

COMMITTEE OF THE WHOLE JUNE 16, 2003

WATER CAPACITY ALLOCATION

Recommendation

The Commissioner of Planning and the Commissioner of Engineering and Public Works recommend:

1. That Attachment #1 form the basis for the allocation of water capacity released to Vaughan from the Region of York;
2. That Council rescind its resolution of May 26, 2003 with respect to Report 120, Addendum No. 1, Reservation of Water Supply Capacity, Maple Pressure District Seven Water System, and adopt the following:

“THAT subject to the Region of York confirming the availability of water supply capacity in the York Water Supply System servicing Vaughan;

1. Water supply capacity for 2,800 persons equivalent be reserved from the Vaughan Water Distribution Systems for residential development within OPA No.332, OPA No.350 and the Block Plans approved to date in OPA No.400, which may be allocated by Council prior to registration of each plan of subdivision; and
2. Water supply capacity for 21,000 persons equivalent be reserved from the Vaughan Water Distribution System for residential development within Phase 2 of Block 10 and Phase 1 within Blocks 11, 12, 18 and 33 West in OPA No.600, which may be allocated by Council prior to registration of each plan of subdivision.”
3. That Council enact a by-law authorizing the Mayor and Clerk to execute the Regional Development Charge Credit Agreement for the advanced construction of the Bathurst Trunk Sanitary Sewer with the Blocks 10, 11 and 12 Developer Groups and the Region of York for the purpose of confirming the reservation of servicing capacity allocation as adopted by Council resolution.

Purpose

To advise Council of an agreement which has been reached with the development community with respect to the allocation of water capacity as it becomes available in relation to development approvals.

Background - Analysis and Options

Allocation Principles

During May 2003, meetings have been held between the Region of York and the City, for the purpose of advising the City of the status of the water capacity availability in the Region. At this time, water capacity is over-committed with approved developments in Vaughan and plans are underway to secure additional capacity by 2005 with the completion of the York Peel Feedermain. Additional capacity is expected with completion of the treatment plant expansion in Peel Region in 2006. The Region has negotiated infrastructure projects to be undertaken by Peel Region, which will secure incremental amounts of capacity in January 2005 and June 2006.

In the interim, apart from sewage capacity and transportation requirements needed to achieve approval of draft plans or site plans, water capacity has been added as a requirement. The Region and the development community are presently preparing to sign a front-ending agreement to fund the Bathurst and Langstaff trunk sanitary sewers. To commit to the funding, the developers require a level of certainty that water capacity will not be a constraint to future development, and that priority will be given to the participants as capacity becomes available. To that end, a set of principles has been developed which provides for development approvals to move forward, on the basis of capacity being reserved for the block developments, and allocation just prior to registration of a draft plan, when the Region confirms that it is available.

Based on the principles, the draft plans in Blocks 18, 33W, 11 and 12 would be draft approved in their entirety, based on a block-wide phasing plan. Conditions of draft approval would be that the lands outside of Phase 1 be zoned with a (H) Holding Symbol, that the owners would enter into an agreement prohibiting the pre-sale of lots, and that no draft plan would be registered prior to August 2004. With the expectations that an increment of capacity will be available by January 2005, and that it would take 4 to 6 months to build houses ready for occupancy, the water would then be available by the time the residents move in.

The principles have been attached for Council's consideration, with further information to be provided, as required.

Water Capacity Reservation

Through the on going discussions between City and Regional Staff and the developer groups, an agreement in principle has been established with regards to the distribution of water supply capacity amongst the participating landowners in Blocks 10, 11, 12, 18 and 33 West to facilitate development and the advancement of the Bathurst and Langstaff Trunk Sewers as detailed below:

Block Plan	Water Supply Capacity - Population
10 – Phase 2	4,500
11 – Phase 1	4,000
12 – Phase 1	3,500
18 – Phase 1	5,400
33 West – Phase 1	3,600
Total	21,000

Council, at its meeting on May 26, 2003 adopted the following:

“That subject to the Region of York confirming the availability of water supply capacity in the Maple Service Areas of the Vaughan Water Distribution Systems of the York Water Supply System for an additional 12,800 persons;

- 1. Water supply capacity for 2,800 persons equivalent (about 800 units) be reserved from the Vaughan Water Distribution Systems for residential development within OPA No.332, OPA No.350 and the Block Plans approved to date in OPA No.400, which may be allocated by Council at the site plan or draft plan of subdivision approval stage; and*
- 2. Water supply capacity for 10,000 persons equivalent (about 2,860 units) be reserved from the Maple Pressure District Seven Water System for residential*

development in Blocks 18 and 33 West in OPA No.600, which may be allocated by Council at the draft plan of subdivision approval stage.”

Based on the agreement in principle with respect to the distribution of water supply capacity, Staff recommends the adoption of Recommendation 2 of this report.

Regional Development Charge Credit Agreement

To confirm Council's reservation of water supply capacity to Blocks 10, 11 and 12 through the provisions of the Regional Development Charge Credit Agreement for the Bathurst Trunk Sewer, Staff recommends adoption of Recommendation 3 of this report.

Conclusion

To enable the front-ending agreements for new sewer infrastructure to proceed, a set of principles has been developed to provide certainty of water capacity reservation for those participating in the funding. These principles are attached for Council's consideration and adoption. Also, as part of the negotiation, it was determined that the reservation of water capacity recently given to Blocks 18 and 33W should be amended by reverting a portion of that capacity to the City for the purposes of infill development. Finally, authorization is being sought for the City to enter into a front-ending agreement with the Region and the development community for interim servicing of Blocks 11 and 12 from the North Don System.

Attachments

1. Principles for Vaughan Water Capacity/Allocation

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Respectfully submitted,

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Attachment #1

Principles for Vaughan Water Capacity/Allocation

The following are principles for the allocation of water capacity in Vaughan, including the participants in up-front financing agreements for the Bathurst and Langstaff trunk sanitary sewers.

Acknowledgements:

1. The City become party to the Regional Development Charge Credit Agreement for the advanced construction of the Bathurst Trunk Sewer with the Region of York and the Blocks 10, 11 and 12 Developers' Group.
2. The schedule of water infrastructure construction that is required for increases in water supply capacity is as follows:

Delivery of Short Term Water Supply Capacity to Vaughan

Step 1

- Serviced Population limit: 241,800 persons
- Expected Availability: January 2005
- Critical Infrastructure: Peel Feedermain Project within York (\$ 73.1M)
 - Planned Milestones:
 - Award: June 2003
 - Completion: November 2004
- Critical Infrastructure: Peel Feedermain & PS Projects within Peel (\$72.6 M)⁽¹⁾
 - Planned Milestones:
 - Contracts Award starting: July 2003
 - Completion: January 2005

Step 2

- Serviced Population limit: 296,100 persons
- Expected Availability: June 2006
- Critical Infrastructure: Lakeview Plant Expansion (\$48.1M)⁽¹⁾
 - Planned Milestones:
 - Tender: September 2003)⁽²⁾
 - Award: December 2003⁽²⁾
 - Completion: June 2006⁽²⁾

⁽¹⁾ *Region' share of the project cost*

⁽²⁾ *Preliminary schedule – subject to confirmation by Peel Region*

Policy:

3. The City of Vaughan agrees to reserve water capacity for the Phase 1 areas of the participating owners.
4. The City will adopt a City-wide policy to allocate water prior to *registration*.
5. Developers agree to a "use-it-or-loose-it" condition of draft approval with respect to reservation within each block.
6. The City agrees to provide, on a semi-annual basis, monitoring reports to the Region to ensure that subdivision registration/allocation are with the available capacity provided by the Region.
7. All parties agree to continue to work cooperatively to support Regional infrastructure required for the delivery of water and sewer.
8. The City agrees to give priority to participating land owners with respect to future water reservation for build-out capacity.

Approvals:

9. Proceed with existing approved areas, including Block 10 (phase 2) subject to allocation by the City of Vaughan prior to plan registration.
10. Proceed with Draft approvals in Blocks 11, 12, 18 and 33W subject to:
 - 'H' zoning
 - Pre-sale prohibition agreements
 - No plan registration prior to August '04 subject to confirmation by York Region that capacity is available at that time.
11. City agrees to allocate water to the plans (phase 1) based on an agreed schedule between developers and the City.
12. 'H' removed with confirmation of water capacity by the Region and allocation of water by Vaughan Council prior to registration of the Plan.
13. Draft approvals are contingent on confirmation of sewage capacity by the Region.