

COMMITTEE OF THE WHOLE - FEBRUARY 17, 2003

REGIONAL DEVELOPMENT CHARGE CREDIT AGREEMENT BLOCKS 18 AND 33 WEST LANGSTAFF TRUNK SEWER

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Commissioner of Planning and Director of Legal Services, recommends:

That Council enact a by-law authorizing the Mayor and Clerk to execute the Regional Development Charge Credit Agreement for the advanced construction of the Langstaff Trunk Sanitary Sewer with the Blocks 18 and 33 West Developer Groups and the Region of York for the purpose of confirming the reservation of servicing capacity allocation as adopted by Council resolution on June 24, 2002.

Purpose

The purpose of this report is to obtain Council's authorization to execute a Regional Development Charge Credit Agreements with the Developer Groups in Blocks 18 and 33 West with respect to the advanced construction of the Langstaff Trunk Sewer for the purpose of confirming the reservation of servicing allocation.

Background - Analysis and Options

The proposed Bathurst and Langstaff Trunk Sanitary Sewers are required to meet the ultimate servicing needs of the planned development in Blocks 10, 11, 12, 18 and 33 West within OPA No. 600. The Bathurst and Langstaff Trunk Sewers have been identified in the 2001 York Durham Servicing Scheme Master Plan Update as Strategic projects. Strategic projects are those projects that are required within a 10 year time period to service predicted development.

In March 2001, the Block 10 Developer Group entered into a Development Charge Credit Agreement with the Region to provide for the construction of the proposed Bathurst Trunk Sewer from Steeles Avenue to mid-Block 10. The Blocks 18 and 33 West Developer Groups are now pursuing the advancement of the Langstaff Trunk Sewer, which outlets to the Bathurst Trunk.

On November 7, 2002, Regional Staff submitted a report to their Finance and Administration Committee that outlined the proposed principles of the prepaid Development Charge Credit Agreements with the developer groups in Blocks 18 and 33 West for the advancement of the Langstaff Trunk Sewer. One of the key principles of the proposed agreement is the request, on both the Region and the developers part, that the City of Vaughan to be party to the agreement for the purpose of achieving the necessary planning approvals and servicing allocation for the participating developers.

Council, on June 24, 2002, passed the following resolution with respect to the reservation of sanitary servicing capacity for the planned development in Blocks 18 and 33 West:

"That subject to the Region of York confirming that satisfactory arrangements are in place with the Block 18 and 33 West Landowners Groups for the up-front financing of the design and construction of the proposed Langstaff Sanitary Trunk Sewer, and additional interim servicing capacity is available in the Maple trunk for 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 by Council in

OPA400, to 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 future residential development in Blocks 18 and 33 West in OPA 600, which may be allocated by Council at the draft plan of subdivision approval stage.”

Accordingly, the City could confirm this reservation of sanitary servicing capacity allocation to Blocks 18 and 33 West through the provisions of the Regional Development Charge Credit Agreement for the Langstaff Trunk Sewer.

With respect to planning approvals, the City is currently reviewing the Block Plans for Blocks 18 and 33 West. Once Council has endorsed the Block Plans, the related draft plans of subdivision would be considered in the normal manner.

Conclusion

Staff recommends that the City of Vaughan execute the Regional Development Charge Credit Agreements with the Blocks 18 and 33 West Developer Groups for the sole purpose of confirming the reservation of servicing allocation in accordance with Council's resolution of June 24, 2002. Should Council concur, the recommendations of this report could be adopted.

Attachments

N/A

Report prepared by

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Respectfully submitted,

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Commissioner of Engineering and Public Works