

COMMITTEE OF THE WHOLE - JUNE 17, 2002

MAPLE SERVICE AREA ADDITIONAL INTERIM SANITARY SERVICING CAPACITY ALLOCATION STRATEGY

Recommendation

The Commissioner of Engineering and Public Works recommends:

That subject to the Region of York confirming satisfactory arrangements are in place with the Blocks 18 and 33 West Landowners Groups for the up-front financing of the design and construction of the proposed Langstaff Sanitary Trunk Sewer, and that interim servicing capacity is available in the Maple Collector for an additional 12,800 person;

1. Sewage servicing capacity for 2,800 persons equivalent (about 800 units) be reserved from the additional interim capacity in the Maple Service Area for residential development within OPA No.332, OPA No.350 and the Block Plans approved to date in OPA No.400, which may be allocated by Council at the site plan or draft plan of subdivision approval stage; and
2. Sewage servicing capacity for 10,000 persons equivalent (about 2,860 units) be reserved from the additional interim capacity in the Maple Service Area for residential development in Blocks 18 and 33 West in OPA No.600, which may be allocated by Council at the draft plan of subdivision approval stage.

Purpose

This report is intended to inform Council of the anticipated release of additional interim sanitary servicing capacity in the Maple Service Area, and recommends an allocation strategy.

Background - Analysis and Options

Recognizing the current sanitary capacity constraints in the Maple Service Area, the Block 18 Landowners Group retained Schaeffer Consulting Engineers to undertake a reassessment of the Maple Collector capacity based on recent flow monitoring data and a detailed review of the land use within the sewer shed. Schaeffer Engineering in turn submitted a comprehensive report to the Region in December 2000, which underwent a thorough review including a peer review. The Block 33 West Landowners Group also commissioned a similar capacity study, which was submitted to the Region in January 2002. In February 2002, the Region convened a meeting with City Staff and the Blocks 18 and 33 West Landowners Groups to present their position on the Schaeffer report and to outline the basic principles for the release of additional interim servicing capacity in the Maple Collector. Region Staff advised that they are prepared to recommend to Regional Council the release of interim servicing capacity for an additional 12,800 persons in the Maple Collector subject to the Blocks 18 and 33 West Landowners Groups committing to undertake the following to the satisfaction of the Region:

- Enter into an up-front financing agreement for the design and construction of the Langstaff Sanitary Trunk Sewer estimated at \$17.5 million with the objective of having the sewer in service by 2005;
- Conduct sewage flow monitoring within the Maple Collector; and
- Carry out certain modifications and improvements to the existing Maple Collector Sewer.

In addition to the above, the Region has requested that the City establish a system to track the number of building permits issued in the Maple area.

Based on the ensuing discussions with the Block 18 and 33 West Landowners Groups, these basic principles were considered acceptable subject to the confirmation that sufficient servicing capacity would be allocated by Vaughan Council to their respective Blocks to make it financially viable to up-front finance the cost of the Langstaff Trunk Sewer. Through further discussions between City Staff and the Landowners Groups, the sum of 10,000 persons was established as the appropriate capacity threshold. The Landowners Groups have indicated that this servicing capacity would be shared amongst them on the basis of their respective financial commitment to the overall cost of the sewer project.

Reservation of Capacity for Maple Infilling

In keeping with City's allocation policy, Engineering Staff, in consultation with the Planning Department, compiled an inventory of the potential development lands within official plans in Maple that precede OPA 600 to determine the servicing capacity needs for infill development. Based on this review, it is estimated that additional servicing capacity amounting to about 6,900 persons would be required to provide for full build out of the pre-OPA 600 areas shown on Attachment 1. There is presently no sewage servicing capacity for these developments to proceed. Accordingly, arrangements for the construction of the Langstaff Trunk Sewer with the Region are needed just the same as Blocks 18 and 33 West. It is anticipated that less than half of these development areas will proceed before the Langstaff and Bathurst Trunk Sewers are constructed in 2005. Accordingly, the reservation of 2,800 persons from the additional interim capacity is considered adequate to provide for the proposed infill development that is expected to proceed in Maple over the next two to three years.

Conclusion

The Region of York is expected to provide the City with interim sanitary servicing capacity in the Maple Collector for an additional 12,800 persons subject to a number of conditions including the up-front financing for the design and construction of the proposed Langstaff Sanitary Trunk Sewer. The Blocks 18 and 33 West Landowners Groups are prepared to fund this sewer project but are requesting Council allocate servicing capacity totaling 10,000 persons to their Blocks to make front-end financing viable. Accordingly, if Council deems it is in the best interest of the City to reserve this capacity for development in Block 18 and 33 West to facilitate the construction of the Langstaff Trunk Sewer, the recommended allocation strategy could be adopted.

Attachments

1. Location Map

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Respectfully submitted,

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Commissioner of Engineering and Public Works

AP/mp

ATTACHMENT No. 1

