

## **COMMITTEE OF THE WHOLE – AUGUST 18, 2003**

### **BLOCK 10, PHASE 2 SEWAGE ALLOCATION CAPACITY**

#### **Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That sewage servicing capacity for 4,500 persons equivalent be reserved from the temporary allocation capacity to the North Don Collector or the Maple Collector as required, for residential development within Phase 2 of Block 10 of OPA 600, which may be allocated by Council prior to registration of each plan of subdivision.
2. That Council pass the following resolution allocating sewage and water servicing capacity to the proposed Plan of Subdivision 19T-97V20 Phase 2 for a total of 156 residential units:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-97V20 Phase 2 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 156 residential units following the execution of a subdivision agreement to the satisfaction of the City.”

#### **Purpose**

The purpose of this report is to reserve temporary sewage allocation capacity from the North Don Collector for Phase 2 of Block 10, such that development within Phase 2 may proceed to registration and to obtain Council approval for the allocation of servicing capacity to Draft Plan of Subdivision 19T-97V20 Sugarbush Developments Limited Phase 2.

#### **Background – Analysis and Options**

Individual draft plan of subdivision applications within Block 10 were draft plan approved by the Ontario Municipal Board on November 22, 1999. The development phasing plan for Block 10 was approved by Council on February 12, 2001. To date, Phase 1 registration of individual draft plans has been completed. The landowners within the Block now wish to proceed to execute subdivision agreements with the City and register their plans within Phase 2.

The ultimate sanitary sewer outlet for Block 10 will be the Regional Langstaff and Bathurst Collector sewers once constructed. In the interim, temporary allocation capacity is available from the North Don and Maple Collectors. Staff have recently been copied on correspondence from the Region of York identifying the Region is prepared to increase the temporary allocation capacity to the North Don Collector from 11,764 persons to 24,764 persons, subject to the execution of the Prepaid Development Charge Credit Agreement with Blocks 10, 11 and 12 for the construction of the Bathurst Collector sewer. This additional capacity will accommodate Phase 2 of Block 10 and subsequent future development within Blocks 11 and 12.

#### **Conclusion**

On June 23, 2003, water supply capacity for 4,500 persons was reserved by Council for development within Phase 2 of Block 10. Accordingly, it is recommended that an equivalent amount of temporary sewage allocation capacity from the North Don Collector be reserved for Phase 2 of Block 10 which may be allocated by Council prior to registration of individual draft plans. Further, in order to meet the development schedule of the Sugarbush Developments Ltd. draft plan 19T-97V20 Phase 2, also within Phase 2 of Block 10, it is further recommended that

the plan be allocated accordingly.

**Attachments**

N/A

**Report prepared by**

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Respectfully submitted,

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