

COMMITTEE OF THE WHOLE – APRIL 22, 2002

LANGSTAFF WOODS (EAST) PHASE 2 ARMERIA INVESTMENTS LIMITED 19T-89037 SERVICING ALLOCATION

Recommendation

The Commissioner of Development Services and Public Works recommends:

That Council pass the following resolution allocating sewage and water servicing capacity to the proposed Plan of Subdivision 19T-89037 (East) Phase 2 for a total of 123 residential units:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-89037 (East) 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 Collector once constructed, and water capacity from Pressure District No. 6 of the York Water Supply System for a total of 123 residential units.”

Purpose

This report represents a review of the proposed servicing allocation for the subject subdivision.

Background - Analysis and Options

The proposed Draft Plan of Subdivision 19T-89037 (East) Phase 2 is located within Phase One of Block 10 in Patterson Urban Village 2 of OPA 600 as illustrated on Attachment No. 1. This plan was draft approved by the Ontario Municipal Board on November 22, 1999. The issue of servicing capacity was discussed at the Board but Council did not give formal allocation prior to the approval of the draft plans of subdivision in the usual manner.

The Armeria Investments Ltd. Draft Plan of Subdivision 19T-89037 (East) Phase 2 is proceeding on the basis of interim servicing to the existing North Don Collector system. Ultimately, sewage flows from the Armeria Phase 2 Plan will be redirected to the Bathurst Collector sewer once it is constructed. Water supply to Block 10 will be provided by the Pressure District No. 6 water system with the primary feed coming from the existing trunk watermain on Langstaff Road.

The City has received the detailed engineering submission for the Plan of Subdivision and pre-servicing has started. The subdivision agreement for the Plan is being drafted and it is expected that the City will execute it shortly. Since allocation was not granted at the Draft Plan Approval stage, it is appropriate that Council allocate sewage capacity and water supply to Draft Plan of Subdivision 19T-89037 (East) Phase 2 at this time in order that the developer may proceed with the registration of the plan.

Conclusion

The Region of York has confirmed that interim servicing capacity for Block 10 is immediately available for up to 10,000 persons through connection to the existing North Don Collector sewer. Accordingly, it is appropriate that Council allocate sewage and water servicing capacity to Draft Plan of Subdivision 19T-89037 (East) Phase 2 at this time in order that the developer may proceed with registration of the plan. Should Council concur, the recommended resolution may be passed.

Attachments

I. Location Map

Report prepared by

Mirella Doyle, Senior Engineering Assistant, ext. 8256

Tony Ching, Development Engineer, Development Review, ext 8711

Brendan Holly, Senior Manager Development/Transportation Engineering, ext 8250

Respectfully submitted,

FRANK MIELE
Commissioner of Development Services
and Public Works

Bill Robinson, P. Eng.
Executive Director of City Engineering
and Public Works

MD/mr

ATTACHMENT No. 1

