMENT No. 1

