

COMMITTEE OF THE WHOLE – MAY 3, 2004

SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION HEATHERWOOD PROPERTIES PHASE 2; 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 with respect to the allocation of sewage and water servicing capacity to specific draft approved plans of subdivision within Phase 2 of Block 10:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed plan of subdivision 19T-89118 Heatherwood Properties 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 of 143 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 Heatherwood Properties Phase 2 in order to facilitate the development of this approved draft plan of subdivision.

Background – Analysis and Options

The proposed draft plan of subdivision 19T-89118 Heatherwood Properties Phase 2 is located within Phase 2 of Block 10 in Urban Village Two of OPA 600 as illustrated on Attachment No. 1. The current plan requires allocation for 51 single family dwellings, 18 semi-detached dwellings and 74 townhouses within 12 blocks for a total of 143 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. The Region of York has committed temporary sewage allocation capacity to the North Don Collector for 11,764 persons, subject to the recent execution of the Prepaid Development Charge Credit Agreement with Blocks 10, 11 and 12 for the construction of the Bathurst Collector sewer. This capacity will accommodate Phase 2 of the participating landowners within Block 10. The Region has further confirmed that adequate water capacity is available to match the sanitary sewer capacity.

Relationship to Vaughan Vision 2007

This development is part of OPA 600 and consistent with the Vaughan Vision in that it encourages the development of OPA 600 (4.7).

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

As the approved draft plan of subdivision 19T-89118 Heatherwood Properties Phase 2 is in the process of having its subdivision agreement finalized and water and sanitary allocation capacity has been identified for this development by the Region of York, it is therefore appropriate to allocate water and sanitary sewer capacity at this time.

Attachments

1. Location Map

Report prepared by

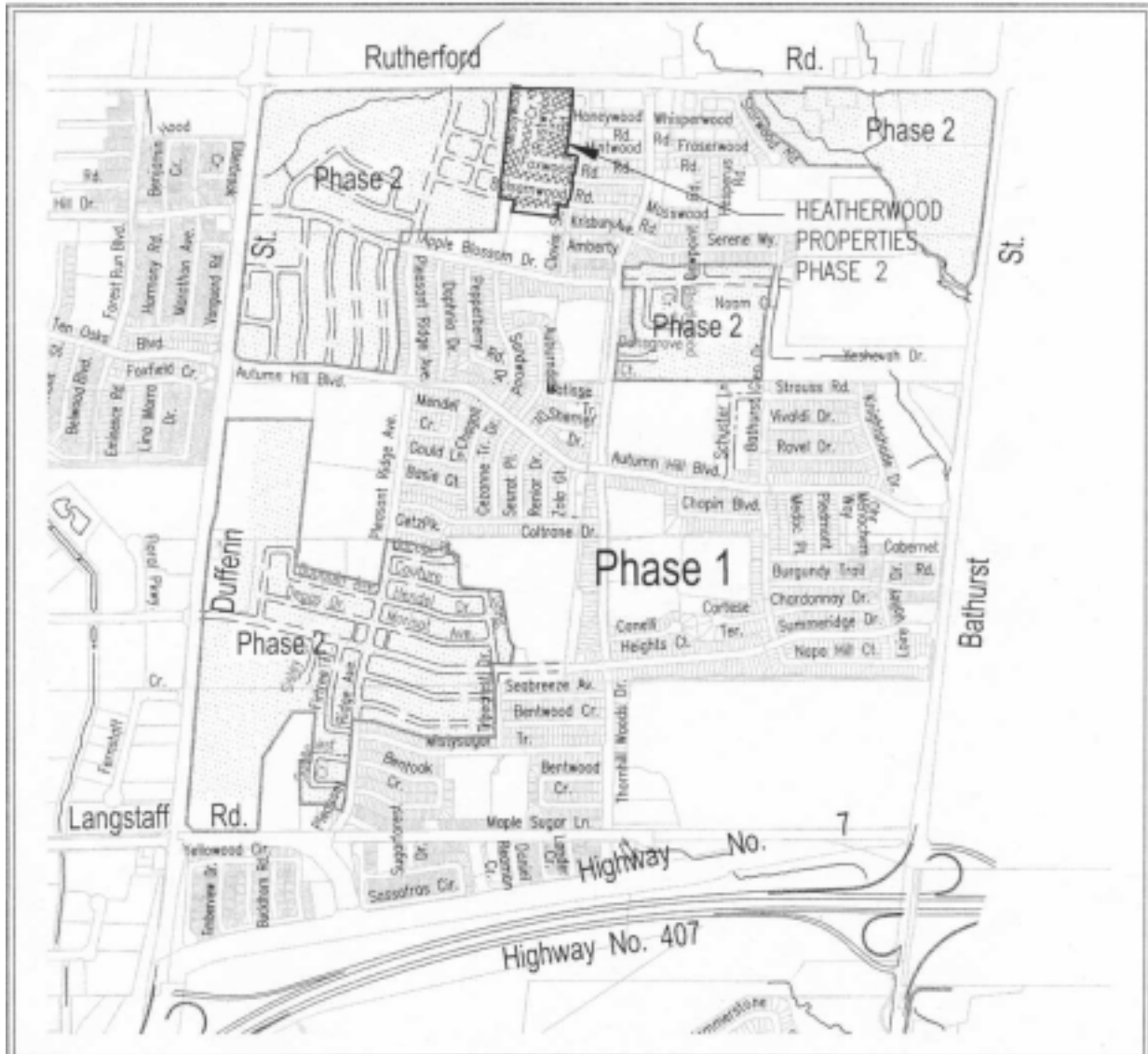
Jacqueline Thoman, Senior Engineering Assistant, ext 8728
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Respectfully submitted,

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

Michael Won, P.Eng.
Director of Development/
Transportation Engineering

ATTACHMENT No. 1



HEATHERWOOD PROPERTIES - PHASE 2

19T-89118

SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION

LOCATION : Part of Lot 15
Concession 2

LEGEND



SUBJECT LANDS



NOT TO SCALE