

COMMITTEE OF THE WHOLE – AUGUST 19, 2002

EXTENSION OF EXISTING MUNICIPAL SANITARY AND WATER SERVICES KEELE STREET NORTH TO KIRBY ROAD CORTELLUCCI DEVELOPMENTS

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council grant Cortellucci Developments approval to extend the existing municipal sanitary sewer and watermain on Keele Street to Kirby Road at no cost to the City and that the Mayor and Clerk be authorized to execute a servicing agreement with respect to the aforementioned services.

Purpose

The purpose of this report is to seek Council approval for the extension of the existing municipal sanitary sewer and watermain on Keele Street to Kirby Road, at no cost to the City, in advance of a site plan application for a future commercial development and the authorization for the Mayor and Clerk to execute a servicing agreement for these municipal services.

Background - Analysis and Options

Cortellucci Developments owns a piece of land at the northwest quadrant of Keele Street and Kirby Road that they wish to market as serviced land. Presently, the land is outside of the area serviced by existing municipal services. However, the City approved an Official Plan Amendment for the subject land on July 6, 1998 subject to the approval of the Regional Official Plan Amendment that was adopted February 3, 2000. This OP.94.025(R) provides for the land to be developed for specific commercial uses within the Agricultural Policy Area.

Currently, municipal sanitary sewer and watermain exist on Keele Street at Vista Gate, approximately 300 metres south of Kirby Road. Cortellucci Developments wishes to extend these services to their land in advance of a site plan application for a future commercial development. The proposed sanitary sewer and watermain meet the City's criteria for industrial developments and residual capacity will be available for future upstream development. Staff have reviewed the existing municipal sewage and water systems in the area and conclude that they can accommodate the future commercial development. Since the future development is commercial, servicing allocation is not required.

Cortellucci Developments submitted construction drawings, with required servicing capacity analyses, and MOE Applications to the Engineering Department for review and approval and have agreed to enter into a servicing agreement with the City to satisfy any conditions, including financial, concerning the extension of these services. The services will be extended at no cost to the City.

Conclusion

Based on the foregoing, it is recommended that Council authorize the Mayor and Clerk to execute a servicing agreement with Cortellucci Developments to extend the existing municipal sanitary sewer and watermain on Keele Street to Kirby Road to provide for the development of the lands at the north west corner of Keele Street and Kirby Road.

Attachments

1. Location Map

Report prepared by

Mirella Doyle, Senior Engineering Assistant, ext 8256

Tony Ching, Development Engineer, ext 8711

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

Respectfully submitted,

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

MD/fc

ATTACHMENT No. 2

