

COMMITTEE OF THE WHOLE – DECEMBER 11, 2006

SITE DEVELOPMENT APPLICATION DA.06.075 GALCAT INVESTMENTS INC. ALLOCATION OF SEWAGE AND WATER SERVICING CAPACITY

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 for the approved site development application noted below:

“IT IS HEREBY RESOLVED THAT the approved development application DA.06.075 is allocated sewage capacity from the York/Durham Servicing Scheme, and water supply capacity from the York Water Supply System for a total of 12.42 hectares of employment lands.”

Economic Impact

There are no immediate budgetary impacts resulting from the adoption of this report.

Purpose

The purpose of this report is to obtain Council approval for the allocation of sewage and water servicing capacity to the subject development application.

Background - Analysis and Options

The subject lands as identified on Attachment No. 1, are located on the east side of Pine Valley Drive and south of Highway 407. The lands are designated as “Prestige Area” by Official Plan Amendment 450 and zoned EM1 for prestige employment area use. The owner has submitted a site development application for the lands to facilitate the development of two warehouse buildings on a 12.42 hectare site. The site plan development application was approved by Council on September 25, 2006. It is anticipated that the site plan agreement will be executed in the near future.

Current Regional policy regarding servicing allocation capacity assignments for land uses other than residential, states that servicing capacity for industrial/employment, commercial and institutional land uses is factored into the residential assignment to individual municipalities.

Accordingly, the City’s practice is for Council to formally allocate servicing capacity to individual industrial/employment development applications thereby allowing additional control to ensure sufficient infrastructure is in step with the provisions for proper conveyance for potential high demand industrial/employment land uses.

Relationship to Vaughan Vision 2007

In consideration of the strategic priorities related to planning and managing growth as established by Vaughan Vision 2007, the recommendations of this report will assist in staging growth to coordinate with available infrastructure and community facilities.

This report is therefore consistent with the priorities previously set by Council.

Conclusion

Site development application DA.06.075 was approved by Council on September 25, 2006. Based on current Regional and City policy respecting allocation of servicing capacity to industrial/employment development applications, it is recommended that sewage and water servicing capacity be allocated to the subject development.

Attachments

1. Location Map

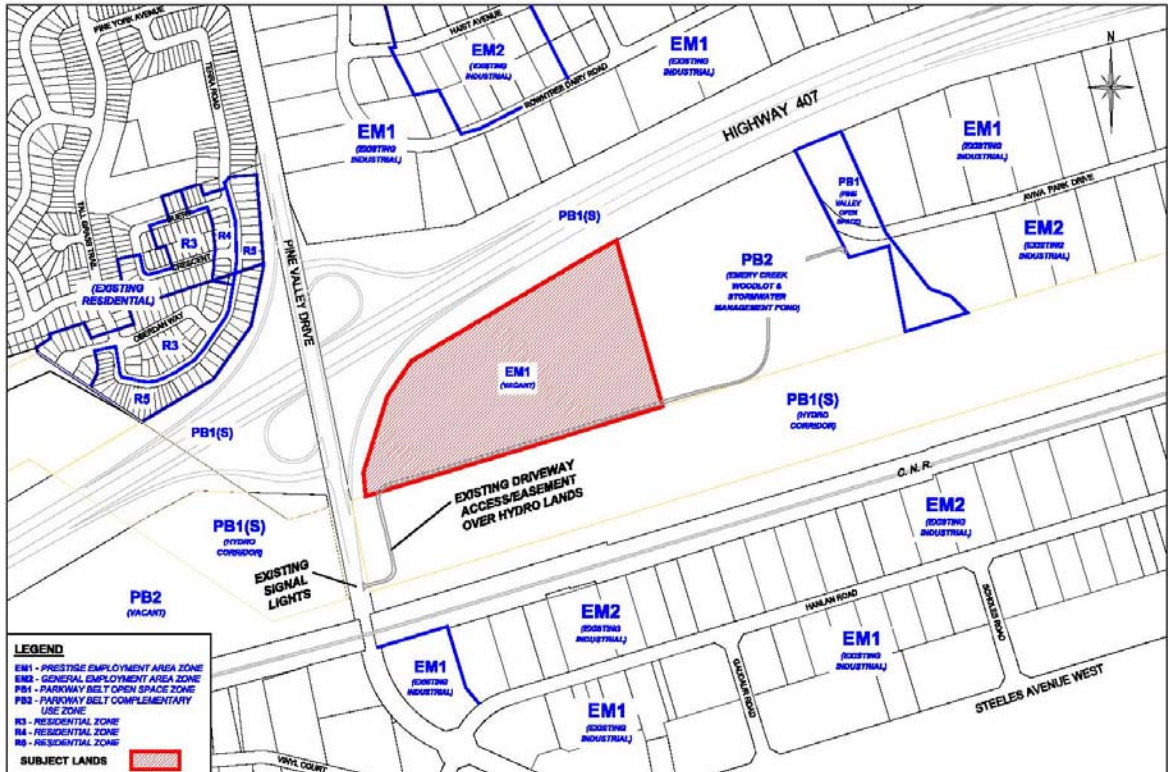
Report prepared by:

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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



Location Map

Part of Lots 2 & 3,
Concession 6
APPLICANT:
GALCAT INVESTMENTS INC.

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Development Planning Department

Attachment

FILE No.:
DA.06.075
Not to Scale
September 26, 2008

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