

COMMITTEE OF THE WHOLE OCTOBER 4, 2004

SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION BATHURST CONTWO INVESTMENTS LIMITED, 19T-98V11, PHASE 2 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 draft approved plan of subdivision 19T-98V11 within Phase 2 of Block 10:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed plan of subdivision 19T-98V11 Bathurst Contwo Investments Limited, 19T-98V11, Phase 2 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector Sewer on an interim basis and ultimately from the Langstaff Collector once constructed, and water supply capacity from Pressure District No. 6 of the York Water Supply System for a total of 224 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 Bathurst Contwo Investments Limited, 19T-98V11, 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-98V11 Bathurst Contwo Investments Limited, 19T-98V11, Phase 2 is located within Phase 2 of Block 10 in Urban Village Two of OPA 600 as illustrated on Attachment 1. The current plans require allocation for 129 single family dwellings, 34 semi-detached units and 61 townhouse units for a total of 224 units.

Individual draft plans of subdivision within Block 10 were 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 have proceeded 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. The Region of York has increased the temporary allocation capacity to the North Don Collector from 11,764 persons to 24,764 persons, now that the Prepaid Development Charge Credit Agreement with Blocks 10, 11 and 12 for the construction of the Bathurst Collector sewer has been executed. 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 4,500 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 the registration of each plan.

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 Bathurst Contwo Investments Limited, 19T-98V11, Phase 2 is in the process of finalizing their subdivision agreement and water and sanitary capacity has been reserved for them by Council, it is therefore, appropriate to allocate the reserved water and sanitary sewer capacity at this time should Council concur.

Attachments

1. Location Map

Report prepared by:

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

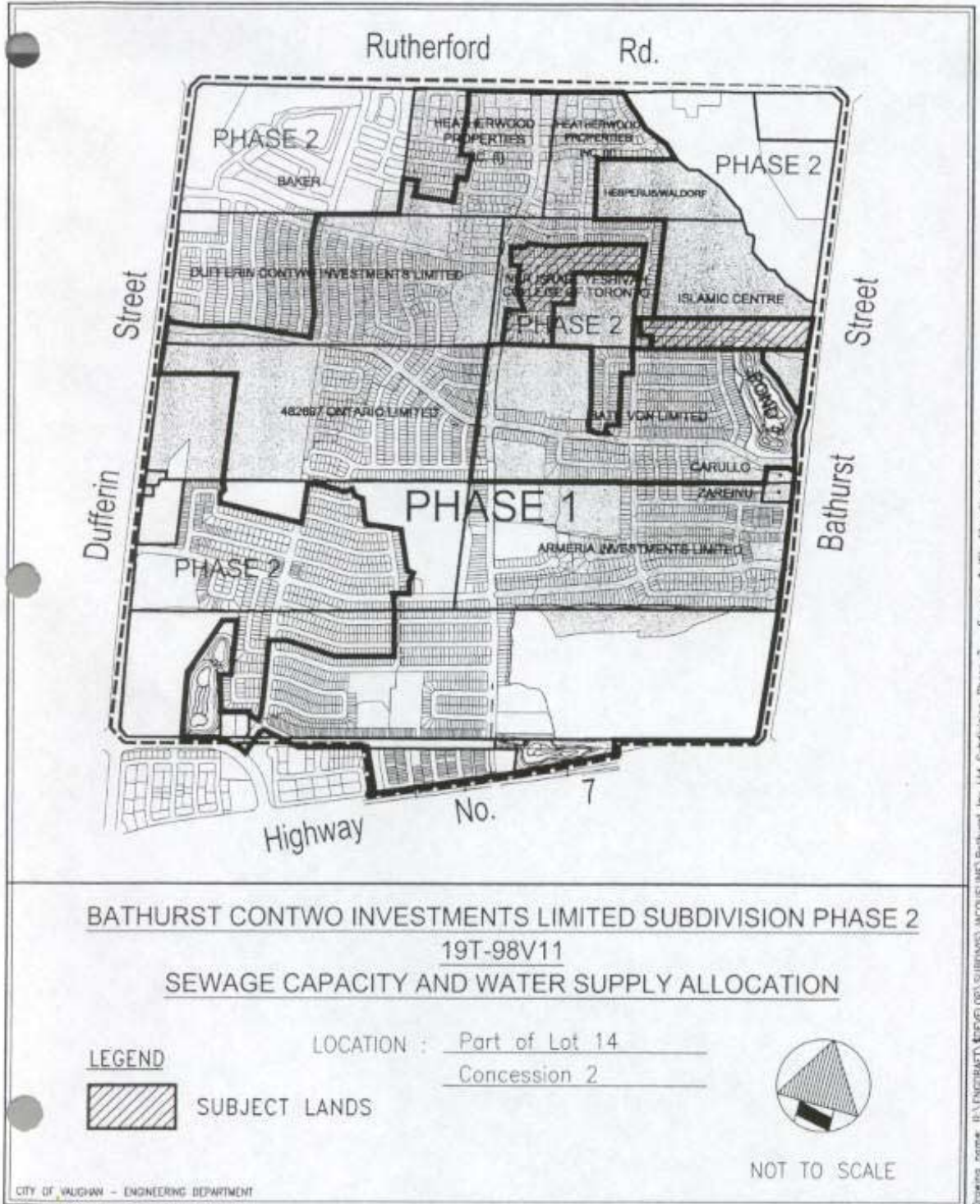
Respectfully submitted,

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

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

JT/fc

ATTACHMENT No. 1



Drawing name: H:\ENG\DRFT\DEVELOP\SUBDIVIS\JACQUELINE\Bathurst Inv Ltd Subdivision Phase 2 - Sewage & Wtr Allocation.dwg