

COMMITTEE OF THE WHOLE – JUNE 5, 2012

SERVICING CAPACITY ALLOCATION STRATEGY ANNUAL UPDATE CITY-WIDE

Recommendation

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

1. THAT Council pass the following resolutions with respect to the ALLOCATION of servicing capacity to specific development applications:
 - i) "IT IS HEREBY RESOLVED THAT development applications described by file numbers 19T-05V10, 19T-06V04, 19T-06V14, DA.10.052, DA.11.070 and consent applications B021/11, B034/11, B035/11 are allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 876 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 3)"; and
 - ii) "IT IS HEREBY RESOLVED THAT the development application described by file numbers 19T-84076 is allocated servicing capacity from the Kleinburg-Nashville Sewage Servicing / Water Supply System for a total of 167 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 3)".
2. THAT Council pass the following resolutions with respect to the RESERVATION of servicing capacity to specific development applications:
 - i) "IT IS HEREBY RESOLVED THAT the development applications described by file numbers 19T-08V01, 19T-11V002, 19T-11V003, 19T-12V001, DA.07.092, DA.09.070, DA.09.071, DA.09.078, DA.11.041, DA.11.069, DA.11.071, DA.12.018, DA.12.039, Z.06.005, Z.06.079, Z.08.022, Z.08.039, Z.11.032 are reserved servicing capacity from the York Sewage Servicing / Water Supply System for a total of 6,029 persons equivalent (as detailed on the Reservation Schedule included as Attachments No. 4 and 5). This reservation shall automatically be revoked after a period of 12 months in the event that a Draft Plan of Subdivision has not proceeded to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) has not been executed"; and
 - ii) "IT IS HEREBY RESOLVED THAT the development application described by file numbers 19T-08V06, DA.10.046 is reserved servicing capacity from the Kleinburg-Nashville Sewage Servicing / Water Supply System for a total of 264 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 5). This reservation shall automatically be revoked after a period of 12 months in the event that a Draft Plan of Subdivision has not proceeded to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) has not been executed".
3. THAT servicing capacity for 1,020 persons equivalent be RESERVED from the York Sewage Servicing / Water Supply System for distribution to development applications at Council's discretion;
4. THAT servicing capacity be RESERVED in accordance with the Reservation Schedule included as Attachment No. 5 as follows;

- i) 6,900 persons equivalent (3,450 apartment units) for specific Vaughan Metropolitan Centre, High Density and/or Transit Oriented Development applications;
 - ii) 3,400 persons equivalent (1,700 apartment units) for LEEDs development applications;
 - iii) 2,596 persons equivalent (unrestricted) for distribution to development applications within the Kleinburg-Nashville service area as required to facilitate intensification in the core and development within the approved Kleinburg-Nashville Community Plan area; and
 - iv) 1,650 persons equivalent (unrestricted) for distribution to other development applications proceeding to approval over the next year (and not included on any of the attached schedules) within the York-Durham Sewage System in accordance with the City's protocol;
5. THAT servicing capacity for 5,950 persons equivalent (1,750 residential units) be ASSIGNED in accordance with the Assignment Schedule included as Attachment No. 6;
 6. THAT an annual review of the City's available servicing capacity and related development process and distribution protocol, be undertaken by staff and brought forward to a future Committee of the Whole meeting; and
 7. THAT a copy of this report be forwarded to York Region.

Contribution to Sustainability

The yearly distribution of servicing capacity to active development applications contributes to orderly and sustainable development.

The availability of future servicing capacity is dependent upon the City's active participation in joint Regional and Local Municipal Inflow and Infiltration Reduction and Long Term Water Conservation initiatives. These efforts are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan). The policies, decision making framework and implementation strategies related to the reduction of inflow and infiltration, water conservation, and the procurement of long-term servicing capacity will assist in the pursuit of:

- Sustainable growth and development;
- Minimizing energy consumption;
- The conservation and protection of our long term water supply;
- The creation of a City with sustainable built form; and
- Sharing sustainable best practices and ideas between and among municipal staff and the community.

Economic Impact

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

Communications Plan

This report will serve to inform and update the development industry with respect to the City's current position and priorities relating to development approvals and the distribution of servicing capacity.

Purpose

The purpose of this report is to provide Council with an update on the status of available servicing capacity and to obtain Council direction with respect to the Allocation, Reservation and Assignment of the City's available capacity.

Vaughan's available servicing capacity is adequate to meet short-term development needs

This report confirms adequate servicing capacity is available to meet the City's short-term development needs. On a move forward basis, York Region will generally maintain a four year supply to all local municipalities. Staff has reviewed the Region's capacity commitment and is satisfied with the methodology and approach. The capacity being recommended for distribution as part of this report will allow for the effective management of capacity and the orderly progression of development throughout the City.

A healthy reserve has been established for high-density development within the Vaughan Metropolitan Centre to support transit-oriented development. Servicing capacity remains available for distribution at Council's discretion to priority developments that may come forward over the next year.

Background – Analysis and Options

Council adopted protocol ensures servicing capacity is effectively and strategically managed to achieve sustainable growth

On November 14, 2005, Council adopted the City's Servicing Capacity Distribution Protocol as a means to effectively and strategically manage the distribution of Regional servicing capacity to development applications.

The Protocol has provided staff and Council with an efficient tool for prioritizing the allocation of the City's existing and future servicing capacity. Implementation of the protocol has proven itself successful in ensuring:

- Efficient allocation of Regional 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
- Consistency and cooperation with Regional initiatives

To ensure infrastructure capacity is available at occupancy and to limit the premature sale of residential units, imposed restrictions on pre-sales and on final plan registration continue to be 12 months and 6 months respectively. This approach is reflected in the City's Protocol and continues to work well for low density residential developments (singles, semis and townhouses).

In order to accommodate longer construction periods for high density type developments and more complex hi-rise developments (greater than 200 units with multiple levels of underground parking), Regional Council has endorsed the City's ability to release building permits for these types of developments up to 18 months (for high density) and 36 months (for complex high-rise) prior to the completion of specific infrastructure triggers.

The complete Council approved 'Servicing Capacity Distribution Protocol' and 'Allocation Capacity / Development Approvals Timeline' are included as Attachments No. 1 and No. 2 respectively to this report.

City reconciles available servicing capacity

The City's last annual update report on available servicing capacity was approved by Council on May 24, 2011. A detailed reconciliation of available capacity has been conducted by staff accounting for development activity over the last year. The results of this review are described below and summarized in Tables 1 and 2.

Council's discretionary reserve still available

For a number of years, staff has recommended a Council reserve be set aside for allocation to priority development applications identified throughout the year. Typically, Council's discretionary reserve contains capacity for approximately 300 residential units (1,020 persons equivalent). Over the last year, Council's total reserve remains un-changed from the 2011 reserve. Thus, a total of 300 units (1,020 persons equivalent) will be carried over to the recommended 2012 Council reserve, as outlined in Item 1 of Table 1 below. This capacity remains unrestricted and available for distribution to applicable development applications.

LEED Buildings and Vaughan Metropolitan Centre reserves remain available

On May 24, 2011, Council reserved servicing capacity for development applications qualifying for York Region's Sustainable Development through LEEDs program and for transit-oriented development within the Vaughan Metropolitan Centre (VMC). Over the last year, minimal take up has occurred from these reserves with only one development application receiving allocation from the LEED Building reserve. No capacity has been used from the VMC reserve. The available capacity from 2011 has been carried over to 2012 as outlined in Item 2 of Table 1 below. This capacity remains unrestricted and available for distribution to applicable development applications.

Development applications reserved capacity in 2011 reconsidered

On May 24, 2011, Council reserved capacity to active development applications expected to proceed to final approval within one year. Based on a recent review by staff, the majority of these applications have proceeded to draft plan / site plan approval with allocation by Council resolution.

The other applications reserved capacity last year that have not proceeded to approval will be reserved capacity for an additional year as part of this report. Only two development applications have been automatically revoked reservation by Council resolution and will not be recommended for reservation again this year as they will be substantially revised. These applications are detailed below:

1) **Naser G. Jureci (OP.07.012, Z.07.050)** – The site is located at Highway 7 and Lansdowne Avenue. It was originally reserved 6 townhouse units (20 persons equivalent) in May of 2011. The applicant has advised a substantial change in density will now be proposed. However, no formal resubmission has been made as of yet. The application has been reserved for a number of years and has not proceeded to final approval.

2) **1620144 Ontario Inc. – The Maple Group (OP.06.003, Z09.014)** – The site is located at the southwest corner of Major Mackenzie Drive and Keele Street. It was originally reserved 39 townhouse units in May of 2011. The parcel was subsequently purchased by Gold Park (Woodbridge) Inc. A new set of development applications (OP.12.007 / Z.12.016 / DA.12.038) with a revised development proposal for 188 apartment units (376 persons equivalent) has now been submitted.

The capacity reserved to specific development applications and not allocated, amounting to 1,779 persons equivalent is now available for redistribution. This capacity remains unrestricted. Refer to Item 3 of Table 1 below.

2013 Regional commitment restricted by Southeast Collector Trunk Sewer

The City’s 2011 Regional commitment of restricted capacity was 12,377 persons equivalent. This capacity is linked to the anticipated in-service date for the new Regional sanitary trunk sewer expected to serve as a twin to the existing Southeast Collector Trunk Sewer. Additional reserves were set aside last year from this capacity for LEED buildings and transit-oriented development within the Vaughan Metropolitan Centre. These reserves have not been used and remain available. A commitment to Block 40/47 was also made for 600 residential units (2,040 persons equivalent) which also remains available. Item 4 of Table 1 below identifies a current breakdown of this capacity.

Post-2013 Regional commitment targeted to ensure local municipalities have a minimum four year supply

Based on the Regional staff report to York Region’s Environmental Services Committee meeting of April 11, 2012, Regional Council endorsed a post-2013 commitment of servicing capacity to four of the nine local municipalities. Based on the City’s efficient management of capacity commitments to date, Vaughan was considered one of the four to receive a post-2013 commitment.

The City’s post-2013 capacity commitment is 8,070 persons equivalent. Refer to Item 5 of Table 1 below. This capacity is also linked to the anticipated in-service date for the Southeast Collector Regional Trunk Sewer twinning. The Individual Environmental Assessment (IEA) for the Southeast Collector Sewer twinning was approved by the Ministry of the Environment on March 11, 2010. The construction timeline for the sewer remains on schedule with an anticipated completion date of late 2014.

This sewer is necessary to meet the projected growth in both York and Durham Regions for the next 25 years and will provide needed backup support for rehabilitation of the existing Southeast Collector Trunk sewer. The approved sewer route is approximately 15 kilometres in length spanning large sections of both Markham and Pickering in York and Durham Regions. The majority of the sewer will be constructed using four tunnel boring machines able to tunnel with minimal construction and groundwater related impacts.

**TABLE 1
2012 AVAILABLE SERVICING CAPACITY - YDSS**

Item / Description	Servicing Capacity (Persons Equivalent)
1. Council Reserve (300 units)	1,020
2. Committed / Unused	
LEED Building Applications (291 units)	582
VMC / Transit Oriented Development (1,000 units)	2,000
3. Applications Reserved in 2011 – Not Allocated	1,779
UNRESTRICTED TOTAL:	5,381 people

4. 2013 Regional Commitment (Restricted):	
LEED Building Applications (1,700 units)	3,400
VMC / Transit Oriented Development (2,000 units)	4,000
Block 40 / 47 Assignment (600 units)	2,040
Uncommitted 2011 Capacity	2,937
5. Post-2013 Regional Commitment (Restricted):	8,070
	<hr/>
RESTRICTED TOTAL:	20,447 people

City's available capacity to YDSS maintains adequate supply for development applications

Based on the above noted reconciliation, the City's available unrestricted capacity to the York-Durham Sewage System is 5,381 persons equivalent (Refer to Items 1, 2 and 3 of Table 1). All infrastructure triggers have been met for this capacity. It is available for reservation or allocation to active development applications.

In addition, 20,447 persons equivalent of restricted capacity is available for assignment. Refer to Items 4 and 5 of Table 1.

City's commitment to reduce inflow and infiltration and water conservation continues

Ministry of the Environment (MOE) approval for the Southeast Collector Sewer is based on specific sustainability targets related to inflow and infiltration reduction and water conservation. Any Regional capacity commitments related to the Southeast Collector are conditional upon successfully achieving these targets.

Since April of 2010, staff has participated in a joint Regional / Local Water and Wastewater Steering Committee to establish a strategy by which the MOE sustainability targets can be achieved.

On March 21, 2011, staff provided a report to Priorities and Key Initiatives Committee on the Inflow and Infiltration Reduction / Water Conservation Strategies developed in collaboration with York Region and all area municipalities.

Also in March of 2011, a second staff report to Priorities and Key Initiatives Committee was presented on the Inflow and Infiltration Reduction Pilot Project currently underway by the Huntington Landowners Trustee (Block 61 Developers). Developers in Block 61 continue to undertake field monitoring work to identify inflow and infiltration (I/I) within the City's sanitary sewer system. The main objective of the pilot project is to identify and remediate extraneous sources of flow within the sewer system in exchange for servicing capacity.

The pilot project is progressing well. With over one year of monitoring data now collected, a presentation to City and Regional staff will be made this summer to identify key findings. Once the data has been reviewed and approved, the release of servicing capacity will be staged as field remediation work (to eliminate the sources of extraneous flows) is proven successful. Accordingly, staff will report back later this year to summarize the key findings of the I/I Pilot Project and to outline a streamlined allocation process for development applications within Block 61.

Key infrastructure projects to support growth are underway to address system constraints

Future Regional capacity commitments to local area municipalities will be subject to successful completion of specific Regional infrastructure projects. The triggers associated with Vaughan's current and future capacity commitments are identified in Attachment No. 7.

Attachment No. 7 provides a summary of key Regional wastewater priority projects, anticipated in-service dates for these works and resulting serviceable population. The information is based on current Regional forecasts to a planning horizon year of 2031. Staff will continue to work closely with York Region to ensure availability of capacity remains in step with short and long-term development projections.

Regional four year capacity supply is adequate to meet Vaughan's current needs

The distribution of capacity by York Region has been updated to meet each local municipality's demonstrated growth rate based on previous assignments of capacity and on subsequent building activity. Additional capacity will be recommended by the Region in 2013 with the objective of maintaining a minimum four year supply for each local area municipality. Staff has reviewed the Region's calculations and is satisfied that Vaughan's allotment of capacity is adequate to meet the City's short-term growth projections.

Kleinburg-Nashville Community to receive lake-based water supply and connection to York-Durham Sewage System

The Kleinburg-Nashville service area must be connected to the existing lake-based Regional Water Supply System and York-Durham Sewage System (YDSS) in order to service the planned growth within the Community.

The existing Kleinburg Water Pollution Control Plant (KWPCP) has recently been expanded to service a maximum population of 7,500 persons. Sewage servicing capacity for the balance of the planned growth will be diverted to the YDSS with a new sanitary sewer along Huntington Road connecting to the Woodbridge Service Area and a proposed pump station to convey flows to the Maple Service Area.

To connect the Community to a lake-based water supply, the construction of new Regional trunk watermain along Huntington Road (Rutherford Road to Nashville Road) and along Islington Avenue (Sunset Ridge to Bindertwine Boulevard) is underway and scheduled for completion this summer.

Based on this servicing scheme and on the construction progress of the new Regional infrastructure, York Region has advised the City that pre-sales of allocated units within the Kleinburg-Nashville Community may proceed.

Table 2 below reconciles the available servicing capacity to the Kleinburg Water Pollution Control Plant. In May of 2011 a balance of 2,771 persons equivalent was available and reserved for future development. This capacity was not used over the last year and remains available. Refer to Item 1 of Table 2. Also, 256 persons equivalent reserved in 2011 (Item 2 of Table 2) has reverted back to the City as these development applications did not proceed to final approval but will be recommended for reservation once again or allocation as part of this report. Items 3 and 4 of Table 2 identify the amount of capacity from the KWPCP service area to be reserved and allocated as part of this report. A breakdown of individual applications is included in Attachments No. 3 and 5.

A balance of 2,596 persons equivalent remains available for distribution. Refer to Table 2 below.

Accordingly, it is recommended this capacity be reserved for distribution to development applications within the KWPCP service area as required to facilitate intensification in the core and development within the approved Community Plan area.

**TABLE 2
2012 AVAILABLE CAPACITY
KLEINBURG-NASHVILLE WATER POLLUTION CONTROL PLANT (KWPCP)**

Item / Description	Servicing Capacity (Persons Equivalent)	
1. Remaining 2011 Capacity		2,771
2. Reserved Applications in 2011 – Not Allocated	<i>plus</i>	257
3. Proposed 2012 Allocation Schedule:	<i>minus</i>	(167)
4. Proposed 2012 Reservation Schedule:	<i>minus</i>	(264)
		<hr/>
	2012 BALANCE:	2,596 people

Capacity considerations to the proposed YDSS service areas within Kleinburg-Nashville Community are not represented in Table 2 above but have been considered in the YDSS section of this report.

Available capacity distributed to active development applications in accordance with City Protocol

On a move forward basis, and in consideration of the Servicing Capacity Distribution Protocol, staff has completed a detailed status assessment of all active development applications City-wide such that new Allocation, Reservation and Assignment Schedules may be established to effectively distribute the City's current capacity.

From a planning approval status perspective, immediate consideration was given to those applications having Draft Plan of Subdivision or Site Development approvals in place. In sequential order of priority, consideration was also given to those applications that have the appropriate zoning in place for the intended use, followed by those that are Official Plan approved. Consideration was also given to those applications that represent infill development or completion of partially built communities.

Table 3 below provides a summary of the recommended 2012 distribution of capacity from the YDSS. A detailed breakdown of individual development applications recommended for Allocation, Reservation and Assignment is included in Attachments No. 3 to 6.

An administrative adjustment for draft plan of subdivision 19T-00V21 of 892 persons equivalent has been noted as Items 2 and 7 in Table 3 below. This application was allocated phase one capacity for 446 residential apartment units (892 persons equivalent from the Bathurst / Langstaff Collector capacity stream) in 2006. The development proposal is located within the Vaughan Metropolitan Centre and will proceed in phases. The current proposal envisions 5 residential high-rise towers qualifying as complex high-rise. Accordingly, an administrative change has been made to replace the 2006 allocation with capacity from the City's 2013 Regional commitment. This allows staff to more effectively manage allocation capacity by aligning development timing

with available capacity. This change will have no impact on timing for development approvals or building permit release.

**TABLE 3
2012 DISTRIBUTION OF AVAILABLE CAPACITY - YDSS**

Item / Description		Servicing Capacity (Persons Equivalent)
1. Unrestricted Capacity		5,381
2. 19T-00V21 Adjustment (from Bathurst / Langstaff) *	<i>plus</i>	892
3. Proposed 2012 Allocation Schedule: (Attachment No. 3)	<i>minus</i>	(876)
4. Proposed 2012 Reservation Schedules: (Attachments No. 4 & 5)	<i>minus</i>	(3,747)
Unrestricted Uncommitted Balance:		1,650 people
5. 2013 Restricted Capacity		12,377
6. Post-2013 Restricted Capacity	<i>plus</i>	8,070
7. 19T-00V21 Adjustment (to Southeast Collector) *	<i>minus</i>	(892)
8. Proposed 2012 Reservation Schedule: (Attachments No. 4 & 5)	<i>minus</i>	(13,605)
9. Proposed 2012 Assignment Schedule: (Attachment No. 6)	<i>minus</i>	(5,950)
2013 Restricted Capacity Balance:		0 people

* Exchange of available unrestricted capacity for 2013 restricted capacity. Based on the Region's policy for complex high-rise developments building permits can be issued 36 months in advance of infrastructure triggers being met. The current infrastructure trigger is the southeast collector (Q4-2014).

Based on the recommended allocation, reservation and assignment schedules, 1,650 persons equivalent of unrestricted capacity remains available for future distribution.

In keeping with the City's protocol, and in order to maximize the efficient distribution of available capacity to high density and complex high-rise development applications, the proposed 2012 assignment schedule recommends that 13,605 persons equivalent be reserved for high density development applications. These include high density applications qualifying for the Region's Sustainable Development through LEEDs program and for transit oriented development particularly within the Vaughan Metropolitan Centre. Refer to Attachment No. 5.

In addition, it is recommended that 1,350 low density residential units (4,590 persons equivalent) be assigned to the Block 40/47 Trustee to allow for build-out of this block. An additional 400 low density units (1,360 persons equivalent) is recommended for assignment to the Helmhorst Investments Limited draft plan of subdivision 19T-03V13 in Block 12. It is expected these units will proceed to registration within the next 24 months.

In anticipation of the City's annual update report, eleven written requests for allocation have been received over the last few months. Each request has been formally acknowledged by staff and considered as part of the detailed review process associated with the preparation of this report. Two of the eleven requests could not be accommodated as there have been no formal development applications made by the applicants. The other nine requests have been recommended for allocation, reservation or assignment of capacity in accordance with the City's protocol.

Accordingly, it is recommended that applications identified on the Allocation, Reservation and Assignment Schedules included as Attachments No. 3 to 6 be committed servicing capacity in accordance with the City's protocol.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in:

- The pursuit of excellence in service delivery;
- Planning and managing growth and economic vitality; and,
- The demonstration of leadership and promotion of effective governance.

Specific Strategic Plan Initiatives applicable to the recommendations made in this report include Vaughan's corporate priorities to:

- Establish city-wide master phasing and servicing allocation plans;
- Provide annual update reports to Council; and
- Support and plan high capacity transit at strategic locations throughout the City.

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

Regional Implications

There is an opportunity for better coordination of development information between the Region and local municipalities

Regional staff has identified the need for better coordination of development information between local municipalities and consistency amongst reporting and accounting methods. Staff has prepared annual update reports on available servicing capacity for many years. Vaughan's yearly update reports and associated information tracking tools have been referenced as a leading model for consideration by all local municipalities. Staff will continue to work with York Region to share information as required.

Regional staff engaged with local municipalities on growth forecasts and objectives, capacity needs, continued inflow and infiltration reduction and water conservation efforts

Adoption of the City's 'Servicing Capacity Distribution Protocol' by Council has maintained consistency with Regional practices. Identification of the City's servicing capacity priority

schedules as included in Attachments No. 3, 4, 5 and 6 will ensure timely release of Regional development approval conditions. Accordingly, it is recommended that a copy of this report be forwarded to the Region of York.

Conclusion

Given the ongoing Regional limitations imposed on servicing capacity to all local area municipalities, the allocation, reservation and assignment of available capacity to development applications throughout the City must be effectively and strategically managed. The recommendations of this report will serve to implement the City's 'Servicing Capacity Distribution Protocol' and to allow the orderly progression of development within established urban boundaries.

Staff will continue to work closely with York Region to ensure the City's future servicing capacity requirements will be met in a timely manner. Yearly update reports will be brought forward to Committee of the Whole to reconcile available and future capacity.

The City's post-2013 allocation capacity as assigned by York Region (8,070 persons equivalent), is dependent upon the anticipated in-service date for the Southeast Collector Sewer twinning project (currently estimated to be the fourth quarter of 2014).

Attachments

1. Servicing Capacity Distribution Protocol
2. Allocation Capacity / Development Approvals Timeline
3. Allocation Schedule
4. Reservation Schedule (Page 1 of 2)
5. Reservation Schedule (Page 2 of 2)
6. Assignment Schedule
7. Key Infrastructure Capacity Triggers – YDSS Service Area

Report prepared by:

Tony Artuso, Senior Engineering Assistant, Ext. 8396
Michael Frieri, Manager of Engineering Planning & Studies, Ext. 8729
Mauro Peverini, Manager of Development Planning, Ext. 8407

Respectfully submitted,

PAUL JANKOWSKI
Commissioner of Engineering
And Public Works

JOHN MACKENZIE
Commissioner of Planning

ANDREW PEARCE
Director of Development /
Transportation Engineering

GRANT UYEYAMA
Director of Development Planning

SERVICING CAPACITY DISTRIBUTION PROTOCOL

(Revised May 10, 2011)

In this policy, Servicing Capacity means water supply and wastewater treatment capacity within the York Sewage Servicing System, York Water Supply System or the Kleinburg/Nashville Sewage Servicing System as distributed by the Region of York and allocated by the City of Vaughan. Council will be solely responsible for the allocation of water and wastewater servicing capacity to specific developments as defined by the Region of York. The approval of all development applications shall be subject to the availability of adequate municipal services, including transportation related infrastructure at both the local and regional level.

Allocation, reservation or assignment of servicing capacity by Council resolution, is specific to a proposed development application. In the event that a development application is closed, withdrawn, or significantly revised (thereby requiring a site specific Official Plan Amendment), any previous commitment of servicing capacity shall become null and void and shall not be transferable to the subject lands or to a subsequent application for the subject lands.

Development Approvals

Where the availability of servicing capacity is not dependent on the construction of specific regional or local infrastructure improvements, development applications shall be allocated capacity by Council resolution in conjunction with development approval.

Where the availability of servicing capacity is dependent on the construction of specific regional or local infrastructure improvements, Council may consider granting development approval approximately 18 months prior to the anticipated operational/in-service date for the related infrastructure, subject to the implementation of a Holding Symbol on the implementing Zoning By-law and a No-Sale Agreement. Development applications which generally meet this timeframe shall be reserved servicing capacity.

Allocation of Servicing Capacity Linked to Infrastructure Improvements

Where the availability of servicing capacity is dependent on the construction of specific regional or local infrastructure improvements, development applications shall be allocated servicing capacity by Council resolution in conjunction with the removal of the Holding Symbol and enactment of the applicable Zoning By-law for the subject lands. This may occur no sooner than 6 months prior to the anticipated operational/in-service date for the related infrastructure improvements, thereby allowing a previously approved development application to proceed to registration.

Allocation Priority Categories

Residential development applications shall be placed in a cue for allocation of servicing capacity based on the following priority categories, Reservation and Assignment.

The reservation and assignment of available and/or future servicing capacity to an active development application shall be prioritized with consideration for; status of planning approvals, anticipated timing of development, location and density of built form, environmental sustainability, and the availability of adequate local and regional infrastructure including transportation.

ATTACHMENT No. 1

RESERVATION of SERVICING CAPACITY

A development application shall qualify for reservation of servicing capacity where:

1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision will proceed to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) will be executed, within the next 12 months; and
2. The City is satisfied that adequate municipal services and transportation related infrastructure, both at the local and regional level will be available to service the development upon occupancy; and
3. A minimum of two of the following conditions apply;
 - a. Official Plan Approved, or
 - b. Zoning Approved with or without a Holding Symbol, or
 - c. Represents infill development or completion of a partially built community.

Development applications shall be reserved servicing capacity by Council resolution for a period of 12 months. The reservation shall automatically be revoked after a period of 12 months in the event that the Draft Plan of Subdivision has not proceeded to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) has not been executed.

Servicing capacity may be reserved by Council resolution regardless of its dependency on specific regional or local infrastructure improvements.

ASSIGNMENT of SERVICING CAPACITY

A development application shall classify for assignment of servicing capacity where:

1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision will proceed to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) will be executed, within the next 12 to 24 months; and
2. The City is satisfied that adequate municipal services and transportation related infrastructure, both at the local and regional level will be available to service the development upon occupancy; and
3. A minimum of two of the following conditions apply;
 - a. Official Plan Approved, or
 - b. Zoning Approved with or without a Holding Symbol, or
 - c. Represents infill development or completion of a partially built community, or
 - d. Geographically located within an area where the City strategically chooses to provide for deliberate growth.

ATTACHMENT No. 1

Servicing capacity may be assigned by Council resolution regardless of its dependency on specific regional or local infrastructure improvements. The assignment of capacity to specific developments may be amended at any time.

High Density / Complex High-Rise Developments

The timing for release of building permits for high-density and complex high-rise developments may be advanced as noted below, in order to implement these larger complex intensification projects and to accommodate a longer construction period.

1. For High-Density Developments – Building Permits may be released up to 18 months prior to the completion of required Regional infrastructure; and
2. For Complex High-Rise Developments (consisting of over 200 units and multiple levels of underground parking) – Building Permits may be released up to 36 months prior to the completion of required Regional infrastructure.

Accordingly, the timing for allocation of servicing capacity to such development applications may occur in conjunction with Site Plan Approval and consistent with the release of building permits.

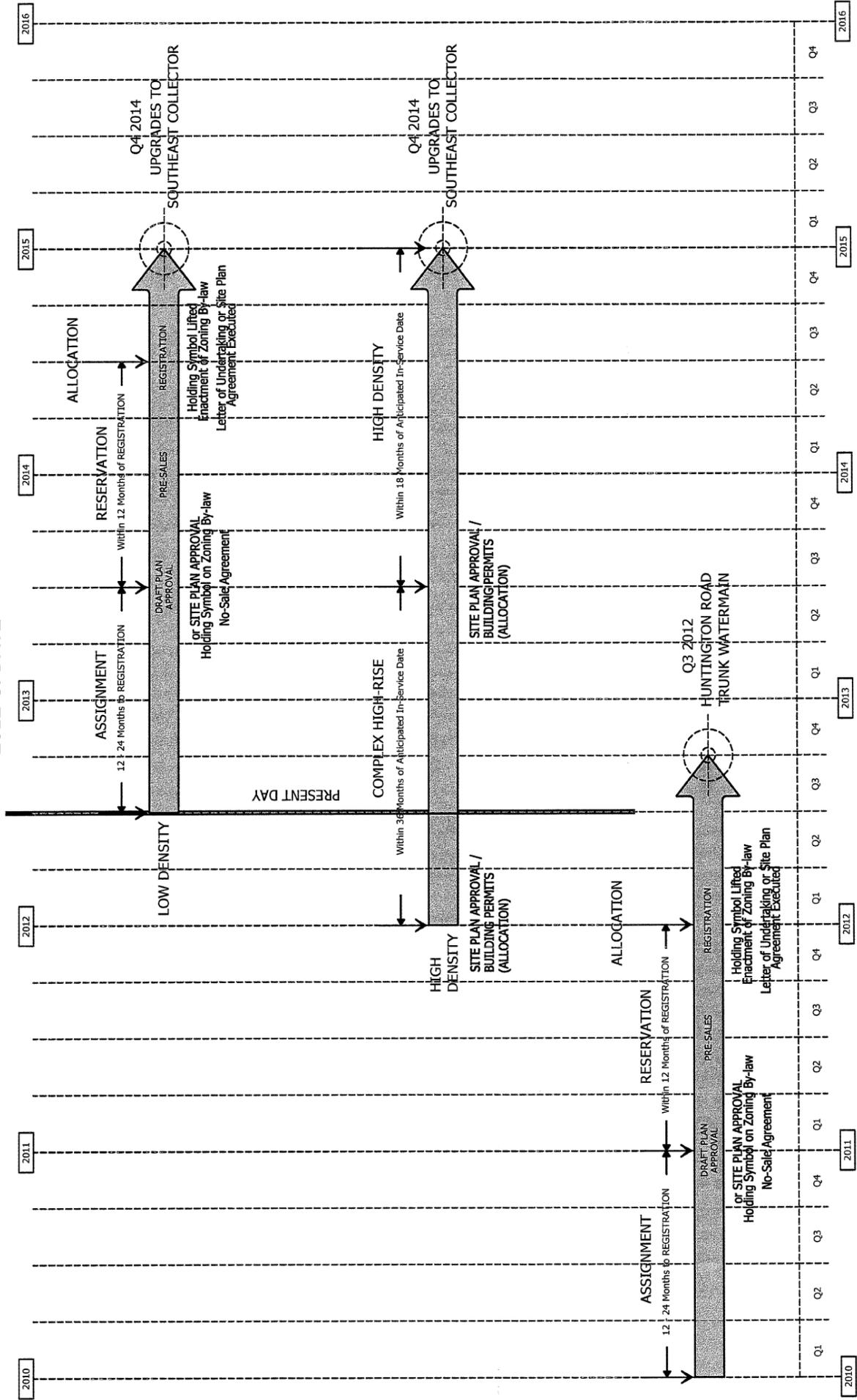
Sustainable Development Through LEED™ Program

If a development application meets all eligibility criteria required to participate in York Region's Sustainable Development Through LEED™ Program, and formal confirmation has been issued by the Region of York identifying the allocation credit applicable to the specific application; the application may be reserved or allocated servicing capacity from the City's LEED™ Reserve, thereby allowing the development to proceed with pre-sales and / or registration (final approval / building permit release) in a timely manner.

ATTACHMENT NO. 2

ALLOCATION CAPACITY / DEVELOPMENT APPROVALS TIMELINE

2012 UPDATE



ATTACHMENT No. 3

ALLOCATION SCHEDULE

UNRESTRICTED CAPACITY - YDSS

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Sing	Semi	Town	Apmt			
26	DA-11.070	Oskar Group	Site Plan Approved			16	16	54	Unrestricted Servicing Capacity	
26	DA-10.052	Sandro Palazzo	Site Plan Approved by OMB			97	97	194	Unrestricted Servicing Capacity	
40S	19T-06V04	Greenbrooke Developments Inc.	Draft Plan Approved	2.5		3	3	9	Unrestricted Servicing Capacity	
61	19T-05V10	Kleindor Developments Inc.	Draft Plan Approved	55			55	187	Unrestricted Servicing Capacity	
61	19T-06V14	Mollise Kleinburg Inc.	Draft Plan Approved	124			124	422	Unrestricted Servicing Capacity	
				182	0	16	97	295	Unrestricted Capacity SUB-TOTAL	

UNRESTRICTED CAPACITY CONSENT APPLICATIONS - YDSS

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Sing	Semi	Town	Apmt			
	B021/11	Richard Nelson and Marjorie May Fenton	Consent Approved	1			1	3	Unrestricted Servicing Capacity	
	B034/11	Amelia DiNardo	Consent Approved	1			1	3	Unrestricted Servicing Capacity	
	B036/11	Giovanni Spano and Luisa Carfones-Spano	Consent Approved	1			1	3	Unrestricted Servicing Capacity	
				3	0	0	3	10	Unrestricted Capacity SUB-TOTAL	

UNRESTRICTED CAPACITY KLEINBURG - NASHVILLE APPLICATIONS TRIBUTARY TO KWPCP

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Sing	Semi	Town	Apmt			
Kleinburg	19T-84076	Berkley Developments Inc.	Draft Plan Approved by OMB	45			45	167	Unrestricted Servicing Capacity	
				45	0	0	45	167	Unrestricted Capacity SUB-TOTAL	
							Grand Total	1,042		

NOTES:

1. SPA refers to Site Plan Approval.
2. DPA refers to Draft Plan Approval.
3. OP refers to Official Plan.
4. Zon. refers to Zoning.
5. OMB refers to Ontario Municipal Board.
6. Persons per unit (ppu) equivalent as follows: singles, semis & town @ 3.4ppu, apartments @ 2.0ppu.
7. Kleinburg - Nashville persons per unit (ppu) equivalent as follows: singles, semis & town @ 3.7ppu, apartments @ 2.0ppu.

ATTACHMENT No. 4

RESERVATION SCHEDULE (1 of 2)

UNRESTRICTED CAPACITY - YDSS

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Sing	Seml	Town	Apmt			
CITY	COUNCIL	City of Vaughan - Council Reserve	N/A	300				300	1,020	Unrestricted Servicing Capacity
				300	0	0	0	300	1,020	Unrestricted Capacity SUB-TOTAL

UNRESTRICTED CAPACITY - YDSS

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Sing	Seml	Town	Apmt			
10	19T-12V001	Kylemount Developments Inc.	SPA Required	38				38	129	Unrestricted Servicing Capacity
11	DA.09.078	Madison Balfourst Holdings Limited	SPA Required				162	162	324	Unrestricted Servicing Capacity
17	19T-11V002	Dufferin Ridge (Arl) Limited	Zoning, DPA & SPA Required			31		31	105	Unrestricted Servicing Capacity
33W	19T-11V003	Milwick Acquisition Corporation	Zoning, DPA & SPA Required			71		71	241	Unrestricted Servicing Capacity
39	Z.06.005	Royal Pine Homes (1668872 Ontario Inc.)	OP, Zoning and SPA Required				98	98	196	Unrestricted Servicing Capacity
39	DA.09.070	P. Gabrielle and Sons Limited	OP, Zoning and SPA Required				36	36	72	Unrestricted Servicing Capacity
39	DA.09.071	P. Gabrielle and Sons Limited	OP, Zoning and SPA Required				51	51	102	Unrestricted Servicing Capacity
40	Z.06.039	Cicchitto Holdings Limited	SPA Required			70		70	238	Unrestricted Servicing Capacity
43	DA.12.018	Vince Lelo (2245108 Ontario Inc.)	OP, Zoning and SPA Required			122		122	415	Unrestricted Servicing Capacity
44	Z.06.079	Market Lane Holdings Inc.	OP, Zoning and SPA Required			13		13	158	Unrestricted Servicing Capacity
44	DA.12.039	Ravines of Islington	SPA Required				131	131	44	Unrestricted Servicing Capacity
44	DA.11.071	1676575 Ontario Inc.	SPA Required				88	88	262	Unrestricted Servicing Capacity
44	DA.11.069	Vista Parc Limited	SPA Required				88	88	176	Unrestricted Servicing Capacity
51	DA.07.092	LCT Investments Limited (Kipling)	SPA Required				35	35	70	Unrestricted Servicing Capacity
				38	0	307	680	990	2,533	Unrestricted Capacity SUB-TOTAL
				TOTAL (1 of 2)				1,290	3,553	

NOTES:

1. SPA refers to Site Plan Approval.
2. DPA refers to Draft Plan Approval.
3. OP refers to Official Plan.
4. Zon. refers to Zoning.
5. ONIB refers to Ontario Municipal Board.
6. Persons per unit (ppu) equivalent as follows: singles, semis & towns @ 3.4ppu, apartments @ 2.0ppu.
7. Kleinburg - Nestville persons per unit (ppu) equivalent as follows: singles, semis & towns @ 3.7ppu, apartments @ 2.0ppu.

ATTACHMENT No. 6

ASSIGNMENT SCHEDULE

RESTRICTED CAPACITY - YDSS - SOUTHEAST COLLECTOR IMPROVEMENTS (Q4 - 2014)

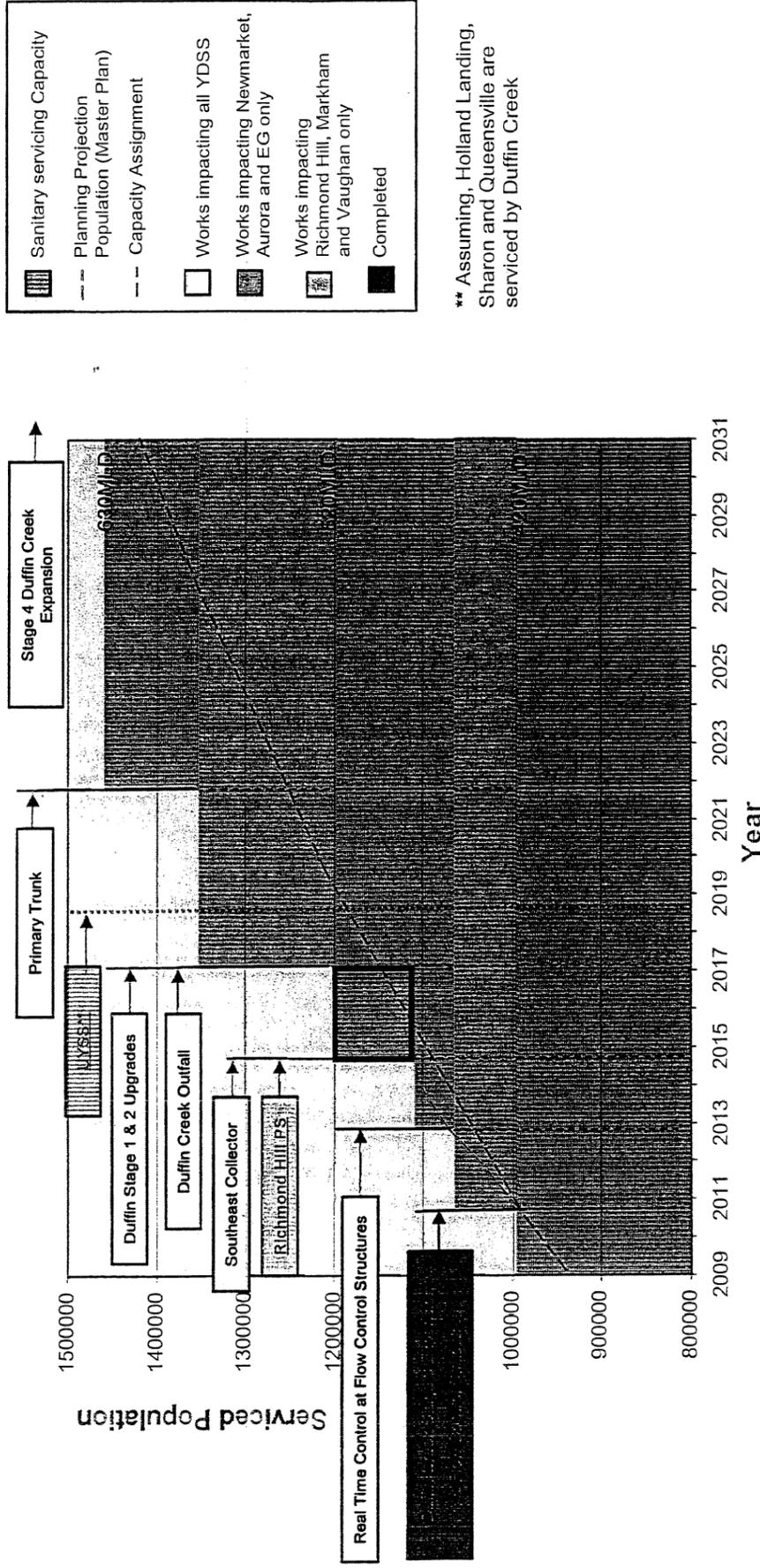
BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Sing	Seml	Town	Apmt			
40 / 47	BLOCK 40/47	Block 40 / 47 Developers Group Inc. (Phase 1) Trustee (Includes 600 units from 2011 Assignment)	Block Plan Approval Pending	1,350				1,350	4,550	Pine Valley North Pumping Station & Water System Improvements Southeast Collector Sewer Works
12	19T-03V13	Heimhorst Investments Limited	Zoning & Draft Plan Approval Req'd.	400				400	1,360	Southeast Collector Sewer Works
				1,750	0	0	0	1,750	5,950	Restricted Capacity SUB - TOTAL
								GRAND TOTAL	1,750	5,950

NOTES:

1. SPA refers to Site Plan Approval.
2. DPA refers to Draft Plan Approval.
3. OP refers to Official Plan.
4. Zon. refers to Zoning.
5. OMB refers to Ontario Municipal Board.
6. Persons per unit (ppu) equivalent as follows: singles, semis & towns @ 3.4ppu, apartments @ 2.0ppu.

30.19

Key Infrastructure Capacity Triggers YDSS Serviced Area**



Post-2013 YDSS Capacity is Contingent on completing Southeast Collector sewer