

COMMITTEE OF THE WHOLE – NOVEMBER 7, 2005

STRATEGY FOR RESERVATION / ALLOCATION OF SERVICING CAPACITY

Recommendation

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

1. That the ‘Servicing Capacity Distribution Protocol’ included as Attachment No. 1 be adopted by Council;
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 Draft Plan approved development applications listed below:

“IT IS HEREBY RESOLVED THAT the approved development applications 19T-89024 Phase 7 (688 Units), 19T-89081 Phase 4 (57 Units) and 19T-00V21 Phase 1 (446 Units) are allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 1,191 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 in the future by Council in conjunction with Draft Plan or Site Plan approval:

“IT IS HEREBY RESOLVED THAT the development applications DA.00.100, DA.02.057, DA.04.022, DA.04.050, DA.05.007, DA.05.010, DA.05.029, DA.05.038, DA.05.057, Z.99.057, Z.04.073, Block 4A of OPA 247, 19T-00V21 and 19T-04V16 are reserved sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 1,978 residential units. Said reservation to individual development applications shall automatically be revoked after a period of one year from the time of reservation of sewage capacity through Council, in the event that the Site Plan agreement has not been executed or that the Draft Plan has not been registered.”

4. That as a result of the above noted servicing capacity allocation and reservation considered in Recommendations 2 and 3 respectively, zero servicing capacity from the York-Durham Servicing Scheme and York Water Supply System will remain available for allocation to further development applications, until such time that additional capacity is granted to the City of Vaughan by the Region of York.
5. That subject to the Region of York granting the City additional servicing capacity from the York-Durham Servicing Scheme and the York Water Supply System for 5,300 residential units (in accordance with the Region’s Water & Wastewater Capacity & Servicing Assignment Protocol as adopted by Regional Council on June 23, 2005) and subject to the City being satisfied that adequate local sewage conveyance capacity and water distribution capacity is available, the City plans to assign this capacity as follows:
 - i) 2,400 residential units be held for future assignment to Phase 2 and distributed equally amongst the four development Blocks party to the Bathurst and Langstaff Development Charge Credit Agreements, including 600 Units to Block 11, 600 Units to Block 12, 600 Units to Block 18, and 600 Units to Block 33 West,

- ii) 1,900 residential units be held for future assignment to the City's projected Priority 3 development requirements, and
 - iii) 1,000 residential units be held for future assignment to other development requirements at Council's discretion.
6. That an annual review of the status of the available and unused servicing capacity and related Distribution Protocol be undertaken by Staff and brought forward to the Committee of the Whole.
 7. That a copy of this report including the related Servicing Capacity Distribution Protocol and Priority Schedules be forwarded to the Region of York.

Economic Impact

There are no immediate budgetary impacts resulting from the adoption of this report. However, due to the anticipated increase in development activity as a result of this allocation/reservation of capacity, there will be future impacts on staffing resources to process and administer these applications.

Purpose

The purpose of this report is to provide Council with an update on the status of available servicing capacity and to establish a protocol for the distribution of this capacity to developments throughout the City.

Background – Analysis and Options

Available Servicing Capacity

On June 24, 2004, the Region of York confirmed an available interim servicing capacity to the City of Vaughan for 31,111 persons equivalent. Of this interim capacity, 17,000 persons equivalent had been committed to Phase I of approved OPA 600 Blocks 11, 12, 18 and 33 West. An additional 2,800 persons equivalent had been committed to infill developments within the Maple Service Area. The distribution of this servicing capacity was formalized between the Region of York, the City of Vaughan and the Bathurst Langstaff Trustee Inc. through the execution of the Bathurst and Langstaff Development Charge Credit Agreements.

In keeping with past practice, and in order to continue processing development applications to accommodate the City's rapid development schedule, on October 12, 2004, Council adopted recommendations with respect to the allocation or reservation of servicing capacity to active and/or approved development applications expected to proceed to registration within a one year period. At that time, the majority of the City's remaining available servicing capacity was committed.

As a result, additional release of servicing capacity by the Region of York was deemed crucial to ensure the City's short-term development requirements for infill applications within the Woodbridge, Maple and Thornhill Service Areas. Based on direct consultation and input from municipal staff, and the development community, the Region of York has been, and continues to work on improvements and refinements to their York-Durham Sewage System (YDSS) infrastructure modeling and projected population forecasts. Based on this on-going analysis, Regional Council on October 21, 2004 passed a motion increasing the available YDSS servicing capacity to the municipalities. Vaughan's available servicing capacity was increased from 31,111 persons equivalent to 38,614 persons equivalent. This resulted in a net gain of 7,503 persons equivalent.

In order to process development applications based on the City's current servicing capacity limitations, staff continue to track the remaining available servicing capacity throughout the City. Based on the previous recommended City strategies for allocation and reservation of servicing capacity, as adopted by Council on September 8, 2003 and October 12, 2004, and after taking into consideration all development applications that have been unconditionally allocated by Council, capacity for 7,995 persons equivalent remains available to date. A summary of the City's existing servicing capacity is presented in Table 1 below.

TABLE 1

EXISTING SERVICING CAPACITY SUMMARY

Description	Servicing Capacity (Persons Equivalent)
June 24, 2004	
Region Confirmed Total Capacity To Vaughan Based on Projected Population Forecasts & YDSS Modeling	31,111
October 21, 2004	
Region Confirmed Total Capacity Increase Based on Refinements to Population Forecasts & YDSS Modeling Net Gain of 7,503 Persons	38,614
Less: Capacity Committed Based On Bathurst & Langstaff Development Charge Credit Agreement Allocated to Phase 1 of Blocks 11, 12, 18, 33 West	17,000
City's Commitment to Infill Development Applications Allocated Within Maple Service Area	2,800
Allocated To Date To Other Active Infill Development Applications City-Wide	10,819
Current Servicing Capacity Remaining	7,995 *

* May not be assigned to development applications within the Maple Collector Service Area upstream of its future confluence with the Langstaff and Bathurst trunks.

In addition to refining the current servicing capacity available to individual municipalities, Regional Council further directed staff to prepare a Regional protocol for the release of future servicing capacity above and beyond the current limit for each municipality. This protocol takes into consideration the construction schedules for critical infrastructure projects Region-wide within the YDSS and the availability of water supply to match Regional growth projections. In particular to Vaughan, the release of future servicing capacity is based on the completion of the Bathurst and Langstaff sanitary trunk sewers. On June 23, 2005 Regional Council approved a further assignment of future servicing capacity of 18,020 persons equivalent (5,300 units) to the City of Vaughan to be effectively released during the third quarter of 2007. This timing corresponds with one year prior to the in service target date of the Bathurst and Langstaff sanitary trunk sewers.

Furthermore, it is anticipated that the future expansion of the Duffin Creek Water Pollution Control Plant, together with the completion of other critical infrastructure projects throughout the Region, will allow for full accommodation of the Region's sewage servicing capacity requirements (based on current growth projections) by 2010. A summary of the City's future servicing capacity is presented in Table 2 below.

TABLE 2

FUTURE SERVICING CAPACITY SUMMARY

Description	Servicing Capacity (Persons Equivalent)
June 23, 2005	
Region Confirmed Anticipated Future Assignment To Be Released Third Quarter of 2007 Based on Completion of Bathurst & Langstaff Trunks 5,300 Residential Units @ 3.4 Persons Per Unit *	18,020
Additional Future Servicing Capacity Assignment Anticipated in 2010 Based on completed expansion of Duffin Creek Water Pollution Control Plant	To Be Confirmed

* 3.4 Persons per unit rate based on City-Wide average from available 2001 Census Data.

Servicing Capacity Distribution Protocol

Given the current limitations placed on the available servicing capacity throughout the City, consideration for allocation to development applications must ensure that any availability of capacity is used efficiently. Any protocol must consider sufficient infrastructure (both at the Regional and Municipal level) including water supply and sewage capacity that is in step with the provisions for proper conveyance. Therefore, prior to allocation, in addition to any other requirements, the City must be satisfied that the necessary conveyance capacity is in place to deliver the flows to the YDSS and that adequate water supply capacity is available to the development areas for which allocation is to be granted.

From a planning approval status perspective, immediate consideration should be given to those applications having Draft Plan or Site Plan approval. In sequential order of priority, consideration should also be given to those applications that have the appropriate Zoning in place for the intended use, followed by those that are Official Plan approved. The City shall recognize those applications that represent infill development or completion of partially built communities. Furthermore, the City may consider those applications where strategically it chooses to provide for its more deliberate growth areas, such as the Vaughan Corporate Centre.

Accordingly, it is recommended that the Servicing Capacity Distribution Protocol as included in Attachment 1 be adopted by Council to ensure:

- efficient allocation of limited servicing capacity supply,
- the prioritization of development applications based on specific qualifying criteria,
- fairness and equity amongst all development interests throughout the City,

- adequate Local and Regional infrastructure has been constructed, and
- consistency and cooperation with Regional initiatives.

Three priority categories have been established in the proposed Servicing Capacity Distribution Protocol. Formal allocation of servicing capacity to individual development applications will only be considered to those qualifying within one of the priority categories summarized below.

The **Priority 1** category includes all Draft Plan or Site Plan applications previously approved by Council without condition. Staff must be satisfied that the applications within this category will proceed to registration within the next 12 months. A summary of the development applications qualifying in this category has been included as Attachment No. 2. Accordingly, it is recommended that these applications be **allocated unconditionally** from the current remaining 7,995 persons equivalent.

The **Priority 2** category primarily accounts for active applications representing infill development or completion of a partially built community. Staff must be satisfied that the applications within this category will proceed to registration within the next 12 months. A summary of the development applications qualifying in this category has been included as Attachment No. 3. Accordingly, it is recommended that servicing capacity be **reserved for a period of one year** from the time of reservation of sewage capacity through Council to these applications. The reservation of servicing capacity shall automatically be revoked after a one year period if the plan has not formally been allocated by Council in conjunction with Site Plan or Draft Plan approval and subsequently registered.

The reservation of servicing capacity to the applications in the Priority 2 category will consume the balance of the City's current remaining capacity. Therefore, it is recommended that Council formally acknowledge the fact that zero servicing capacity will remain available for allocation to further development applications, until such time that additional capacity is granted to the City by the Region of York.

The **Priority 3** category essentially allows for development applications that will proceed to registration within the next 12 to 24 months. A summary of the development applications qualifying in this category has been included as Attachment No. 4. Allocation to these development applications will be subject to the anticipated future release of capacity for 5,300 residential units (18,020 persons equivalent) by the Region of York in 2007. Accordingly, it is recommended that this capacity be **assigned for future allocation** amongst the participants of the Bathurst & Langstaff Development Charge Credit agreements and for other active applications throughout the City.

To ensure unused servicing capacity is reassigned efficiently, it is recommended that an annual review of the status of available and unused reserved capacity be undertaken and brought forward to the Committee of the Whole on an on-going basis.

Non-Residential Land Uses

Current Regional policy regarding servicing capacity assignments for land uses other than residential, states that servicing capacity for industrial/employment, commercial and institutional land uses is factored into the residential assignment to individual municipalities. The City's practice has been for Council to formally allocate servicing capacity to individual industrial/employment Draft Plans of subdivision in conjunction with Draft Plan approval. This allows the City additional control to ensure sufficient infrastructure is in step with the provisions for proper conveyance for potential high demand industrial/employment developments.

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. All necessary resources have been allocated and approved.

Conclusion

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 future update reports will be brought forward to Committee of the Whole on a regular basis so that the City's limited available servicing capacity may be distributed efficiently and fairly.

Attachments

1. Servicing Capacity Distribution Protocol
2. Priority 1 Schedule
3. Priority 2 Schedule
4. Priority 3 Schedule

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Respectfully submitted,

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ATTACHMENT No. 1

CITY OF VAUGHAN SERVICING CAPACITY DISTRIBUTION PROTOCOL

November 14, 2005

Development applications shall be considered for allocation of servicing capacity based on the following three priority categories. The priority categories shall apply to residential and employment lands.

PRIORITY 1

A development application shall classify within the Priority 1 category where:

1. Draft Plan Approval or Site Plan Approval has been previously granted by Council without condition; and
2. It is demonstrated with reasonable certainty that the application will proceed to registration or that a Site Plan Agreement will be executed within the next 12 months.

PRIORITY 2

A development application shall classify within the Priority 2 category where:

1. It is demonstrated with reasonable certainty that the application will proceed to registration or that a Site Plan Agreement will be executed within the next 12 months; and
2. A minimum of two of the following conditions applies:
 - i. Official Plan Approved, or
 - ii. Zoning Approved with no Holding Provisions, or
 - iii. Geographically located within an existing residential community approved prior to Official Plan Amendments 400 and 600, or
 - iv. Represents infill development or completion of a partially built community.

Further, in considering development applications that classify within the Priority 2 category, capacity shall be allocated in conjunction with Site Plan or Draft Plan Approval where the City is satisfied that;

- Adequate local and Regional sanitary sewer system conveyance capacity to the York Durham Sewage System is available at time of registration or execution of Site Plan Agreement; and
- Adequate local water distribution infrastructure and Regional water supply capacity from the York Water Supply System is available at time of registration or execution of Site Plan Agreement.

PRIORITY 3

A development application shall classify within the Priority 3 category where:

1. It is demonstrated with reasonable certainty that the application will proceed to registration or that a Site Plan Agreement will be executed within the next 12 to 24 months; and
2. A minimum of two of the following conditions applies:
 - i. Official Plan Approved, or
 - ii. Zoning Approved, or
 - iii. Geographically located within a currently approved Block Plan, or
 - iv. Represents infill development or completion of a partially built community, or
 - v. Geographically located within an area where the City strategically chooses to provide for deliberate growth.

Further, in considering development applications that classify within the Priority 3 category, capacity shall be allocated in conjunction with Site Plan or Draft Plan Approval where the City is satisfied that:

- Adequate local and Regional sanitary sewer system conveyance capacity to the York Durham Sewage System is available at time of registration or execution of Site Plan Agreement; and
- Adequate local water distribution infrastructure and Regional water supply capacity from the York Water Supply System is available at time of registration or execution of Site Plan Agreement.

PRIORITY 1 SCHEDULE

ALLOCATION OF EXISTING SERVICING CAPACITY

WOODBRIDGE SERVICE AREA

BLK	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS			Total Population	Required Infrastructure/Comments
					Sing	Semi	Town	Aptm.	
39	400/600	191-89024	589915 Ontario Limited, Phase 7 (Metrus)	Draft Plan Approved	687		21		688 2,339 Pine Valley Sanitary PS & Major Mackenzie PD6 West W/M
39	400/600	191-89081	Royal Villa Developments Inc., Phase 4	Draft Plan Approved	57				57 194 Pine Valley Sanitary PS & Major Mackenzie PD6 West W/M
					724	0	21	0	745 2,533 TOTAL

JANE STREET SERVICE AREA

BLK	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS			Total Population	Required Infrastructure/Comments
					Sing	Semi	Town	Aptm.	
23	528/529	191-00121	653009 Ontario Ltd. (Cairnco)	Draft Plan, OPA & Zoning Approved by OMB				446	446 892 For Partial Development Total Draft Approved Plan is 1,071 Apartment Units
					0	0	0	446	446 892 TOTAL
					PRIORITY 1 TOTAL:			1,191 RESIDENTIAL UNITS	

Note:
Density used is 3.4 persons/unit for singles, semis and towns based on 2001 Census data and 2.0 persons/unit for apartment units.

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PRIORITY 2 SCHEDULE

RESERVATION OF EXISTING SERVICING CAPACITY

MAPLE - BATHURST/LANGSTAFF SERVICE AREA

Blk.	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS				Total Population	Required Infrastructure / Comments
					Sing	Semi	Town	Aptm		
26	350	DA.05.038	2294 Major Mackenzie Ltd.	OP Approved / Zoning Required	8	19			27	92 Part of City's 2,800 persons Maple Infill Assignment
					0	8	19	0	27	92 TOTAL

WOODBRIDGE SERVICE AREA

Blk.	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS				Total Population	Required Infrastructure / Comments
					Sing	Semi	Town	Aptm		
43	240	DA.05.007	Ferma Properties Limited Phase 1	OP Approved / Zoning Required					408	816 Total Proposed Units is 816 Apartments
44	240	DA.04.050	Sceptre Development Inc. (Phases 1 & 2)	OP Approved / Zoning Required					39	146 425
44	240	DA.04.022	Lino and Grace Colapisco	OP Approved / Zoning Required					12	41
44	240	19T-04116	Anland Woodbridge Ltd.	OP Approved / Zoning Required	12				12	41
51		DA.05.057	Bruno Lisi & Michael Andreata - OP 05.011/Z-05.019	OP & Zoning Required					17	100 258
44	240	DA.02.057	Signature One	OP Approved / Zoning Required					60	60 120
44	240	DA.00.100	Anna & Ennio Liorti	OP Approved / Zoning Required	4	16			20	68
44	240	DA.05.010	Market Lane Holdings Ltd.	OP Approved / Zoning Required					56	56 112
					16	33	51	770	870	1,880 TOTAL

THORNHILL SERVICE AREA

Blk.	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS				Total Population	Required Infrastructure / Comments
					Sing	Semi	Town	Aptm		
1	247	OPA 247 - Block 4A	OP Approved by OMB		6		61	162	229	552 SPA & ZBA Required
1	247	Z.99.057	OPA 247 - Block 4B Cypress Point Holdings Ltd.	OP Approved by OMB	6	61	162	229	552 SPA & ZBA Required	
8	2.04.073	630401 Ontario Limited, in trust for Network Really	OP & Zoning Required				129		129	439 SPA Required
10	400/600 DA.05.029	Bath-Von Limited (Block 10)	OP Approved / ZBA Approved				48	48	48	163
					12	0	299	324	635	1,706 TOTAL

JANE STREET SERVICE AREA

Blk.	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS				Total Population	Required Infrastructure / Comments
					Sing	Semi	Town	Aptm		
23	528/529/19T-00/21	653009 Ontario Ltd. (Carinci)	Draft Plan, OPA & Zoning	Approved by OMB					446	892 For Partial Development
									0	Total Draft Approved Plan is 1,071 Apartment Units
					0	0	0	446	446	892 TOTAL
										PRIORITY 2 TOTAL: 1,978 RESIDENTIAL UNITS

Note:
Density used is 3.4 persons/unit for singles, semi's and towns based on 2001 Census data and 2.0 persons/unit for apartment units.

PRIORITY 3 SCHEDULE

DISTRIBUTION OF POTENTIAL FUTURE SERVICING CAPACITY ASSIGNMENT OF 5,300 RESIDENTIAL UNITS

MAPLE - BATHURST/LANGSTAFF SERVICE AREA

S/N	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS			Total Units	Required Infrastructure / Comments
					Sing	Semi	Town		
11	400/600	Front-Enders	Block 11 Group Trustee - Phase 2 Units	OP Approved				600	Total Phase 2 Units
12	400/600	Front-Enders	Block 12 Group Trustee - Phase 2 Units	OP Approved				600	Total Phase 2 Units
18	400/600	Front-Enders	Block 18 Group Trustee - Phase 2 Units	OP Approved				600	Total Phase 2 Units
33W	400/600	Front-Enders	Block 33 West Group Trustee - Phase 2 Units	OP Approved				600	Total Phase 2 Units
10	400/600	19T-05V06	2072463 Ontario Ltd. (Baker/Rutherford Contwo)	OP Approved				202	72
25	350	DA 04-023	Jane Ruth Developments Inc. (Solmar) Phase 2	OP Approved				48	322 475 Apartment Units Deferred To Future
32 West	400/600	Z.04-0688	Cesara D'Aversa n/e Weston & Rutherford	OP Approved / Subdivision Required				21	400 Langstaff / Bathurst Collector
33 East	400/600	19T-05V08	Planor Holdings Corp. c/o Solmar	At OP & ZBA Stage				50	51 Langstaff / Bathurst Collector
39	400/600	19T-05V03	Terwol Developments Inc.	OP Approved / Zoning Required				77	77 Langstaff / Bathurst Collector
								203	72 119 400 794 TOTAL

WOODBRIDGE SERVICE AREA

S/N	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS			Total Units	Required Infrastructure / Comments
					Sing	Semi	Town		
39	400/600	19T-03V20	2032331 Ontario Inc.	OP Approved / Zoning Required	28			28	Pine Valley Sanitary PS & Major Mackenzie PD6 West W/M
39	400/600	19T-03V23	830595 Ontario Ltd.	OP Approved / Zoning Required	99			99	Pine Valley Sanitary PS & Major Mackenzie PD6 West W/M
39	400/600	19T-03V24	Euro Estates Inc.	OP Approved / Zoning Required	48			48	Pine Valley Sanitary PS & Major Mackenzie PD6 West W/M
39	400/600	19T-07V21	Brlawn Developments Inc.	OP Approved / Zoning Required	71			71	Pine Valley Sanitary PS & Major Mackenzie PD6 West W/M
39	400/600	19T-07V19	Sugarberry Holdings Inc.	OP Approved / Zoning Required	205	55	11	271	Pine Valley Sanitary PS & Major Mackenzie PD6 West W/M
39	400/600	19T-04V01	307180 Ontario Inc.	OP Approved / Zoning Required	96			96	Pine Valley Sanitary PS & Major Mackenzie PD6 West W/M
39	400/600	19T-07V15	Antibus Development Corporation Phase 3	OP Approved / Zoning Required	143			143	Pine Valley Sanitary PS & Major Mackenzie PD6 West W/M
39	400/600	19T-05V04	St. Magnus Developments Inc.	OP Approved / Zoning Required	1	28		29	Pine Valley Sanitary PS & Major Mackenzie PD6 West W/M
43	240	DA 05-007	Ferma Properties Limited Phase 1	OP Approved				142	Balance of 266 Units Deferred to Future
								690	Total Proposed Units is 816 Apartments
					56	39	142	927 TOTAL	

JANE STREET SERVICE AREA

BLK	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS			Total Units	Required Infrastructure / Comments
					Sing	Semi	Town		
23	528/529	19T-00V21	653009 Ontario Ltd. (Carinco)	Draft Plan OPA & Zoning Approved by OMIB				179	179 For Partial Development - Final Allotment Total Draft Approved Plan is 1,071 Apartment Units
					0	0	0	179	179 TOTAL
					179	179	179	179	PRIORITY 3 TOTAL: 4,300 RESIDENTIAL UNITS

12.11