

COMMITTEE OF THE WHOLE – SEPTEMBER 2, 2003

STRATEGY FOR ALLOCATION / RESERVATION OF SERVICING CAPACITY

Recommendations

The Commissioner of Engineering and Public Works and the Director of Community Planning, in consultation with the City Manager, recommend:

1. That Council pass the following resolution with respect to the allocation of sewage and water servicing capacity to specific draft approved plans of subdivision within the Maple Service Area:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the draft approved plans of subdivision 19T-95114, 19T-96V10 Phase 3, and 19T-97V06 are allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water capacity from their respective Pressure District of the York Water Supply System for a total of 268 residential units. Said allocation to individual plans shall automatically be revoked after a period of one year in the event that a specific plan is not registered.”

2. That subject to the Region of York confirming the availability of additional interim sewage servicing capacity for 2,800 persons equivalent in the Maple Collector:

- i. Council pass the following resolutions with respect to the allocation and reservation of sewage and water servicing capacity:

- a. “NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the approved site plan development applications DA.98.069, DA.00.007 and DA.01.037 are allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme, and water capacity from Pressure District No. 7 of the York Water Supply System for a total of 218 residential units.”

- b. “NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the development applications DA.02.002, DA.03.008, 19T-97V15 Phase 2, 19T-02V01, 19T-02V02, 19T-02V04, 19T-02V08, 19T-02V11, 19T-03V03, 19T-03V04 and 19T-03V10 are reserved sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme, and water capacity from their respective Pressure District of the York Water Supply System for a total of 541 residential units as distributed in Attachment No. 3. Said reservation to individual plans shall automatically be revoked after a period of one year in the event that the site plan agreement has not been executed or that the draft plan has not been registered.”

- ii. That the remaining servicing capacity of approximately 102 persons equivalent be reserved for infill development applications within the Maple Service Area, which may be allocated in conjunction with draft plan or site plan approval.

3. That subject to the Region of York confirming the availability of sufficient temporary sewage allocation capacity to the North Don Collector, sewage allocation capacity for 7,500 persons equivalent be reserved for residential development within Phase 1 of Blocks 11 and 12 in OPA 600, which may be allocated by Council prior to registration of each plan of subdivision.

4. That Council pass the following resolution with respect to the allocation of sewage and water servicing capacity to specific draft approved plans of subdivision within the Woodbridge Service Area:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the draft approved plans of subdivision 19T-89081 Phase 3 and 19T-89024 Phase 5 are allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water capacity from their respective Pressure District of the York Water Supply System for a total of 370 residential units. Said allocation to individual plans shall automatically be revoked after a period of one year in the event that a specific plan is not registered.”

5. That Council pass the following resolution with respect to the reservation of sewage and water servicing capacity to specific infill development applications within the Woodbridge Service Area, which may be allocated upon confirmation from the Region of York of sufficient servicing capacity in the Woodbridge Service Area, and in conjunction with draft plan or site plan approval:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the development applications DA.00.100, DA.01.057, DA.01.071, DA.02.057, DA.03.028, DA.03.036 and 19T-93023 are reserved sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water capacity from their respective Pressure District of the York Water Supply System for a total of 195 residential units. Said reservation to individual plans shall automatically be revoked after a period of one year in the event that the site plan agreement has not been executed or that the draft plan has not been registered.”

6. That Council pass the following resolution regarding additional sewage servicing capacity in the Woodbridge Service Area, and forward it to the Region of York:

“WHEREAS growth in Vaughan is continuing at unprecedented rates;

AND WHEREAS the current available sanitary servicing capacity of 80,066 persons equivalent in the Woodbridge Service Area as identified by the Region of York has either been allocated or reserved for proposed development;

AND WHEREAS the Peel Diversion Forcemain project tender has now been let by the Region of York, with construction anticipated to commence shortly and to be completed by the fall of 2004;

AND WHEREAS on September 25, 2000 the Region of York was initially requested to provide the City with additional sewage capacity in the Woodbridge Service Area;

AND WHEREAS the Region of York has not fulfilled nor responded to the City's September 25, 2000 request as noted above;

NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the Region of York be requested to provide the City with sufficient additional sewage servicing capacity in the Woodbridge Service Area to provide for the full build-out of the existing residential community including OPA No. 600.”

Purpose

To establish a strategy for the allocation and/or reservation of servicing capacity to development applications within the Maple and Woodbridge Service Areas, in response to Council's request of

June 23, 2003. Further, to formally request the Region of York to provide the City with sufficient additional sewage servicing capacity in the Woodbridge Service Area for the full build-out of the existing residential community including OPA No. 600.

Background – Analysis and Options

Maple Service Area

The City's current allowable serviceable population within the Maple Service Area is 60,700 persons equivalent. To date, this sewage servicing capacity has been entirely allocated or reserved. Sewage servicing capacity for a number of draft approved plans of subdivision, namely 19T-95114, 19T-96V10 Phase 3 and 19T-97V06 as identified in Attachment No. 1, currently remains in reserve. Staff have noted these draft approved plans of subdivision are now actively proceeding to registration. Therefore it is recommended that they be formally allocated sewage and water servicing capacity.

Based on recent analysis of the Maple Collector sewer by the Blocks 18 and 33 West landowners groups, the Region of York has agreed to release an additional 12,800 persons equivalent of interim sewage servicing capacity in the Maple Service Area. From this interim capacity, on June 24, 2002 and June 23, 2003, Council reserved 2,800 persons equivalent of sewage and water servicing capacity respectively, for residential development within OPA No. 332, OPA No. 350 and the Block Plans approved to date in OPA No. 600. However, the release of said additional sewage capacity from the Region is subject to the execution of the Prepaid Development Charge Credit Agreement with Blocks 18 and 33 West, for the design and construction of the Langstaff Sanitary Trunk Sewer. To date, this agreement has not been executed and the release of interim capacity by the Region to the City has not formally been given.

A review of all active development applications within the Maple Service Area was conducted by Staff for the purpose of recommending a strategy for the disposition of the anticipated additional 2,800 persons equivalent capacity. All applications considered have been identified in Attachment No. 1. It should be noted that said applications are expected to proceed to registration within one year.

Therefore, subject to the Region confirming the availability of additional interim sewage capacity, it is recommended that the active development applications within the Maple Service Area as presented in Attachment No. 1, be reserved servicing capacity. Further, in order to accommodate any future infill development, it is recommended that the remaining balance be reserved for infill plans. Further allocation or reservation beyond the anticipated 2,800 persons will be subject to completion of the Region's Bathurst and Langstaff Trunk sanitary sewers.

Blocks 11 and 12 – OPA No. 600

The ultimate sanitary sewer outlet for Blocks 11 and 12 will be the Regional Bathurst Collector sewer once constructed. In the interim, temporary allocation capacity is available from the North Don Collector. Staff have recently been copied on correspondence from the Region of York identifying the Region is prepared to increase the temporary allocation capacity to the North Don Collector from 11,764 persons to 24,764 persons, subject to the execution of the Prepaid Development Charge Credit Agreement with Blocks 10, 11 and 12 for the construction of the Bathurst Collector sewer. This additional capacity will accommodate Phase 2 of Block 10 and subsequent future development within Blocks 11 and 12. On June 23, 2003, water supply capacity for 7,500 persons equivalent was reserved by Council for development within Phase 1 of Blocks 11 and 12. Accordingly, it is recommended that an equivalent amount of temporary sewage allocation capacity from the North Don Collector be reserved, which may be allocated by Council prior to registration of individual draft plans.

Woodbridge Service Area

The City's current allowable serviceable population within the Woodbridge Service Area is 80,066 persons equivalent. To date, this sewage servicing capacity has been entirely allocated or reserved. The number of draft approved plans within the Woodbridge Service Area has resulted in an over-commitment and over-allocation of approved development, above and beyond the City's current limit of 80,066 persons. As a result, on September 25, 2000 a formal request was made to the Region of York to provide the City with additional sewage servicing capacity to allow for the full build-out of the existing residential community including OPA No. 600. To date, the Region has not increased the allowable sewage capacity to the Woodbridge Service Area, nor responded to the City's request.

In order to allow for full build out of the Woodbridge Service Area, the construction of the Peel Diversion Forcemain from the Humber Pumping Station is required. The Region has now commenced construction of this project, with an anticipated completion date of fall 2004.

A recent analysis of the current allocated and reserved population within the Woodbridge Service Area has been conducted by Staff. Based on 2001 Census data, a reduced average person per unit rate of 3.4 was applied to the Woodbridge Service Area, thereby allowing additional allocation capacity within the system. The analysis reveals a minor amount of over-allocated population within the Woodbridge Service Area. Given the magnitude of the existing system, this would generally be considered to be within an acceptable engineering tolerance.

A summary of the current active and draft approved development applications within the Woodbridge Service Area has been provided in Attachment No. 2. Based on the above noted analysis, it is recommended that the current draft approved plans be allocated capacity such that they may proceed to registration and that the active plans be reserved future capacity for a period of one year.

Given that construction of the Peel Diversion Forcemain has now commenced, it is further recommended that the Region be formally requested to release additional capacity in the Woodbridge Service Area to allow for full build out of the community.

Water Supply Capacity

Plans are underway to secure additional water supply capacity by 2005 with the completion of the York-Peel Feedermain. Further capacity is expected with completion of the treatment plant expansion in Peel Region in 2006. The Region has negotiated infrastructure projects to be undertaken by Peel Region which will secure incremental amounts of capacity in January 2005 and June 2006. In accordance with Regional policy and to ensure development does not proceed in advance of the anticipated incremental water supply increases to Vaughan, the City will be required to implement a detailed development tracking system in close consultation with the Region of York.

Conclusion

In order to accommodate all current and active development applications as summarized in Attachment No. 3, an allocation/reservation strategy for the City's current and anticipated future serviceable population within the Maple and Woodbridge Service Areas is presented herein. It is further recommended that the Region of York be requested to release additional sewage servicing capacity in the Woodbridge Service Area for the full build-out of the existing residential community including OPA No. 600.

Attachments

1. Development Applications – Maple Service Area
2. Development Applications – Woodbridge Service Area
3. Development Application Summary

Report prepared by

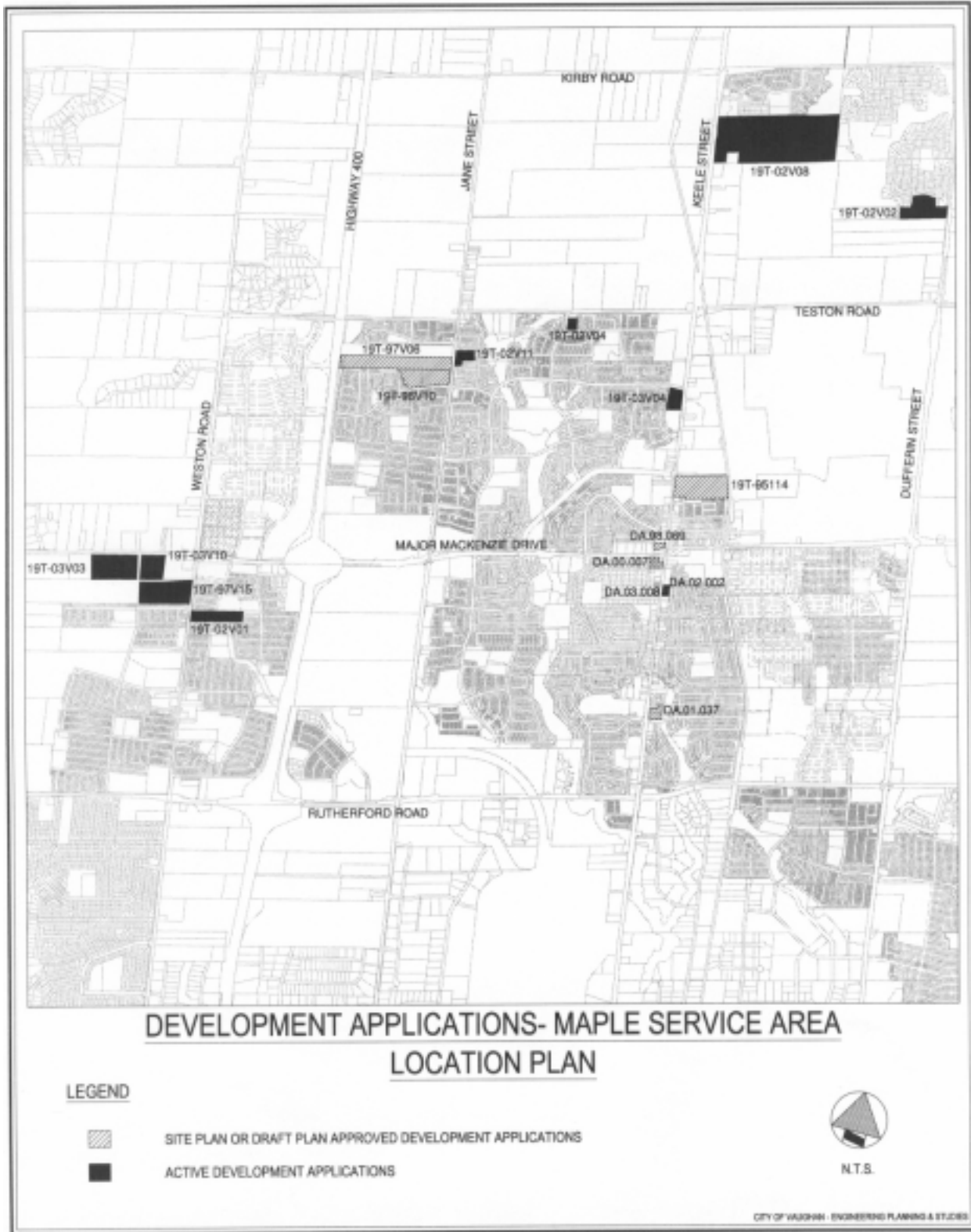
Michael Frieri, Development Supervisor, Engineering Planning & Studies, ext 8729

Respectfully submitted,

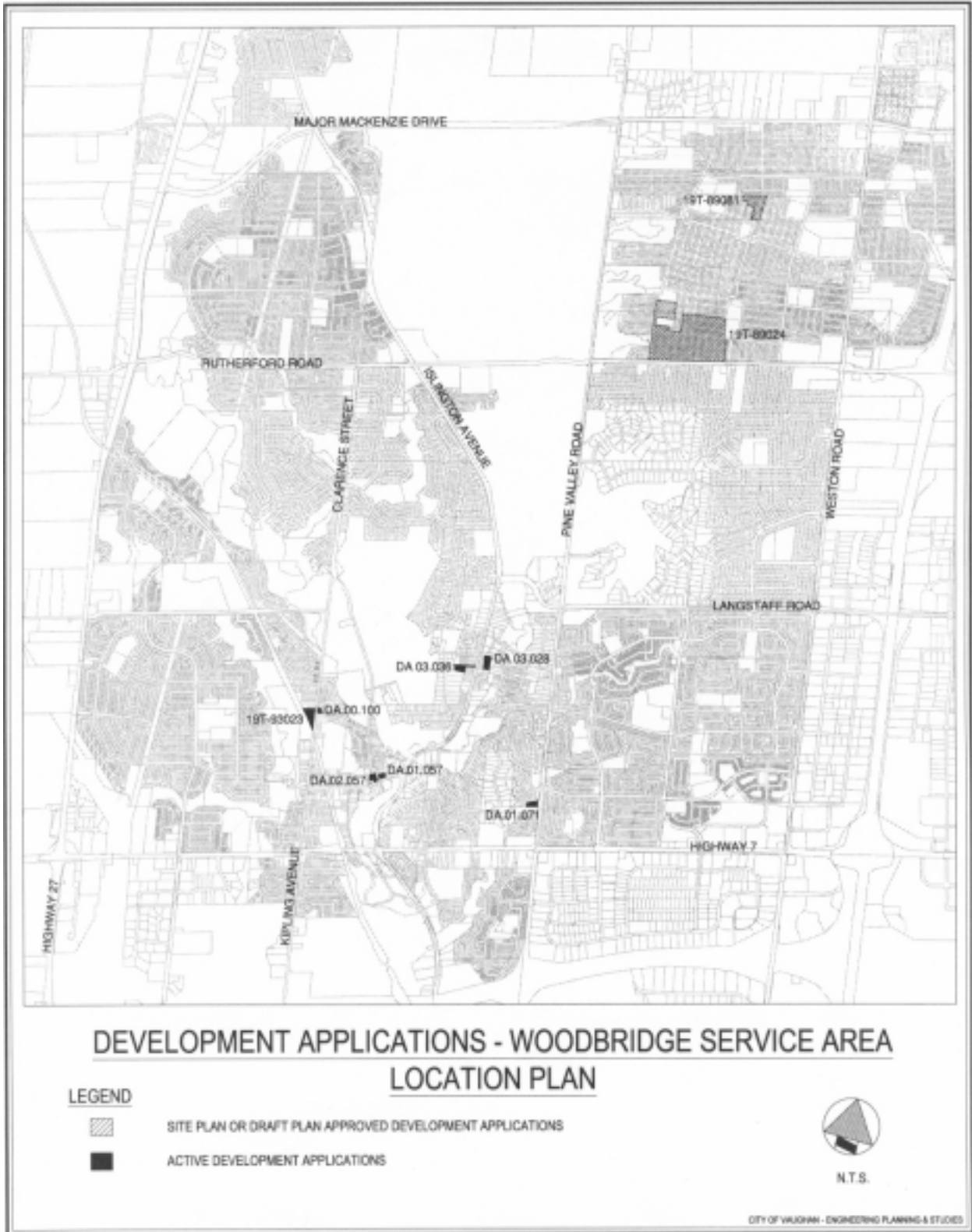
Bill Robinson, P. Eng.
Commissioner of Engineering and
Public Works

Joanne R. Arbour
Director of Community Planning

ATTACHMENT No. 1



ATTACHMENT No. 2



ATTACHMENT No. 3 DEVELOPMENT APPLICATION SUMMARY

MAPLE - Maple Collector

BLK	CPA	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS			Beds	Total	Comments
					Slng	Seml	Town			
19	332	19T-66114	EVV Holdings Limited	Draft Approved	64	60		144	Previously Researched - Expired	
33 East	603	19T-99710	Vernison Development Corp. - Phase 3	Draft Approved	8	54	3	65	Previously Researched - Unimbed	
33 East	600	19T-47V06	G.H. Maple Holdings Ltd.	Draft Approved	58	1		59	Previously Researched - Unimbed	
								288	TOTAL UNITS	
26	350	DA-66-069	Tan Lu Holdings	CMS Approved			49	49	Holding Zone	
26	350	DA-06-007	G. Doro	Z/CP Approved @ CMS			66	66	Holding Zone	
58	350	DA-01-057	9579 Keele Street Limited	CMS Approved			100	100	No holding zone	
								219	TOTAL UNITS	
18	366	DA-82-062	Candace Construction	CPA Approved			21	21	Active	
16	358	DA-03-008	1164Mile Ontario Limited	CPA Approved			13	13	Active	
30	668	19T-69V16	Auribus Development Corp. - Phase 2 (Balance)	Draft Approved	63			63	Active	
30 West	660	19T-62V01	Lanterra Homes	CPA Approved	41			41	Active	
20	332	19T-62V02	Nortridge Ridge Developments Ltd.	CPA Approved	31	18		31	Active	
26	350	19T-62V04	CKongate Investments Inc.	CPA Approved	79	15		94	Active, balance of Plan subject to CRMCP and Avoidable	
26	332	19T-62V06	Dream Works Property Inc.	CPA Approved	25			25	Active	
26	360	19T-62V11	Humberdale Estates Ltd.	CPA Approved	67			67	Active	
39	800	19T-62V03	Trend Developments Inc.	CPA Approved		60		60	Active	
26	350	19T-03V04	Maplet Estates	CPA Approved				52	Active	
39	600	19T-03V10	P. Gaborie & Sons Limited	CPA Approved				541	Active	
								541	TOTAL UNITS	

WOODBIDGE - Humber Pumping Station

BLK	CPA	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS			Beds	Total	Comments
					Slng	Seml	Town			
39	600	19T-89001	Villa Royale Homes Inc. - Phase 3	Draft Approved	46			46		
39	600	19T-89024	Volare Village Estates - Phase 5	Draft Approved	324			324		
								378	TOTAL UNITS	
44	240	DA-01-697	Elo Nicollet - 472861 Ontario Ltd.	CPA Approved			20	20		
44	340	DA-02-657	Signature One Inc.	CPA Approved			40	40		
44	240	DA-03-628	Religrove On Humber	CPA Approved			40	40		
44	240	DA-03-636	Lanada Investments Ltd	CPA Approved		20		20		
44	240	DA-01-071	Villa Nicolas Living Term Care Beds	CPA Approved			45	45		
44	240	DA-00-000	Ariva & Eweis Living	CPA Approved	4	16		20		
51	240	19T-69023	Polar Maple Homes Ltd.	CPA Approved	10			10		
								196	TOTAL UNITS	