

Attachment 12 - Municipal Servicing Information

Municipal Servicing Information

Water Servicing

Block 41 predominantly lies within Pressure District 7 (PD7) of the York Water System. A small portion at the northeast corner of the Block at Weston Road and Kirby Road is in Pressure District 8 (PD8) elevation range.

The City's ultimate water distribution system envisions a PD7 watermain north along Weston Road and PD8 watermain west along Kirby Road from Jane Street. The PD7 watermain (north along Weston Road from Teston to Kirby Road) and PD8 watermain (along Kirby Road from Jane Street) are development charge recoverable projects.

From a Regional water distribution system perspective, there is water distribution infrastructure that will be constructed including a Pressure District 8 (PD8) booster pumping station in the vicinity of the northwest corner of Jane Street and Teston Road, a PD8 watermain along Jane Street (from Teston Road to King Vaughan Road), two PD8 elevated water storage facilities, and a PD9 water booster station in the vicinity of Jane Street and Kirby Road. The proposed regional water infrastructure projects will be constructed in phases. York Region has advised that servicing for this Block is not planned to be constructed by the Region until the year 2028.

Wastewater Servicing

Block 41 is located within the Northeast Vaughan service area in the York-Durham Sewage System. York Region has initiated detailed design of its Northeast Vaughan Water and Wastewater Servicing Project (Phase 1 in-service date of 2025 and Phase 2 in-service date of 2028). The Integrated Urban Water Master Plan Class Environmental Assessment Study has identified the requirement for a sanitary trunk sewer along Jane Street (Teston Road to Rutherford Road) to connect to the existing Jane-Rutherford Trunk Sanitary Sewer, a sanitary trunk sewer twinning or upgrade within an easement (parallel to and just south of Rutherford Road) between Jane Street and Keele Street, and a new sanitary sewer along Keele Street (from the easement to Langstaff Road).

Interim Servicing Strategy ('ISS')

The City completed its ISS Study in October of 2021. The ISS Study developed servicing strategies to safely accommodate future new growth utilizing the City's existing local system on an interim basis prior to the availability of Regional infrastructure in 2028 and beyond. Block 41 was considered a new growth area captured in the ISS Study. There were numerous options analyzed, however, the recommended interim servicing option is to connect and outlet to the existing local sanitary sewer stub at the northeast corner of Weston Road and Teston Road.

The ISS Study confirmed the Corner Brook Crescent outlet through Block 32 West and southerly to York Region's Jane Rutherford Sanitary Trunk Sewer can support 12,425 persons equivalent (2,802 pe for B34W and 9,623 for B41), in the interim with minimal surcharging. The interim sanitary servicing scheme will be required until the ultimate Regional outlet is in place in Q4 of 2028.

The Region advises that should the LOG require servicing capacity before that date, the LOG would be responsible for providing the detailed design for the servicing and be required to front-end the cost of constructing the services on behalf of the Region. A condition regarding front-end costs for servicing is included in Attachment 9.

Stormwater Management ('SWM')

Five stormwater management ponds are proposed for the block, two of which (SWM ponds 2 and 3) have been separated into parts (a and b). The Development Engineering Department and the TRCA has reviewed the relative locations of the SWM ponds and is generally satisfied with their locations, subject to final design through subsequent development applications.