

INTERIM STRATEGY FOR ALLOCATION / RESERVATION OF SERVICING CAPACITY

(Referred from the Council Meeting of September 13, 2004)

Council, at its meeting of September 13, 2004, adopted the following:

That this matter be referred to the Committee of the Whole meeting of October 4, 2004 and all relevant parties be notified.

The Committee of the Whole, at its meeting of September 7, 2004, recommended the following:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Commissioner of Planning, dated September 7, 2004, be approved subject to the following:
 - a. That Market Lane Holdings be included to the list of development applications for reserved sewage capacity and water supply capacity;
 - b. That consideration of allocation of sewage capacity be deferred for 3 months for the following:
 - i. Metrontario Investments Limited, DA.04.002; and
 - c. That consideration of reservation of sewage capacity be deferred for 3 months for the following:
 - i. Ramp Developments Limited, 19T-04V02;
 - ii. Mackenzie Glenn Developments Inc., 19T-04V07;
 - iii. Pianora Holdings Corp. c/o Solmar Development Corporation, 19T04V10; and
- 2) That the deputation of Mr. Nino Rico, Nino Rico Inc. Architect, 201 Spinnaker Way, Unit 10, Concord, L4K 4C6, be received.

Report of the Commissioner of Engineering and Public Works and the Commissioner of Planning dated September 7, 2004

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

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

ATTACHMENT No. 1 - DEVELOPMENT APPLICATION SUMMARY

MAPLE SERVICE AREA

BLK	OPA	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total	Comments
					Sling	Seml.	Town	Apdm		
20	332	197-02V06	Dream Works Property Inc.	OPA Approved	303		106		409	Previously reserved - Sept. 2003
26	350	197-03V21	Maple Heights Shopping Centre	OPA Approved	42		66		66	
26	350	197-04V07	MacKenzie Green Developments Inc.	OPA Approved	42		30		42	
33 East	600	197-04V10	Pianora Holdings Corp. c/o Solimar Development Corporation	OPA Approved	67		6		36	Previously reserved - Sept. 2003
39	600	197-03V03	Tenord Developments Inc.	OPA Approved	67		92		67	
39	600	197-03V10	P. Gabriele & Sons Limited	OPA Approved	412	96	204	0	712	
TOTAL UNITS										

WOODBIDGE SERVICE AREA

BLK	OPA	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total	Comments
					Sling	Seml.	Town	Apdm		
39	600	197-89024	Vellore Village Estates - Phase 6	Draft Plan Approved	453		37		453	Previously reserved - Sept. 2003
43	240	197-04V04	United People Corp. & United Capital Investments Ltd.	OPA Approved	453		86		37	
43	240	197-04V03	Stone Manor Developments (Woodbridge) Ltd.	OPA Approved	60		20		60	
44	240	DA.02.057	Signature One Inc.	OPA Approved	4		16		20	Previously reserved - Sept. 2003
44	240	DA.03.036	Lanada Investments Ltd.	OPA Approved	4		20		20	
44	240	DA.01.071	Villa Nicotini Long Term Care Beds	OPA Approved	4		146		45	
44	240	DA.00.100	Anna & Ennio Lori	OPA Approved	4		20		20	Previously reserved - Sept. 2003
44	240	DA.01.057	Elio Nicoletti - 4729811 Ontario Ltd.	OPA Approved	4		146		20	
44	240	DA.04.050	Ashlock Limited c/o 1601435 Ontario Ltd.	OPA Approved	10		6		146	
51	240	197-80023	Peter Maida Homes Ltd.	OPA Approved	1		6		7	Previously reserved - Sept. 2003
51	240	83704 to 84204	555174 Ontario Ltd.	OPA Approved	44		22		44	
52	240	197-02V06	Lubiew Properties Ltd. / Rio Can Real Estate	OPA Approved	512	22	143	226	948	
TOTAL UNITS										

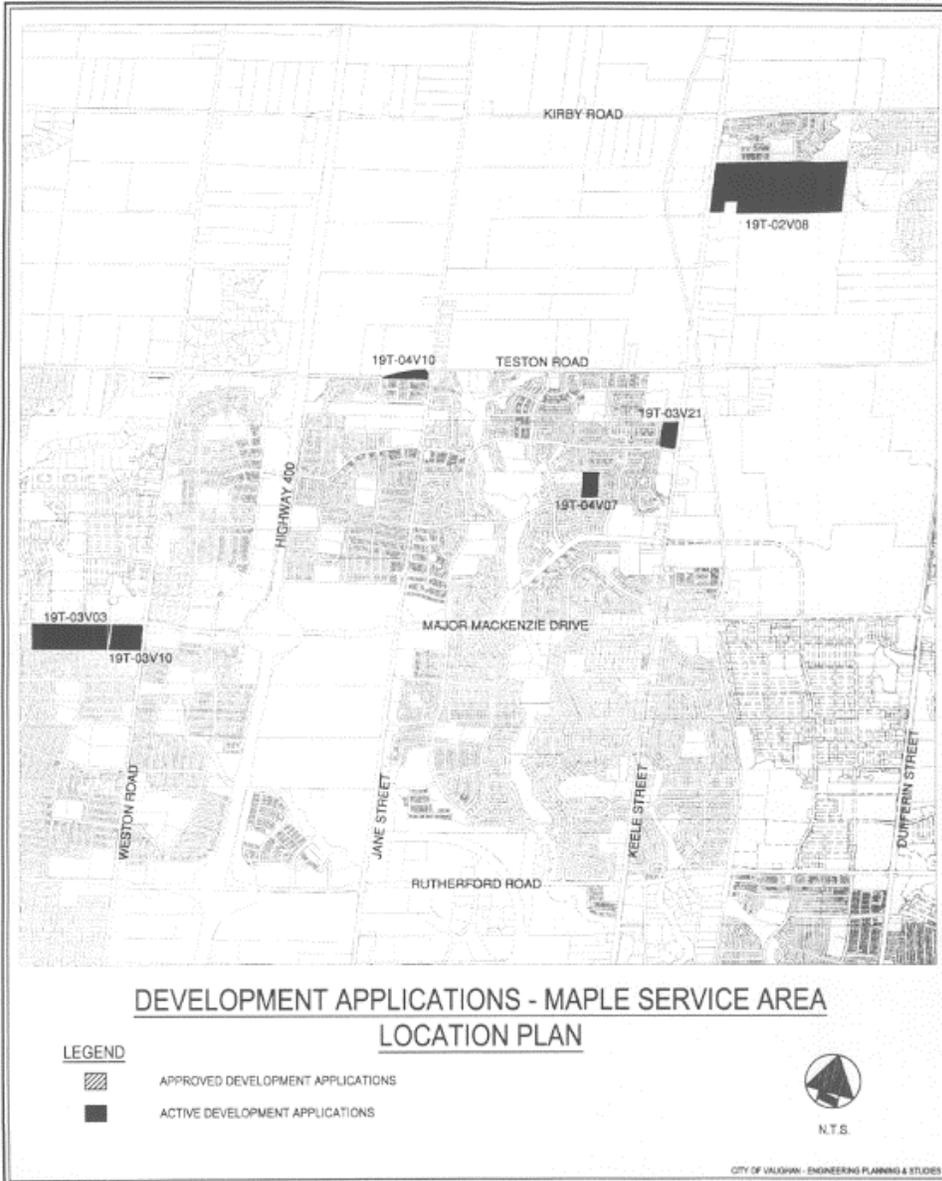
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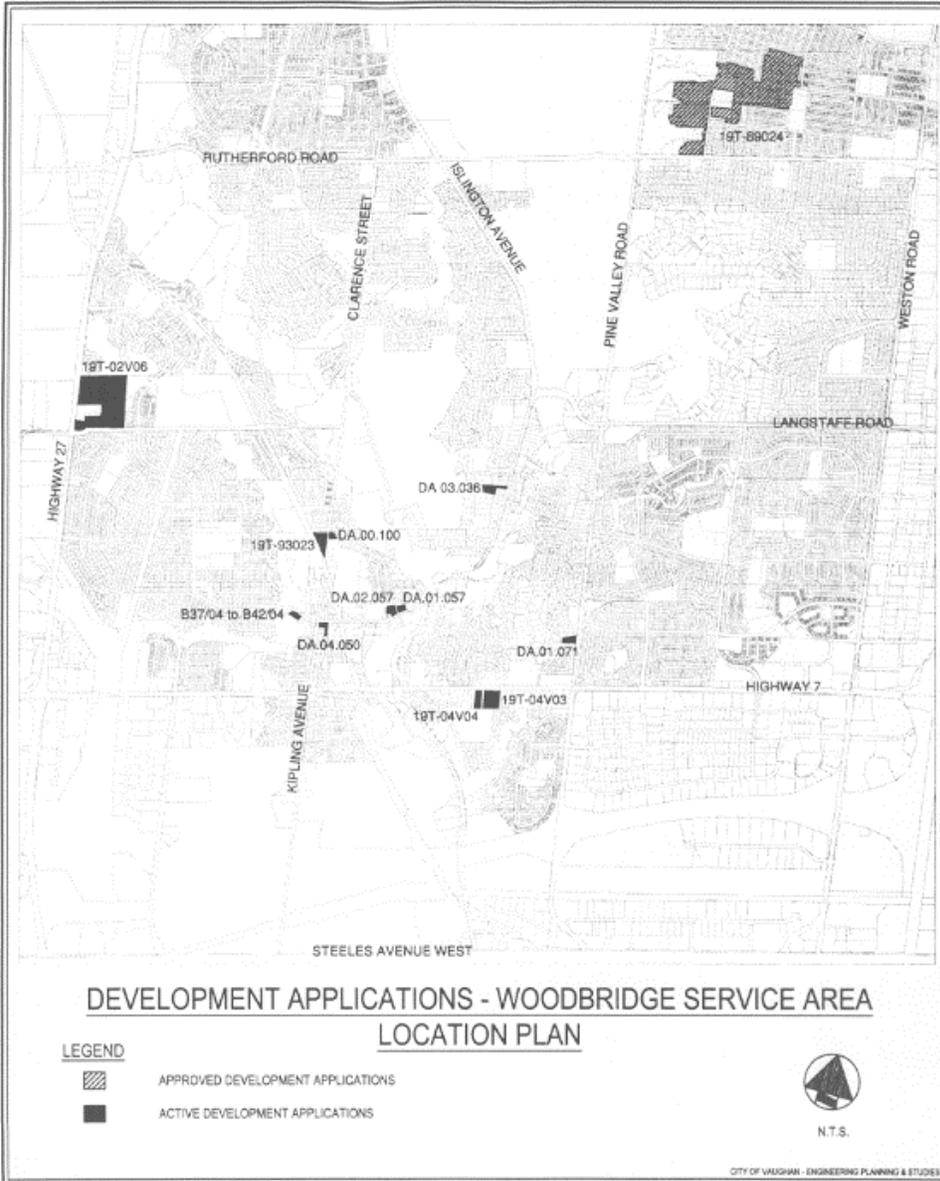
THORNHILL SERVICE AREA

BLK	OPA	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total	Comments	
					Sing	Seml	Town	Aptm			Bedts
1	247	DA 04 019	965245 Ontario Limited	OPA Approved				232			
2	210	B4304 to B5704	Joyce Green	OPA Approved	16			16			
2	210	19T-89080	Hyatt Homes (Wipacorp Inc.)	OPA Approved	7			7			
8	471	DA 03 076	Allerra Custom Builders Inc.	OPA Approved			294	294			
9	210	DA 04 002	Micronario Investments Limited	Site Plan Approved			100	100			
9	210	19T-04V08	1541677 Ontario Limited (Liberty Dev. Corp 19T-91018)	OPA Approved			93	1,505		614 Apts/mis Allocated April 14, 2003	
9	210	19T-04V02	Ramp Developments Limited	OPA Approved	17			1,588			
10	600	DA 04 047	Temple Kol Ami	OPA Approved			32	32			
TOTAL					40	0	125	2,131	0	2,296	TOTAL UNITS

2.5

2.6 ATTACHMENT No. 2





2.8 ATTACHMENT No. 4

