

## **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**

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Respectfully submitted,

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

Michael Frieri, C.E.T.  
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Marco Ramunno,  
Director of Development Planning

# ATTACHMENT NO.1

## DISTRIBUTION OF ALLOCATION TO ASSIGNED PRIORITY 3 APPLICATIONS

MAPLE - BATHURST/LANGSTAFF SERVICE AREA

BLK	OPA	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS					Total Units	Required Infrastructure / Comments
					Sing	Semi	Town	Apm	Units		
10	4001600	19T-05V06	2072463 Ontario Ltd. (Baker/Rutherford Contwo)	Draft Plan Approved	138	54	129			321	Langstaff / Bathurst Collector
11	4001600	19T-05V06	1275621 Ontario Inc. - Phase 2	Draft Plan Approved	28					28	Langstaff / Bathurst Collector
11	4001600	19T-03V01	Thornhill Ravines Development Corporation - Phase 2	Draft Plan Approved	48					48	Langstaff / Bathurst Collector
11	4001600	19T-04V05	Lindwest Properties (Bathurst/Mackenzie) Ltd. - Phase 2	Draft Plan Approved	220					220	Langstaff / Bathurst Collector
11	4001600	19T-05V04	North Bathurst Developments Limited (Humbold) - Phase 2	Draft Plan Approved	152					152	Langstaff / Bathurst Collector
11	4001600	19T-05V06	Nine-Ten West Limited - Phase 2	Draft Plan Approved	22					22	Langstaff / Bathurst Collector
11	4001600	19T-05V06	Woodvalley Developments Inc. - Phase 2	Draft Plan Approved	130					130	Langstaff / Bathurst Collector
			BLOCK 11 SUB-TOTAL:							600	
12	4001600	19T-09V08	Andridge Homes - Phase 2	Draft Plan Approved	321					321	Langstaff / Bathurst Collector
12	4001600	19T-03V16	Midvale Estates - Phase 2	Draft Plan Approved	37					37	Langstaff / Bathurst Collector
12	4001600	19T-03V22	Osmington - Phase 2	Draft Plan Approved	39					39	Langstaff / Bathurst Collector
12	4001600	19T-03V23	Countryside Homes - Phase 2	Draft Plan Approved	3					3	Langstaff / Bathurst Collector
			BLOCK 12 SUB-TOTAL:							400	
33W	4001600	19T-00V05	Red Shelf Corporation - Phase 2	Draft Plan Approved	46					46	Langstaff / Bathurst Collector
33W	4001600	19T-00V07	Keystar Developments Inc. - Phase 2	Draft Plan Approved	52					52	Langstaff / Bathurst Collector
33W	4001600	19T-00V10	Vellore Park Holdings Inc. - Phase 2	Draft Plan Approved	161					161	Langstaff / Bathurst Collector
33W	4001600	19T-00V09	1275621 Ontario Inc. - Phase 2	Draft Plan Approved	92					92	Langstaff / Bathurst Collector
33W	4001600	19T-00V03	Lornel Developments (Weston) Inc/Ozner Corp. South - Phase 2	Draft Plan Approved	181					181	Langstaff / Bathurst Collector
33W	4001600	19T-03V08	Argento Developments Inc. - Phase 2	Draft Plan Approved	68					68	Langstaff / Bathurst Collector
			BLOCK 33W SUB-TOTAL:							600	
40	4001600	19T-06V04	Greenbrooke Developments Inc. (Greenbrooke) - Phase 1	Draft Plan Approved	300					300	Langstaff / Bathurst Collector
40	4001600	19T-06V07	288312 Ontario Limited (Belmont) - Phase 1	Draft Plan Approved	300					300	Langstaff / Bathurst Collector
			BLOCK 40 SUB-TOTAL:							600	
					2338	54	129	0		2521	TOTAL