

COMMITTEE OF THE WHOLE – OCTOBER 21, 2002

SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION LANGSTAFF WOODS (WEST) PHASE 1 LANGSTAFF WOODS DEVELOPMENT CORP. & 482697 ONTARIO LIMITED 19T-89037 BLOCK 10 PATTERSON URBAN VILLAGE TWO – OPA NO. 600

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council pass the following resolution allocating sewage capacity and water supply to the proposed Plan of Subdivision 19T-89037 (West) Phase 1 for a total of 400 residential units:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-89037 (West) Phase 1 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 supply from Pressure District No. 6 of the York Water Supply System for a total of 400 residential units following the execution of a subdivision agreement to the satisfaction of the City.”

Purpose

The purpose of this report is to obtain Council approval for the allocation of sewage capacity and water supply to Draft Plan of Subdivision 19T-89037 (West) Phase 1.

Background - Analysis and Options

The proposed Draft Plan of Subdivision 19T-89037 (West) Phase 1 is located within Phase One of Block 10 in Urban Village Two of OPA 600 as illustrated on Attachment No. 1.

The proposed plan of subdivision 19T-89037 (West) 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 Plan of Subdivision in the usual manner.

The proposed plan of subdivision 19T-89037 (West) Phase 1 comprises 348 single family dwellings, 6 townhouse blocks accommodating 37 townhouse units and 10 part blocks accommodating 3 single family dwellings, 1 semi-detached dwelling and 11 townhouse units.

From a servicing perspective, the proposed Bathurst Sanitary Collector Sewer will provide the ultimate sanitary outlet for this development in Block 10. This collector sewer is a Regional facility and is currently planned to be in service by 2005. On May 15, 2001 the Region of York confirmed that they have entered into a Development Charge Agreement with the developers in Block 10 of Urban Village Two for the construction of the Bathurst Collector sewer, and that the interim servicing capacity for Block 10 is immediately available for up to 10,000 persons through connection to the existing North Don Collector Sewer. Upon allocation to Langstaff Woods (West) Phase 1, 2,440 persons remain to be allocated through connection to the existing North Don Collector Sewer.

Accordingly, the Langstaff Woods Development Corp. & 482697 Ontario Limited Draft Plan of Subdivision 19T-89037 (West) Phase 1 is proceeding on the basis of interim servicing to the existing North Don Collector system. Ultimately, sewage flows from the aforementioned

subdivisions 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 detailed engineering submissions for this 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 for 19T-89037 (West), it is appropriate that Council allocate sewage capacity and water supply to Draft Plan 19T-89037 (West) Phase 1 at this time in order that the developer may proceed with the registration of their plan.

Conclusion

The Region of York has confirmed that the interim sanitary servicing capacity for Block 10 is immediately available for up to 10,000 persons through connection to the existing North Don Collector sewer. After the allocation of the 400 residential units for this Draft Plan 19T-89037 (West) Phase 1, capacity for 2,440 persons is remaining to be allocated. Water supply can be provided by Pressure District No. 6 water system via the existing trunk watermain in Langstaff Road. Accordingly, it is appropriate that Council allocate sewage capacity and water supply to Draft Plan of Subdivision 19T-89037 (West) Phase 1 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

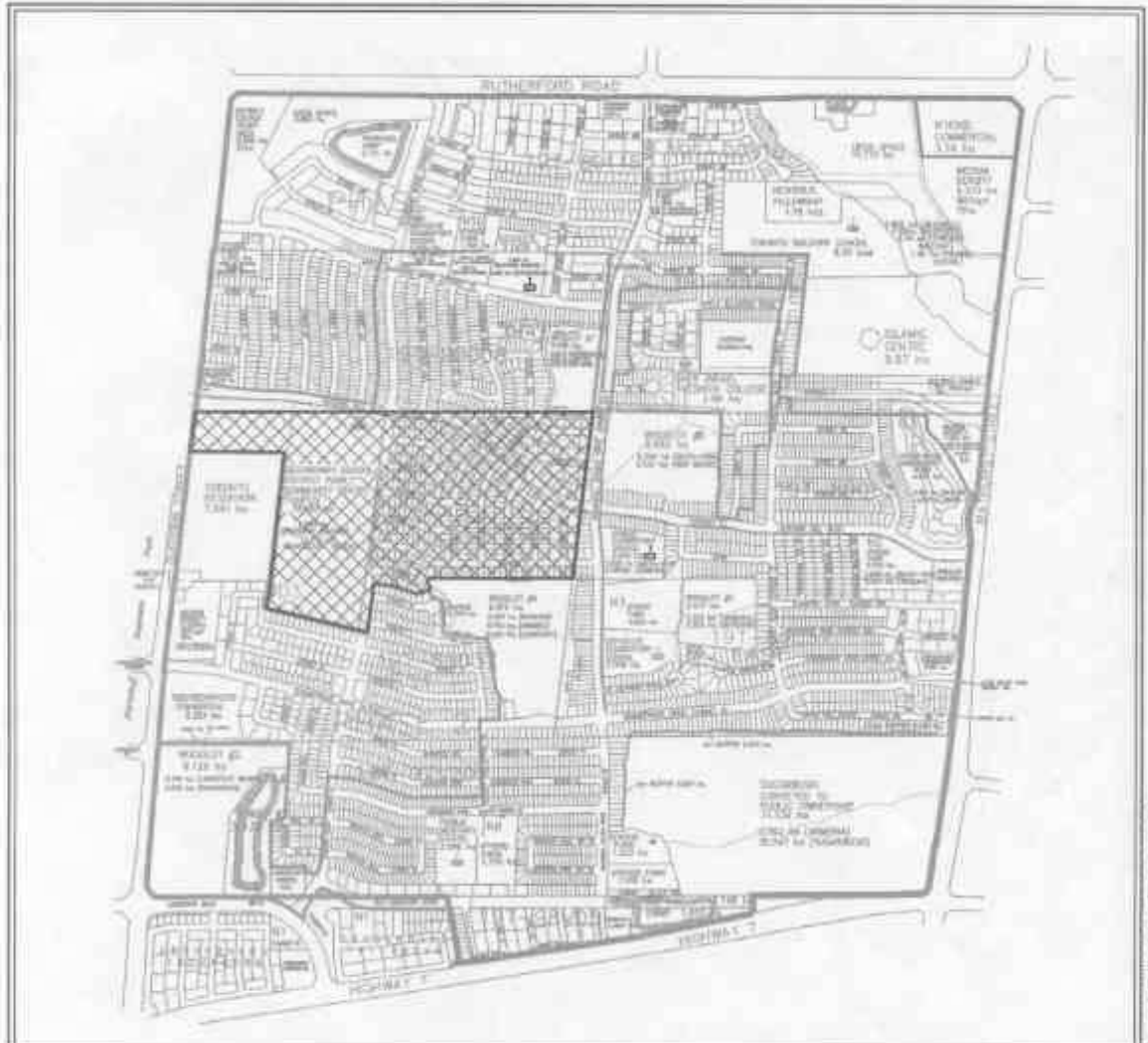
Mirella Doyle, Senior Engineering Assistant, ext. 8256
Tony Ching, Development Engineer, Development Review, ext 8711
Brendan Holly, Senior Manager Development/Transportation Engineering, ext 8250

Respectfully submitted,

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

MD/fc

ATTACHMENT No. 1



SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION LANGSTAFF WOODS (WEST) - PHASE 1 19T-89037 (WEST)

LOCATION : Part of Lot 13
Concession 2

LEGEND



SUBJECT LANDS



NOT TO SCALE

CITY OF WAGAH - ENGINEERING DEPARTMENT

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