

## **COMMITTEE OF THE WHOLE – SEPTEMBER 7, 2004**

### **INTERIM STRATEGY FOR ALLOCATION / RESERVATION OF SERVICING CAPACITY**

#### **Recommendations**

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

1. That this report be received for information;
2. That Council pass the following resolution with respect to the allocation of sewage capacity from the York/Durham Servicing Scheme and water supply capacity from the York Water Supply System for the approved development applications listed below:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the approved development applications 19T-89024 Phase 6, DA.04.002, B37/04 to B42/04 and B43/04 to B57/04 are allocated sewage capacity from the York/Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 576 residential units.”

3. That Council pass the following resolution with respect to the reservation of sewage capacity from the York/Durham Servicing Scheme and water supply capacity from the York Water Supply System for the active development applications listed below, which may be allocated by Council 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.03.036, DA.03.076, DA.04.019, DA.04.047, DA.04.050, 19T-89080, 19T-93023, 19T-02V06, 19T-02V08, 19T-03V03, 19T-03V10, 19T-03V21, 19T-04V02, 19T-04V03, 19T-04V04, 19T-04V07, 19T-04V08 and 19T-04V10 are reserved sewage capacity from the York/Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 2,766 residential units. Said reservation to individual development applications 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.”

4. That the remaining City-wide servicing allocation capacity of approximately 2,821 persons equivalent be reserved for future infill development applications throughout the City, which may be allocated as required and at Council's discretion, in conjunction with draft plan or site plan approval.

#### **Purpose**

The purpose of this report is to provide Council with an update on the status of servicing allocation capacity and to recommend a strategy for the disposition of the City's remaining interim allocation capacity.

#### **Background – Analysis and Options**

The Region's York/Durham Servicing Scheme model peer review analysis has now been completed. Model refinements based on recommendations made by the peer review are currently ongoing. Based on revised model parameters, over the next several months Regional staff will work closely with individual municipalities to possibly quantify any residual capacity and agree upon an acceptable level of risk associated with its release.

Notwithstanding the resolution of the above noted issues, the Region of York has confirmed in a letter dated June 24, 2004, that interim servicing allocation capacity is now available for Vaughan totaling 31,111 persons equivalent. Of this interim capacity, 17,000 persons equivalent has been committed to Phase I of all recently approved OPA 600 Blocks including Blocks 11, 12, 18 and 33 West. An additional 2,800 persons equivalent has been committed to infill developments within the Maple Service Area. After considering these commitments and all other allocated development applications to date, 10,935 persons equivalent remains available.

In keeping with past practice, and in order to continue processing additional development applications based on the City's current servicing capacity limitations, Staff have summarized all currently active and/or approved development applications expected to proceed to registration within a one year period. Refer to Attachment 1. Attachments 2, 3 and 4 graphically identify these applications based on their location within the Maple, Woodbridge and Thornhill Service Areas respectively. In order to effectively distribute the remaining available capacity, it is recommended that these applications be given priority and therefore allocated unconditionally or reserved for a period of one year based on their approval status.

In considering all immediate development applications noted above, approximately 2,821 persons equivalent of interim servicing capacity remains available. Given the historical rate of infill development over the last several years, it is recommended that this capacity be reserved to accommodate the build out of future infill areas as required.

Additional OPA 600 approved development areas that have not been accounted for in Attachment 1 include the balance of development along the west half of Block 39 and future build out of Blocks 40 and 47. Further, the build out requirements for all recently approved OPA 600 Blocks including 11, 12, 18 and 33 West are not accounted for in Attachment 1. Staff must continue to work closely with the Region to ensure that our long-term servicing capacity requirements are met in a timely manner.

### **Relationship to Vaughan Vision 2007**

In consideration of the strategic priorities related to planning and managing growth as established by Vaughan Vision 2007, the recommendations of this report will assist in staging growth to coordinate with available infrastructure and community facilities.

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

### **Conclusion**

In order to accommodate the City's imminent development schedule, it is recommended that all approved or active development applications expected to proceed to registration within a one year period be allocated unconditionally or reserved capacity respectively, and that the remaining available servicing capacity of approximately 2,821 persons equivalent be reserved for future infill development applications as required.

Staff will continue to work closely with the Region of York to ensure the City's future servicing capacity requirements will be met in a timely manner. It is anticipated that a future update report and strategy will be brought forward to Committee of the Whole upon completion of the Region's ongoing servicing capacity model refinements.

**Attachments**

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

**Report prepared by**

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Respectfully submitted,

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Commissioner of Engineering and  
Public Works

John Zipay,  
Commissioner of Planning

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

Marco Ramunno,  
Director of Development Planning

## ATTACHMENT No. 1 - DEVELOPMENT APPLICATION SUMMARY

### MAPLE SERVICE AREA

BLK	OPA	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total	Comments	
					Sing	Seml	Town	Aptm			Beeds
20	332	19T-02V08	Dream Works Property Inc.	OPA Approved	303		106		409	Previously reserved 50 units - Sept. 2003	
26	350	19T-03V21	Maple Heights Shopping Centre	OPA Approved	42		66		66		
26	350	19T-04V07	Mackenzie Glenn Developments Inc.	OPA Approved			30	6	36		
33 East	600	19T-04V10	Pianora Holdings Corp. c/o Solimar Development Corporation	OPA Approved	67		92		67	Previously reserved - Sept. 2003	
39	600	19T-03V03	Terraviva Developments Inc.	OPA Approved					92	Previously reserved - Sept. 2003	
39	600	19T-03V10	P. Gabrielle & Sons Limited	OPA Approved					92	Previously reserved - Sept. 2003	
					412	96	204	0	0	712	TOTAL UNITS

### WOODBRIIDGE SERVICE AREA

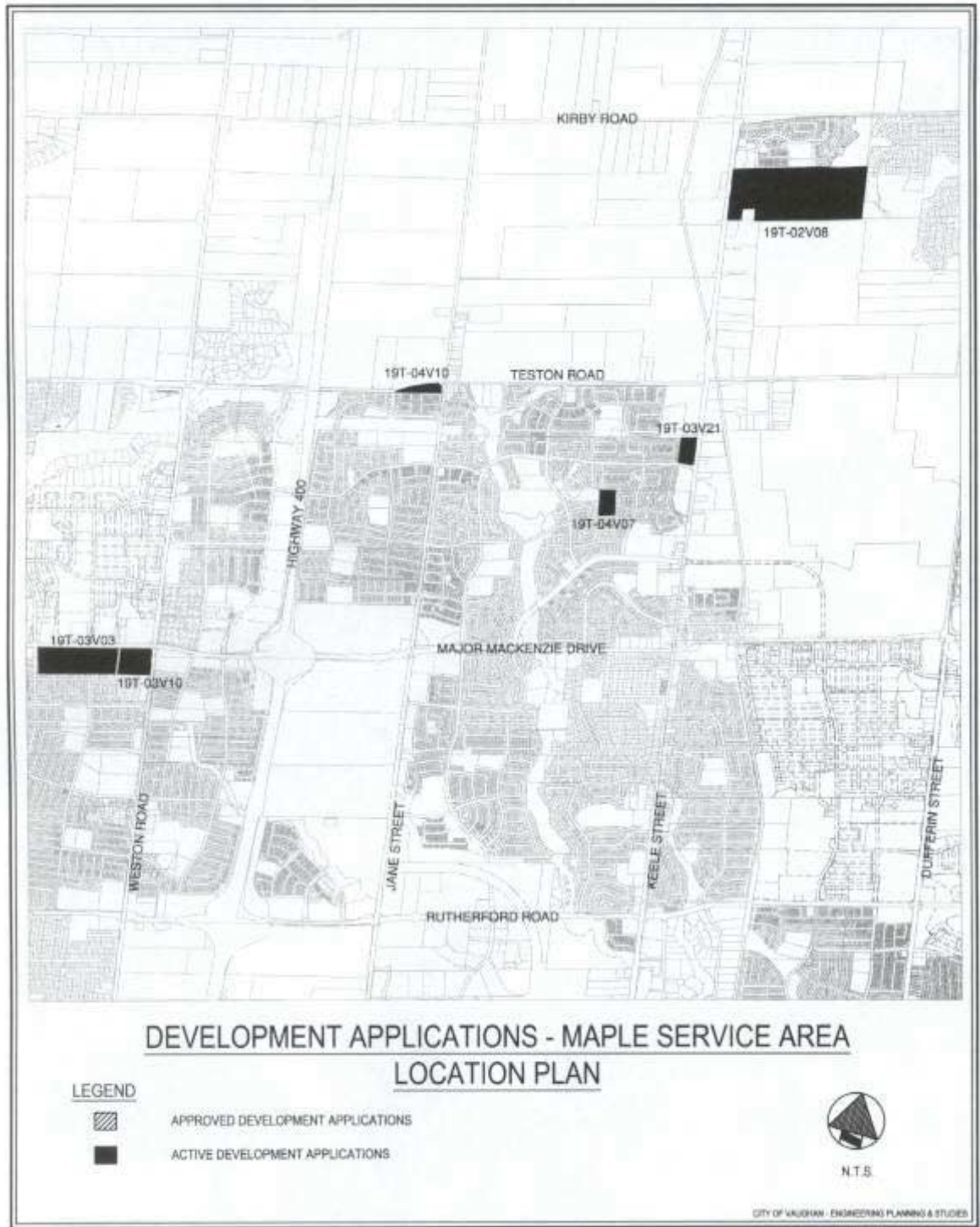
BLK	OPA	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total	Comments	
					Sing	Seml	Town	Aptm			Beeds
39	600	19T-63024	Vellone Village Estates - Phase 6	Draft Plan Approved	453					453	
43	240	19T-04V04	United People Corp. & United Capital Investments Ltd.	OPA Approved			37			37	
43	240	19T-04V03	Stone Manor Developments (Woodbridge) Ltd.	OPA Approved			86			86	
44	240	DA.02.057	Signature One Inc.	OPA Approved				80		80	Previously reserved - Sept. 2003
44	240	DA.03.036	Lamada Investments Ltd.	OPA Approved			20			20	Previously reserved - Sept. 2003
44	240	DA.01.071	Villa Nicolini Long Term Care Beds	OPA Approved				45		45	Previously reserved - Sept. 2003
44	240	DA.00.100	Anna & Ennio Lori	OPA Approved	4	16				20	Previously reserved - Sept. 2003
44	240	DA.01.057	Elio Nicolini - 472861 Ontario Ltd.	OPA Approved				20		20	Previously reserved - Sept. 2003
44	240	DA.04.050	Ashlock Limited c/o 1601486 Ontario Ltd.	OPA Approved				146		146	Previously reserved - Sept. 2003
51	240	19T-93023	Peter Malda Homes Ltd.	OPA Approved	10					10	Previously reserved - Sept. 2003
51	240	B07004 to B42004	555174 Ontario Ltd.	OPA Approved	1	6				7	Previously reserved - Sept. 2003
52	240	19T-02V06	Loblaws Properties Ltd. / Rio Can Real Estate	OPA Approved	44					44	
					512	22	143	226	45	948	TOTAL UNITS

## ATTACHMENT No. 1 - DEVELOPMENT APPLICATION SUMMARY

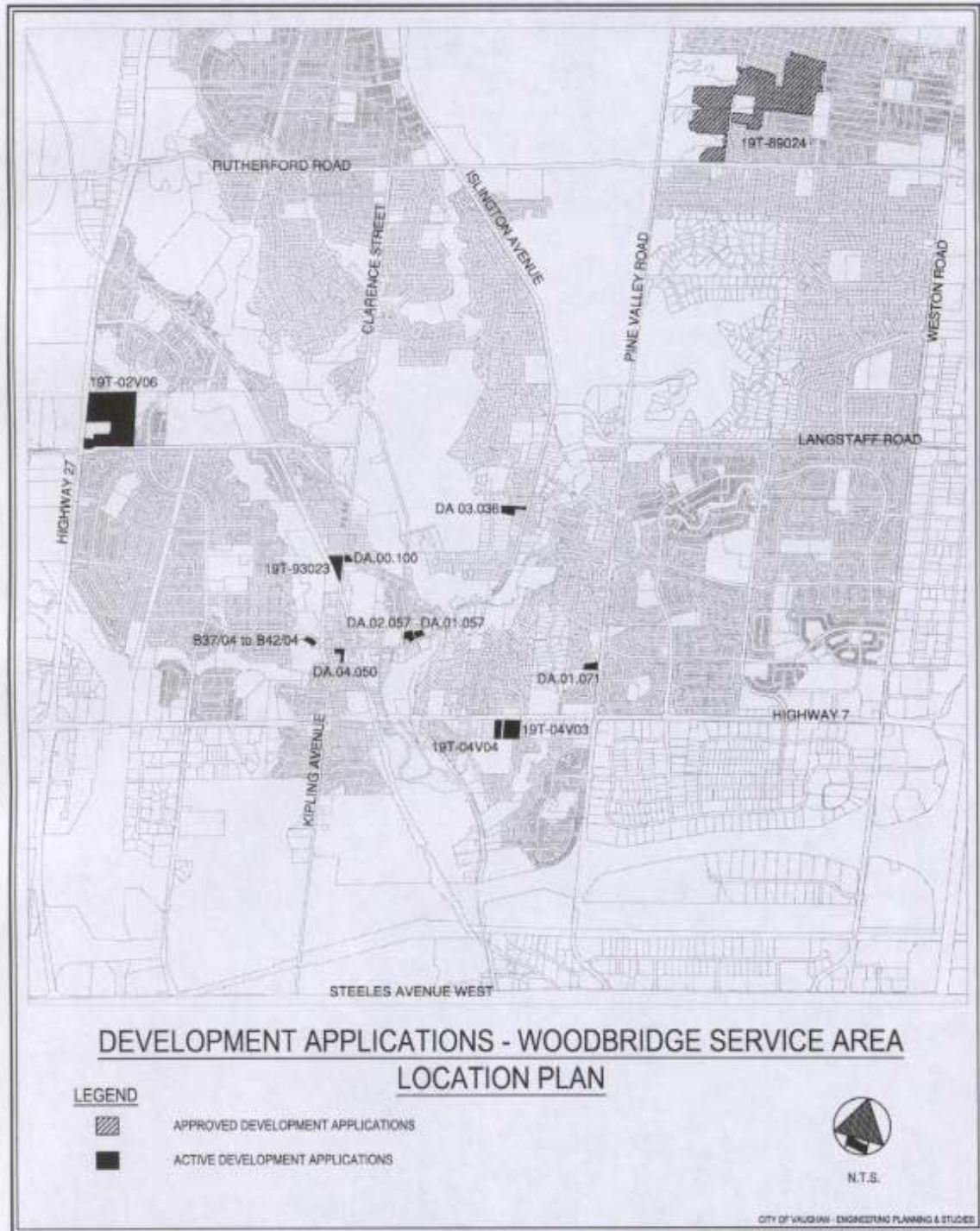
### THORNHILL SERVICE AREA

BLK	OPA	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS			Total	Comments	
					Sing	Semi Town	Apt/m			Beds
1	247	DA.04.019	965245 Cytano Limited	OPA Approved			232			
2	210	B4354 to B5704	Joyce Green	OPA Approved	16		16			
2	210	19T-49060	Hyatt Homes (Wigston Inc.)	OPA Approved	7		7			
8	471	DA.03.076	Allera Custom Builders Inc.	OPA Approved		294	294			
9	210	DA.04.002	Metronario Investments Limited	Site Plan Approved		100	100			
9	210	19T-04V08	1541677 Ontario Limited (Liberty Dev. Corp 19T-91018)	OPA Approved		93	1,505	1,598	614 Apartments Allocated April 14, 2003	
9	210	19T-04V02	Ramp Developments Limited	OPA Approved	17		17			
10	600	DA.04.047	Temple Kor Arts	OPA Approved		32	32			
					<b>40</b>	<b>0</b>	<b>125</b>	<b>2,131</b>	<b>0</b>	<b>2,296</b>
					<b>TOTAL UNITS</b>					

# ATTACHMENT No. 2



# ATTACHMENT No. 3



# ATTACHMENT No. 4

