

COMMITTEE OF THE WHOLE – SEPTEMBER 15, 2003

SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION LANGSTAFF WOODS WEST PHASE 2; 19T-89037 DUFFERIN CONTWO PHASE 2; 19T-90008 BLOCK 10 PATTERSON URBAN VILLAGE TWO – OPA No. 600

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council pass the following resolution with respect to the allocation of sewage and water servicing capacity to specific draft approved plans of subdivision within Phase 2 of Block 10:

1. “NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed plan of subdivision 19T-89037 Langstaff Woods West Phase 2 is allocated sewage capacity from the York/Durham Servicing Scheme via the Concord Trunk Sewer 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 462 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-90008 Dufferin Contwo Phase 2 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately from the Bathurst Street Trunk Sewer once constructed, and water capacity from Pressure District No. 6 of the York Water Supply System for a total 360 units following the execution of a subdivision agreement to the satisfaction of the City.”

Purpose

The purpose of this report is to attain Council's approval to allocate water and sanitary capacity for Langstaff Woods West Phase 2 and Dufferin Contwo Phase 2 in order to facilitate the development of these approved draft plans of subdivision.

Background – Analysis and Options

The proposed draft plans of subdivision 19T-89037 Langstaff Woods West Phase 2 and 19T-90008 Dufferin Contwo Phase 2 are located within Phase 2 of Block 10 in Urban Village Two of OPA 600 as illustrated on attachments one and two. The current plans require allocation for 361 single family dwellings, 95 townhouse units in 16 townhouse blocks and 6 units from the 12 partial single family dwellings for a total of 462 units and 200 single family dwellings, 154 semi-detached units and 6 units from the 12 partial single family dwellings for a total of 360 units.

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 July 12, 1999 and amended August 30, 1999 and 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. In the interim, temporary allocation capacity is available from the North Don and Maple Collectors. Interim capacity is available to the Maple Collector via the Concord Subtrunk and the North Don Collector. 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.

On June 23, 2003, water supply capacity within Pressure District No. 6 was reserved by Council for 4,500 persons for development within Phase 2 of Block 10. On September 2, 2003, Council approved a recommendation to reserve 4500 persons of sanitary sewer capacity within the North Don Collector or the Maple Collector as required for allocation to Phase 2 plans of subdivision within Block 10, prior to registration of each plan.

Allocation is one of the outstanding items required in order to move from Phase 1 to Phase 2, however it is not the only outstanding item and this allocation does not in and of itself constitute approval from the City for moving to Phase 2.

Conclusion

As the approved draft plans of subdivision 19T-89037 Langstaff Woods West Phase 2 and 19T-90008 Dufferin Contwo Phase 2 are in the process of finalizing their respective subdivision agreements and water and sanitary capacity has been reserved for them by Council, it is hereby appropriate to allocate the reserved water and sanitary sewer capacity at this time.

Attachments

1. Location Map – Langstaff Woods West Phase 2
2. Location Map – Dufferin Contwo Phase 2

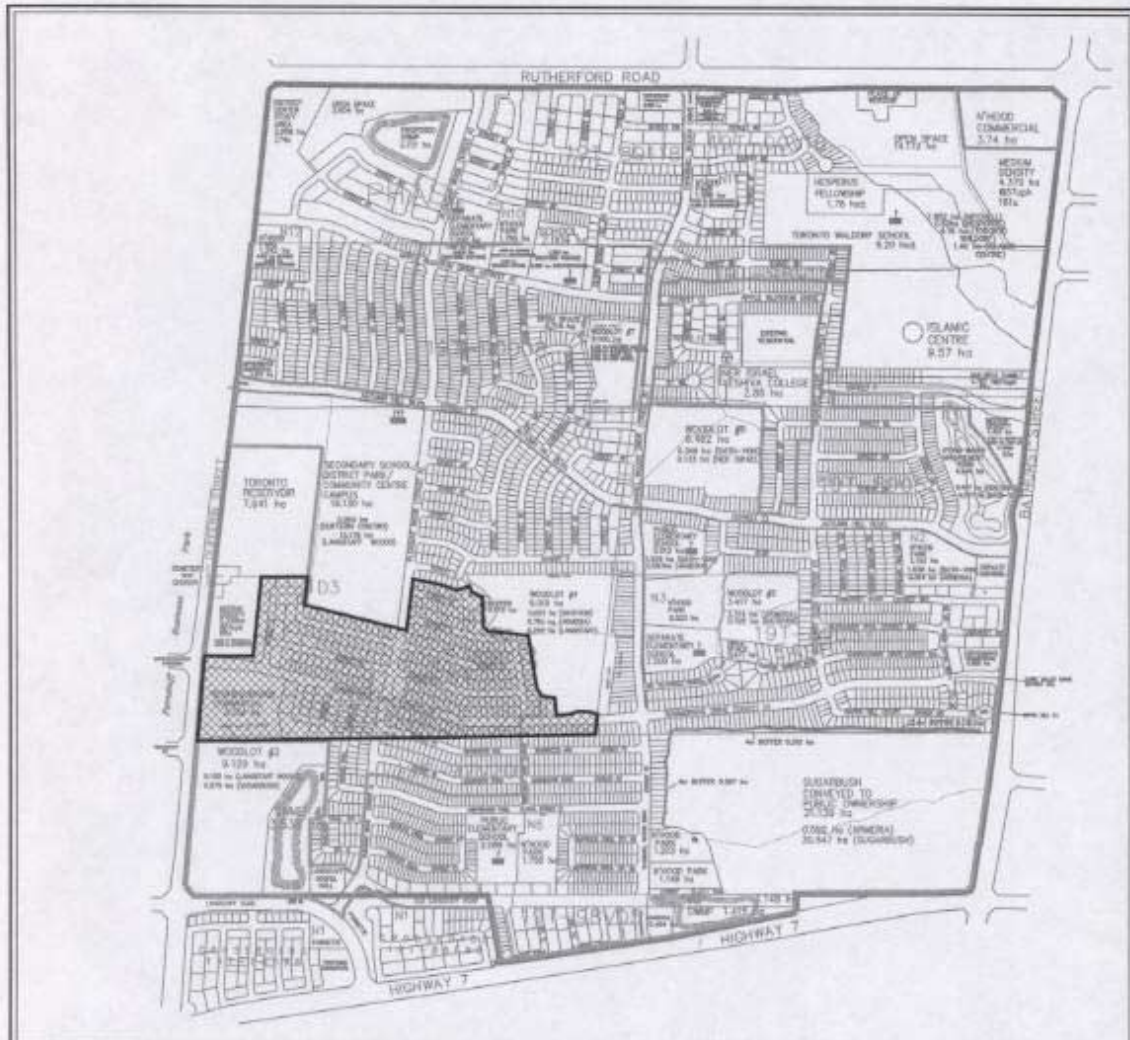
Report prepared by

Jacqueline Thoman, Senior Engineering Assistant, ext 8728
Tony Ching, Development Engineer, Development Review, ext 8711

Respectfully submitted,

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

ATTACHMENT No. 1



SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION LANGSTAFF WOODS WEST - PHASE 2 19T-89037 (WEST)

LOCATION : Part of Lot 13
Concession 2

LEGEND



SUBJECT LANDS

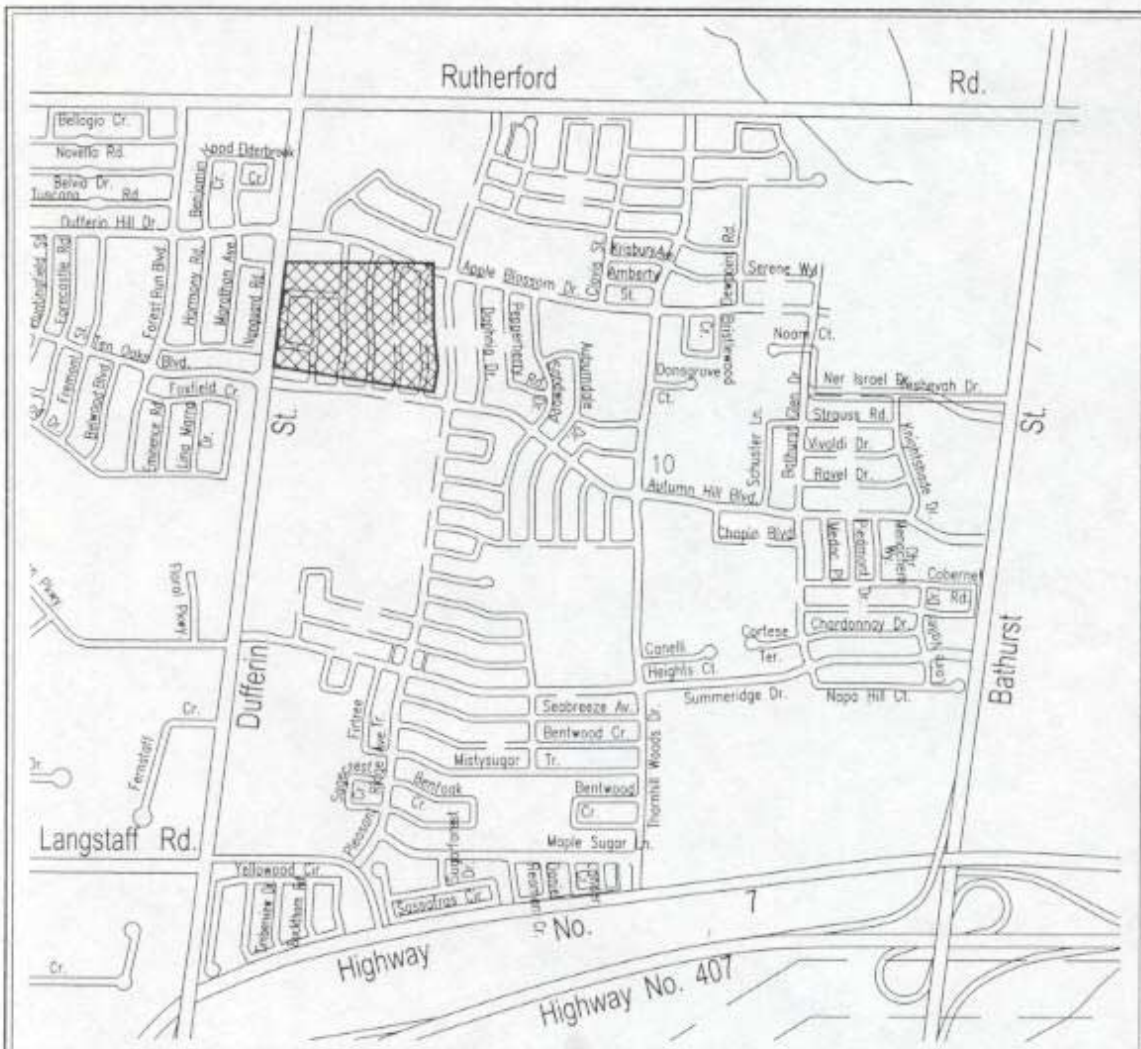


NOT TO SCALE

CITY OF VAUGHAN — ENGINEERING DEPARTMENT

Drawing name: R:\LANGSTAFF DEVELOP\3-801\MS\ACQU\LUNG\Langstaff Woods West Phase 2 - Sewage and Water Allocation.dwg

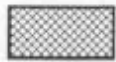
ATTACHMENT No. 2



**SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION
 DUFFERIN CONTWO - PHASE 2
 19T-90008**

LOCATION : Part of Lot 14
Concession 2

LEGEND



SUBJECT LANDS



NOT TO SCALE

CITY OF VAUGHAN - ENGINEERING DEPARTMENT

Drawing name: R:\ENGINEERING\DEVELOP\SUBDIV\WRELLA2\Dufferin Contwo Phase 2 - Sewage and Water Allocation.dwg