

COMMITTEE OF THE WHOLE – OCTOBER 6, 2008

19T-95063 PHASE 3 WOODVALLEY DEVELOPMENTS INC. ALLOCATION OF SERVICING CAPACITY

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council provide direction with respect to the allocation of servicing capacity for 58 residential units to draft plan of subdivision 19T-95063 Phase 3 (Woodvalley Estates Inc.), from the current remaining capacity available for allocation at Council's discretion (355 residential units).

Economic Impact

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

Communications Plan

There will be no public or ratepayers' group communications plan required resulting from the adoption of this report.

Purpose

Item 20, Report No. 44, of the Committee of the Whole, which was adopted by the Council of the City of Vaughan on September 22, 2008, directed:

“That staff provide a report to the Committee of the Whole meeting of October 6, 2008, on providing servicing allocation to Woodvalley Developments Inc., 19T-95062 Phase 3, for 58 units, from the City's reserve allocation; and

That the report include that the allocation be recovered from the Block 11 allocation for this plan at the appropriate time.”

This report has been prepared in response to Council's above noted direction.

Background – Analysis and Options

On March 31, 2008 Council reserved allocation capacity for 355 residential units for future allocation to development applications. This reserved capacity allows Council, at its discretion, the opportunity to strategically allocate servicing capacity to individual applications in areas deemed a priority by the City. Currently, there are no restrictions on the sale or registration of these reserved units and they have not been formally allocated by Council.

In addition, on March 31, 2008 servicing allocation capacity to accommodate all Block 11 Phase 3 low-rise development lands was assigned by Council to the Block 11 Developers' Group Trustee. The availability of this capacity for sales and registration is linked to the proposed in-service dates for the Duffin Creek Water Pollution Control Plant upgrades and the flow control structures as temporary alternatives to the Southeast Collector Sewer improvements. The earliest release of these units for sale would be the fourth quarter of 2009, one year prior to the anticipated Regional in-service date for the above noted infrastructure.

The Woodvalley Developments Inc. draft plan of subdivision 19T-95063 is located within Block 11 and is part of the Block 11 Developers' Group. Refer to Attachment No. 1. The Developer has requested the City advance allocation of servicing capacity to Phase 3 so that the units adjacent

to the United Jewish Association institutional / high density residential complex may be developed prior to 2009.

Relationship to Vaughan Vision 2020

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.

This report is therefore consistent with the priorities previously set by Council.

Regional Implications

Not applicable.

Conclusion

Servicing allocation capacity from Council's reserved allotment is available for 355 residential units. Woodvalley Development Inc. has requested that Council allocate 58 residential units of this capacity to advance the development of their Phase 3 lands. Staff is seeking Council's direction in this regard.

Should Council wish to allocated servicing capacity at this time to draft plan of subdivision 19T-95063 Phase 3, the following resolution may be adopted;

“IT IS HEREBY RESOLVED THAT the approved development application 19T-95063 Phase 3, Woodvalley Developments Inc. is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 58 residential units.”

Upon allocation of this capacity, 297 residential units would remain available for allocation at Council's discretion. Upon release of sales and registration to the currently assigned Phase 3 units in Block 11 (currently estimated to occur by the fourth quarter of 2009), Council's discretionary reserve allocation allotment may be replenished from Block 11's assignment.

Attachments

1. Location Plan

Report prepared by:

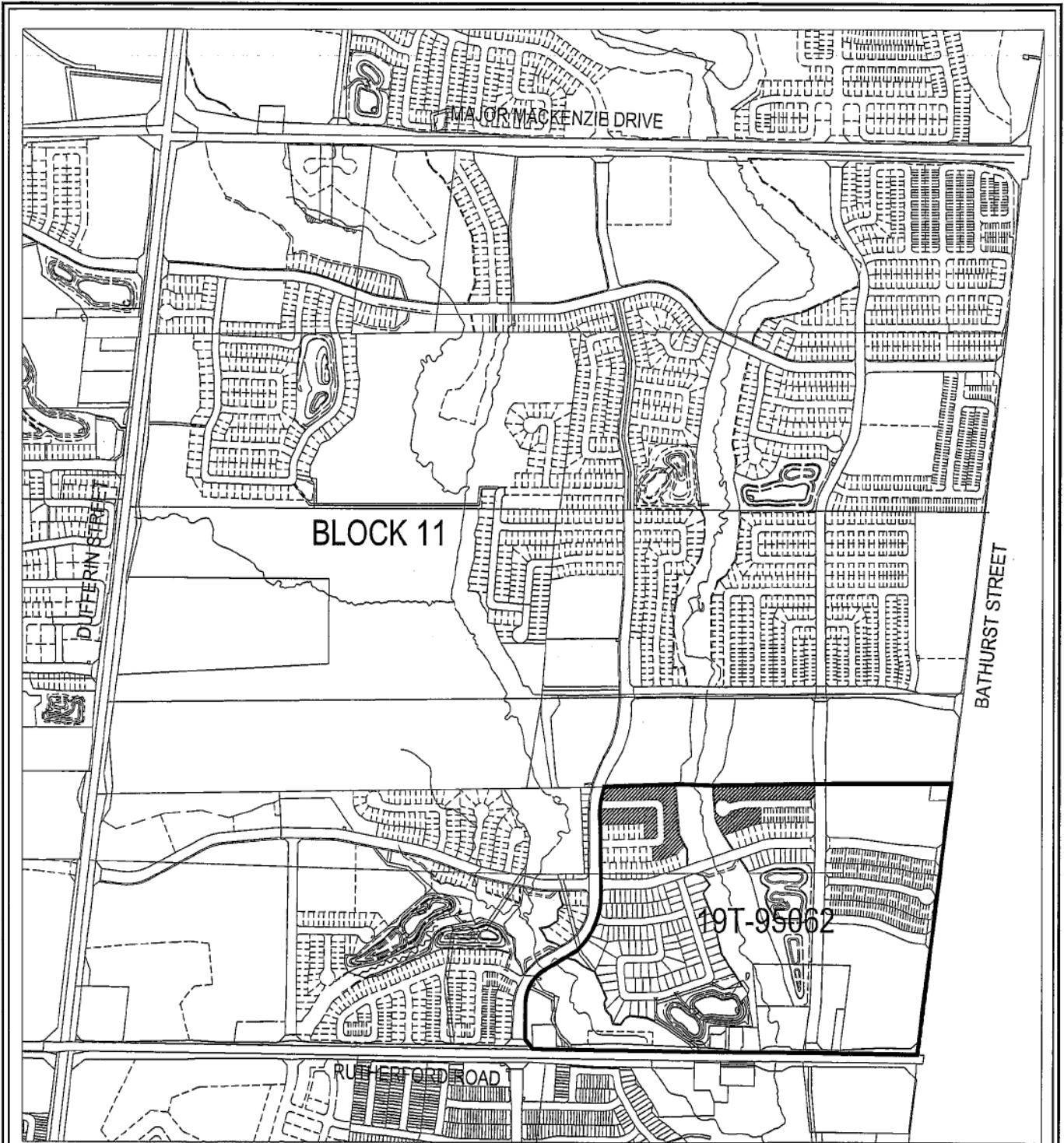
Michael Frieri, Development Supervisor, Engineering Planning & Studies, Ext. 8729

Respectfully submitted,

Bill Robinson, P. Eng.
Commissioner of Engineering
And Public Works

Andrew Pearce, C.E.T.
Director of Development /
Transportation Engineering

ATTACHMENT No. 1



WOODVALLEY SUBDIVISION - 19T-95062 - PHASE 3 LOCATION PLAN

LEGEND



N.T.S.