

## **COMMITTEE OF THE WHOLE – APRIL 7, 2003**

### **SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION LIBERTY DEVELOPMENT CORPORATION 19T-91018 THORNHILL-VAUGHAN COMMUNITY**

#### **Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council pass the following resolution reallocating sewage capacity and water supply to the proposed Plan of Subdivision 19T-91018 for a total of 614 residential units:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-91018 is allocated sewage capacity from the York/Durham Servicing Scheme, and water supply from Pressure District No. 6 of the York Water Supply System for a total of 614 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 reallocation of sewage capacity and water supply to Draft Plan of Subdivision 19T-91018.

#### **Background - Analysis and Options**

The proposed Draft Plan of Subdivision 19T-91018 Liberty Development Corporation (formerly Estate of Raffaele DiSera) is located within the Town Centre area of the Thornhill-Vaughan Community Plan OPA 210 as illustrated on Attachment No. 1.

The proposed plan of subdivision was draft approved by Council on November 8, 1999. In conjunction with the draft plan approval, Council passed the following resolution with respect to the allocation of sewage capacity and water supply:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the draft Plan of Subdivision 19T-91018 is allocated sewage capacity from the York/Durham Servicing Scheme, and water capacity from Pressure District No. 6 of the York Water Supply System for a total of 614 residential units. Said allocation shall automatically be revoked after a period of one year in the event that the plan is not registered.”

A Plan of Subdivision on the Estate of Raffaele DiSera was not registered within the one year period of receiving draft plan approval; therefore, the allocation was revoked in accordance with the above resolution. Although the allocation was revoked, capacity remains available to the area of development.

The lands were subsequently purchased by Liberty Development Corporation in 2002 and they have confirmed in writing to the Engineering Department that they intend to proceed with the registration of a portion of the draft plan this year.

On December 16, 2002 Council approved a Zoning By-Law for a portion of the lands to permit the 614 high-density residential units. Since the original allocation was revoked on November 8, 2000 and Liberty Development Corporation wishes to proceed to register the Plan of Subdivision, it is appropriate that Council reallocate sewage capacity and water supply to Draft Plan 19T-91018 at this time.

Sanitary servicing for the development is immediately available through connection to the existing Bayview Collector via the sanitary sewer on Beverly Glen Boulevard and water supply can be provided by Pressure District No. 6 water system via the watermain on Beverly Glen Boulevard. Both of the aforementioned services were constructed in conjunction with the Baif Development Ltd. (19T-90009) subdivision.

**Conclusion**

Liberty Development Corporation intends to proceed with the registration of their draft plan this year and zoning is in place to permit the high-density development. Accordingly, it is appropriate that Council reallocate sewage capacity and water supply to Draft Plan of Subdivision 19T-91018 at this time. Should Council concur, the recommended resolution may be passed.

**Attachments**

I. Location Map

**Report prepared by**

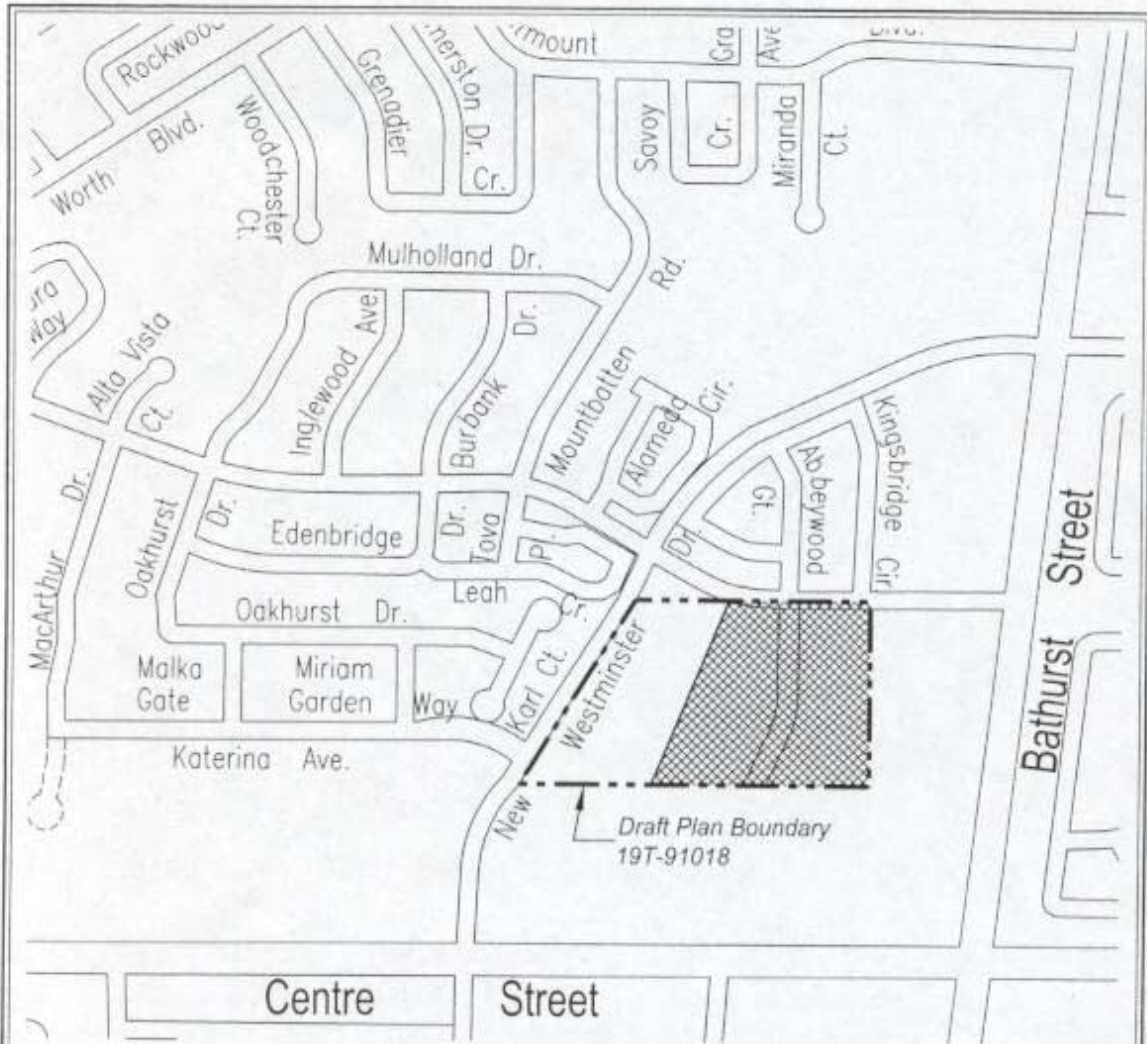
Mirella Doyle, Senior Engineering Assistant, ext. 8256  
Tony Ching, Development Engineer, Development Review, ext 8711

Respectfully submitted,

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

MD/fc

# ATTACHMENT No. 1



## SEWAGE CAPACITY & WATER SUPPLY ALLOCATION LIBERTY DEVELOPMENT CORPORATION

19T-91018

LOCATION : Part of Lot 6, Conc. 2

### LEGEND



SUBJECT LANDS



NOT TO SCALE