

COMMITTEE OF THE WHOLE – JUNE 21, 2004

SEWAGE AND WATER SERVICING CAPACITY ALLOCATION ARTIBUS DEVELOPMENT CORPORATION PHASE 2; 19T-97V15 BLOCK 39 VELLORE URBAN VILLAGE ONE – OPA No. 600

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council passes the following resolution with respect to the allocation of sewage and water servicing capacity to draft approved plan of subdivision 19T-97V15 Phase 2:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed plan of subdivision 19T-97V15 Artibus Development Corporation Phase 2 is allocated sewage capacity from the York/Durham Servicing Scheme and water servicing capacity from Pressure District No. 6 of the York Water Supply System for a total of 85 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's approval to allocate sewage and water servicing capacity to Draft Plan of Subdivision 19T-97V15 Phase 2 in order to facilitate the development of this approved draft plan of subdivision.

Background – Analysis and Options

The proposed draft plan of subdivision 19T-97V15 Artibus Development Corporation Phase 2 is located south of Major Mackenzie Drive between Weston Road and Pine Valley Drive in the northern half of Block 39 in Vellore Urban Village One as illustrated on Attachment No. 1. The current plan requires allocation for 85 single-family lots, 47 semi-detached lots and 26 townhouses on 5 townhouse blocks.

The proposed plan of subdivision was draft approved on August 25, 2003. A portion of the plan was allocated sewage and water servicing capacity on June 23, 2003 for a total of 120 residential units in anticipation of the Region of York releasing additional capacity in Maple. Allocation for the balance of the plan was reserved on September 8, 2003. On April 13, 2004, the Region of York confirmed the availability of additional interim sewage servicing capacity in the Maple Collector (as part of the 2800 persons allocated through the Bathurst/Langstaff Agreement). Accordingly, it is appropriate that allocation be given to the balance of the plan to complete the proposed plan of subdivision.

The City has received detailed engineering submissions for this Plan of Subdivision and pre-servicing has started. The subdivision agreement has been drafted and it is expected that the City will execute it shortly. Since the plan requires allocation for an additional 85 units, it is appropriate that Council do so at this time in order that the developer may proceed with the registration of the plan.

Relationship to Vaughan Vision 2007

This development is part of OPA 600 and consistent with the Vaughan Vision in that it encourages the development of OPA 600 (4.7).

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

As the approved draft plan of subdivision 19T-97V15 Artibus Development Corporation Phase 2 is in the process of having its subdivision agreement finalized and sewage and water servicing capacity allocation have been identified for this development by the Region of York, it is therefore appropriate to allocate sewage and water servicing capacity at this time.

Attachments

1. Location Map

Report prepared by

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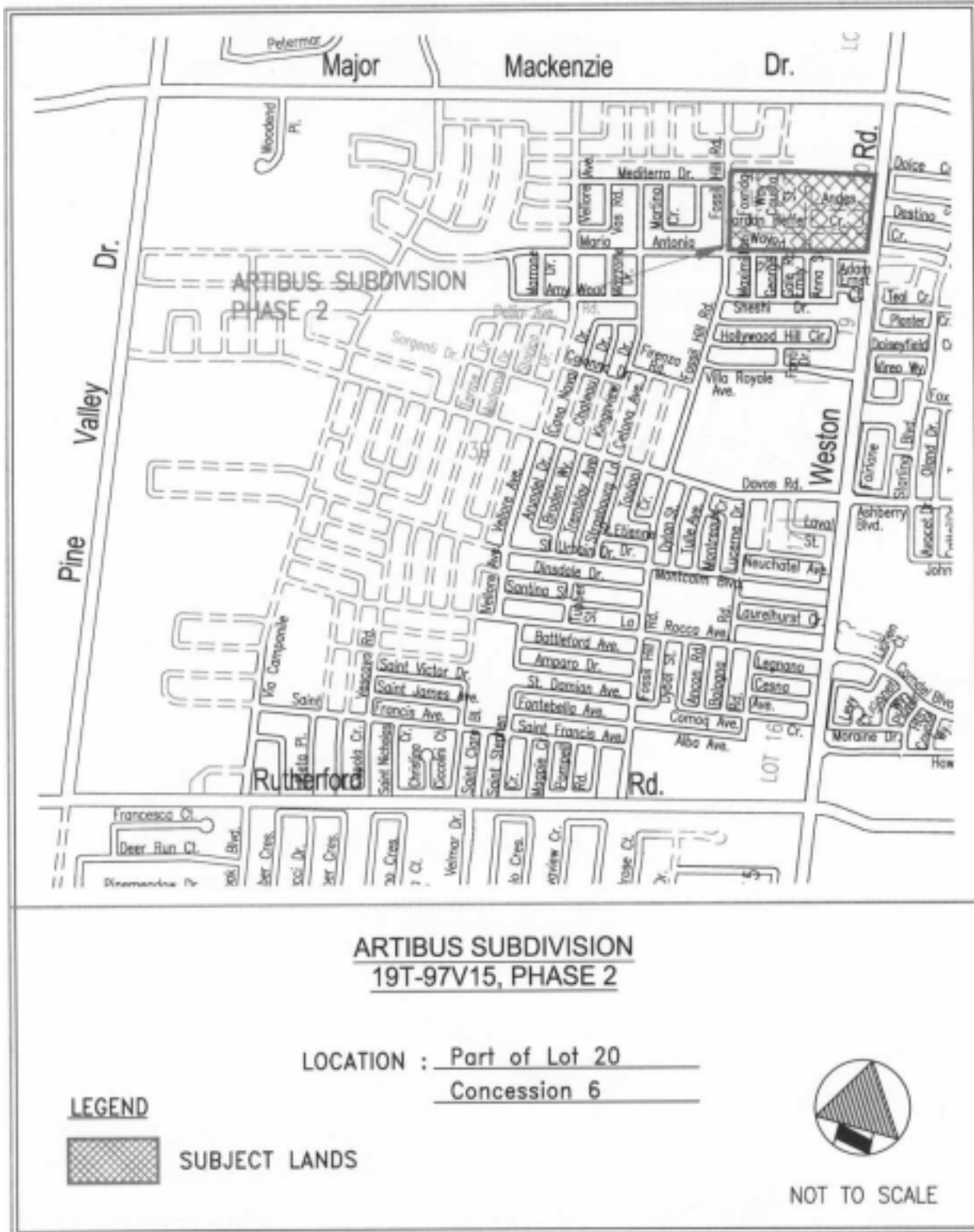
Michael Frieri, Development Supervisor, Engineering Planning & Studies, ext 8729

Respectfully submitted,

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

Michael Won, P.Eng.
Director of Development/
Transportation Engineering

ATTACHMENT No. 1



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