COMMITTEE OF THE WHOLE - OCTOBER 15, 2007

PRIORITY 3 SCHEDULE APPLICATIONS ALLOCATION OF SEWAGE AND WATER SERVICING CAPACITY

Recommendation

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

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 draft plan approved development applications 19T-05V06, 19T-95065, 19T-03V01, 19T-04V05, 19T-95044, 19T-95066, 19T-95062, 19T-99V08, 19T-03V16, 19T-03V22, 19T-03V23, 19T-00V05, 19T-00V07, 19T-00V10, 19T-00V09, 19T-00V03, 19T-03V08, 19T-06V04 and 19T-06V07 are allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 2,521 residential units."

Economic Impact

There are no immediate budgetary impacts resulting from the adoption of this report.

Communications Plan

Not applicable.

Purpose

To seek authorization from Council to allocate servicing capacity to the approved draft plans of subdivision previously assigned Priority 3 status by Council on February 26, 2007.

Background – Analysis and Options

On February 26, 2007 Council endorsed the assignment of future servicing allocation capacity to various active development applications throughout the City including the Developers' Group Trustees for Blocks 11, 12, 18, 33 West and 40 South. The Region of York's release of this assigned additional servicing capacity to Vaughan is based on the completion of the Regional Bathurst and Langstaff sanitary trunk sewers and was to be made available for allocation by the City one year prior to the in service target date for the Bathurst and Langstaff sanitary trunk sewers.

On October 9, 2007 the City received written confirmation from the Region of York that the trigger conditions to permit pre-sales of the assigned units have been met and therefore the Region has no objection to allowing pre-sales and allocation of these units by the City. The Bathurst and Langstaff sanitary trunk sewer works are on schedule for completion in the fourth quarter of 2008. Final registration of draft plans allocated capacity by the City within the Bathurst and Langstaff sanitary trunk sewer service areas remains restricted by the Region of York and is projected to be permitted no earlier than the second quarter of 2008, 6 months prior to the expected completion date of the required infrastructure.

A summary of the individual draft plans of subdivision previously assigned future capacity by Council on February 26, 2007 which now qualify to meet the City's Priority 1 criteria for allocation

has been included as Attachment No. 1. These development applications have been previously granted draft plan approval by Council and it is anticipated that each application will proceed to registration within the next 12 months. It is therefore recommended that these development applications be allocated servicing capacity.

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.

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 a future update report will be brought forward to the Committee of the Whole in February of 2008 to reconcile the remaining available and anticipated future servicing capacity.

Attachments

1. Distribution of Allocation to Assigned Priority 3 Applications

Report prepared by

Michael Frieri, Development Supervisor, Engineering Planning & Studies, Ext. 8729

Respectfully submitted,

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

Michael Frieri, C.E.T. Development Supervisor, Engineering Planning & Studies Marco Ramunno, Director of Development Planning

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