

COMMITTEE OF THE WHOLE – MARCH 31, 2009

SERVICING CAPACITY ALLOCATION STRATEGY – ANNUAL UPDATE

Recommendations

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

1. That the 'Development / Allocation Process' and revised 'Servicing Capacity Distribution Protocol' included as Attachments No. 1 and 2 respectively, be adopted by Council.
2. That Council pass the following resolution with respect to the ALLOCATION of servicing capacity to specific development applications:

"IT IS HEREBY RESOLVED THAT development applications B025/08, B082/07, B083/07, B039/07 to B044/07, B058/07, B017/08, B018/08, B004/08, B005/08, B019/08, B020/08, B047/08, and Z.07.003 are allocated sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 16 residential units.

3. That Council pass the following resolution with respect to the RESERVATION of servicing capacity to specific development applications:

"IT IS HEREBY RESOLVED THAT the development applications forming Phase 3 in Blocks 11, 12, 18 and 33 West as committed by the Trustee for each Developers' Group, and development applications 19T-06V04 (Phase 2), 19T-06V07 (Phase 2), 19T-07V04, 19T-07V06, 19T-02V12, DA.08.060, Z.07.053, Z.06.035, DA.05.007, 19T-95098, 19T-84076 and 19T-08V07 are reserved sewage capacity from the York Sewage Servicing System or the Kleinburg Sewage Servicing System (as applicable) and water supply capacity from the York Water Supply System for a total of 3,599 residential units. 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"

4. That 300 residential units be RESERVED from the York Sewage Servicing System for distribution to development applications at Council's discretion.
5. That 1,500 residential units be ASSIGNED from the York Sewage Servicing System for distribution to development applications participating in and meeting all eligibility criteria for York Region's Sustainable Development Through LEED™ Program.
6. That servicing capacity be ASSIGNED in accordance with the Assignment Schedule included as Attachment No. 5, as follows:
 - i) 935 residential units from the York Sewage Servicing System for development applications Z.07.047, Z.06.005 and 19T-00V21;
 - ii) 2,800 residential units from the York Sewage Servicing System, for Transit Oriented Development applications within the Vaughan Corporate Centre and within the City's Official Plan Amendment 620 lands north of Steeles Avenue, between Jane Street and Keele Street;
 - iii) 665 residential units from the Kleinburg Sewage Servicing System, for future distribution to development applications subject to completion of the City's on-going

Kleinburg-Nashville Focus Area Study; and,

- iv) 20 residential units from the York Sewage Servicing System, for future distribution to consent/severance applications approved by Committee of Adjustment and requiring not more than 4 residential units per application.
7. That an annual review of the City's available and unused servicing capacity, and the related development process and distribution protocol, be undertaken by Staff and brought forward to a future Committee of the Whole meeting; and
8. That a copy of this report be forwarded to the Region of York.

Economic Impact

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

Communications Plan

There will be no public or ratepayer group communications plan required resulting from the adoption of this report. However, the 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, that is, to reconcile the servicing capacity from the previous year, and to reaffirm the City's 'Servicing Capacity Distribution Protocol' (Attachment No. 2) and related Schedules (Attachments No. 3 to No. 5).

Background – Analysis and Options

Given the ongoing limitations the Region of York has placed on servicing capacity to local municipalities, the distribution of available capacity to development applications throughout the City must be carried out in an effective and strategic manner. As a result, on November 14, 2005 Council adopted the City's 'Servicing Capacity Distribution Protocol'.

The Protocol has provided Staff and Council with an effective and 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 a limited servicing capacity supply;
- the prioritization of development applications based on specific qualifying criteria;
- fairness and equity amongst all development interests throughout the City;
- that adequate local and regional infrastructure has been constructed; and,
- consistency and cooperation with regional initiatives.

In the past, Council allocated servicing capacity to specific development applications in conjunction with Draft Plan of Subdivision or Site Development approvals. As there were no limitations on the availability of servicing capacity from a Regional perspective, these development applications could immediately proceed to market for the sale of residential units and registration.

Currently, the Region of York continues to provide local municipalities with limited yearly allotments of servicing capacity that is linked to the in-service/construction completion dates of specific regional infrastructure projects. The amount of regional servicing capacity assigned to

local municipalities is based upon:

- meeting the local needs (as planned for in the current Official Plan);
- historical growth trends in the local municipality;
- regional forecasts;
- available infrastructure capacity; and,
- consultation with each local municipality.

York Region will proceed to release conditions of Draft Plan of Subdivision approval to municipalities for development applications within substantially built residential communities at the request of each individual municipality. This provides for an appropriate level of certainty about how these communities will be built-out as servicing capacity becomes available.

The build-out of these communities however, is now linked to the distribution of servicing capacity by York Region and specific infrastructure triggers for individual municipalities. The potential risk associated with additional Draft Plan of Subdivision approvals continues to be managed with the use of “Holding” provisions in the implementing Zoning By-laws and conditions respecting No Pre-Sale Agreements.

Development Approval Process

Given the Regional restrictions placed on the City’s current servicing capacity, it is necessary to coordinate the development approval process with the anticipated construction schedule for key regional infrastructure projects.

Where servicing capacity for a development application is linked to specific regional infrastructure triggers, York Region will allow the pre-sale of units and plan registration to occur no sooner than 12 months and 6 months respectively, prior to the anticipated infrastructure in-service date. Given this current practice, allowing development approvals to proceed 6 months prior to pre-sales (or 18 months prior to the anticipated regional infrastructure in-service date), will provide the development industry with a reasonable amount of time to prepare for market, and will allow the City to continue granting development approvals in the absence of available unrestricted servicing capacity. Further, it may be appropriate to advance the timing of development approvals in certain situations in order to facilitate construction phasing and orderly development. Attachment No. 1 graphically illustrates the proposed development approval process and its relationship to York Region’s infrastructure delivery schedule.

Servicing Capacity Distribution Protocol

The ‘Servicing Capacity Distribution Protocol’ has been modified to accommodate the above noted development approval process. Attachment No. 1 also identifies how the current protocol aligns with the development approval process and with York Region’s infrastructure delivery schedule. Assignment of servicing capacity may be granted as early as 12 months prior to draft plan approval and as early as 24 months prior to registration. Reservation of servicing capacity may be granted as early as 12 months prior to registration. As a result, formal allocation of servicing capacity by Council resolution, will now be recommended in conjunction with the lifting of the Holding Symbol “(H)” from the affected Draft Plan of Subdivision, once regional clearance for registration has occurred. Typically, this will happen no sooner than 6 months prior to the anticipated regional infrastructure in-service date.

Accordingly, it is recommended that the ‘Development / Allocation Process’ and revised ‘Servicing Capacity Distribution Protocol’ included as Attachments No. 1 and 2 respectively, be adopted by Council.

Sustainable Development Through LEED™

Earlier this year, Council endorsed the City's participation in York Region's Sustainable Development Through LEED™ program, and a recommendation to amend the City's current Servicing Capacity Distribution Protocol to encourage the program.

The Sustainable Development Through LEED™ program is a conservation initiative implemented by the Region of York. It provides the development industry with the opportunity to earn servicing capacity allocation credits up to a maximum of 40% of the total proposed residential units within a high density residential green building development. The development project must meet the following six eligibility criteria in order to participate in the program:

1. Located within a Regional Centre / Corridor or within a Local Centre / Corridor;
2. High density residential development project with a minimum building height of 5 stories (including mixed-use buildings);
3. Permitted without the need for a major Official Plan Amendment;
4. Servicing capacity has been assigned to the development application by the local municipality; and,
5. The project has been registered with the Canada Green Building Council and that a minimum level Silver Certification is proposed.

Once deemed to have met the eligibility criteria, applicants must commit to building a development that incorporates significant water conservation measures, conformity with Transit-Oriented Development Guidelines and the implementation of three-stream waste management systems.

Servicing capacity allocation credits may be applied to qualifying applications based on the proposed level of water conservation and LEED™ Certification as summarized in Table 1 below:

**TABLE 1
SUMMARY OF SERVICING CAPACITY ALLOCATION CREDITS
SUSTAINABLE DEVELOPMENT THROUGH LEED™ PROGRAM**

Credit	Water Conservation	Minimum LEED™ Certification Level
20%	50% Outdoor Reduction 20% Indoor Reduction	Silver
35%	100% Outdoor Reduction 30% Indoor Reduction	Silver
40%	100% Outdoor Reduction 30% Indoor Reduction	Gold

In support of on-going environmental sustainability initiatives, development applications meeting all eligibility requirements for the Sustainable Development Through LEED™ program will be provided with the opportunity to move ahead sooner through the development approval process.

The 'Servicing Capacity Distribution Protocol' has further be amended to encourage and acknowledge development applications participating in this program. As a result, it is recommended that a LEED™ Reserve be set aside for this purpose. The servicing capacity set aside and held in this reserve, will not be dependent upon specific regional infrastructure improvements and will be accumulated over time. Therefore, the timing of unit sales and registration (or execution of Letters of Undertaking), for applications which are committed capacity from this pot, would not experience delay as a result of York Region's anticipated infrastructure delivery schedules.

Reconciliation of Available Servicing Capacity

A detailed reconciliation of available servicing capacity has been conducted by Staff. This analysis, as described herein, is further summarized in Table 2 below.

The following development applications were committed capacity on March 31, 2008. As these applications have not proceeded to registration and have not significantly moved forward in the development approval process, the committed capacity has been revoked.

Reserved March 31, 2008:

19T-06V05 Cesira D'Aversa (6 Single Family Units)
Z.06.079 Market Lane Holdings Ltd. (90 Apartment Units)

Assigned March 31, 2008:

DA.04.022 Lino & Grace Colagiacomo (12 Town House Units)

Allocation Not Required – Qualifies as a retirement home type facility.

DA.04.029 Hesperus Fellowship Community of Ontario (82 Apartment Units)

TOTAL: +/- 540 Persons Equivalent

**TABLE 2
CURRENT SERVICING CAPACITY - YDSS**

Item No. & Description	Servicing Capacity (Persons Equivalent)
1. Capacity Reserved on March 31, 2008 <i>(891 residential units equivalent)</i>	2,325
	<i>less</i>
2. Capacity Allocated since March 31, 2008 <i>(Allocated prior to expiry date of March 31, 2009)</i>	1,785
	Sub-Total 540
	<i>plus</i>
3. Capacity Remaining at Council's Discretion <i>(Reserved on March 31, 2008, un-allocated)</i>	1,010
Available Servicing Capacity <i>(No restriction on unit sales or registration.)</i>	Total 1,550 people <i>(+/- 456 Units)</i>

Table 2 identifies a total capacity of 1,550 persons equivalent, that has become available for redistribution. This capacity may be allocated, reserved or assigned as required. It is not subject to restrictions on unit sales or plan registration, nor is it linked to the completion of any specific regional infrastructure triggers.

Servicing Capacity Linked to Duffin Creek WPCP and Flow Control Structures

In December of 2008, York Region committed an additional 2,802 residential units to the City of Vaughan. The capacity to service these units is linked to the proposed Duffin Creek Water Pollution Control Plan upgrades. A summary of the current total available capacity linked to Duffin Creek is provided in Table 3 below.

**TABLE 3
SERVICING CAPACITY
LINKED TO DUFFIN CREEK WATER POLLUTION CONTROL PLANT - YDSS**

Item No. & Description	Servicing Capacity (Persons Equivalent)
1. Capacity Committed by York Region in 2007 <i>(Assigned by Vaughan on March 31, 2008 - 3,155 residential units equivalent)</i>	10,695
	<i>plus</i>
2. Capacity Committed by York Region in 2008 <i>(2,802 residential units equivalent)</i>	9,500
Available Capacity For Allocation or Reservation <i>(Pre-sales restricted to Q4 - 2009, registration restricted to Q2 - 2010)</i>	Total 20,195 people (+/- 6,000 Units)

As identified in Table 3, a total capacity of 20,195 persons equivalent remains available for redistribution. In accordance with Regional policy, registration of Draft Plans allocated from this capacity may occur no sooner than six months prior to the anticipated in-service date for the improvements to the Duffin Creek Water Pollution Control Plant. The plant expansion works currently remain on schedule for completion by the fourth quarter of 2010.

The flow control structures as an alternative to the completion of improvements to the Southeast Collector Sewer were completed late last year. Therefore these infrastructure works no longer pose a restriction on the above noted servicing capacity.

Kleinburg-Nashville Servicing Capacity

In 2007, the Region of York completed its Class Environmental Assessment (EA) Study for water supply & wastewater servicing for the community of Kleinburg-Nashville. The preferred servicing alternatives identified by the approved Class EA Study include upgrades to the existing sewage Water Pollution Control Plant (WPCP) and decommissioning of the existing communal wells such that a lake based water supply source can be achieved for the entire community. This will require the construction of a new regional supply watermain north along Huntington Road from Rutherford Road to Nashville Road. Detailed design for these works is well underway by the Region. It is anticipated that construction of the water supply system will be completed by the second quarter of 2010 and that the construction of the Kleinburg WPCP improvements will be completed by the fourth quarter of 2010.

The City's local Water and Wastewater Servicing Strategy Master Plan Class EA Study for the Kleinburg-Nashville service area is currently underway in conjunction with the Kleinburg-Nashville Focus Area Study and the City's overall Growth Management Strategy process. It is anticipated that both these studies will be completed late this year.

On May 20, 2008 York Region committed servicing capacity totaling 7,745 persons equivalent (including existing population) for water supply, and 7,505 persons equivalent (including existing population) for sewage servicing. This capacity is linked to the proposed water supply system and sewage treatment plant improvements.

Table 4 below summarizes the available and current remaining capacity within the Kleinburg-Nashville Service Area, considering all existing and allocated capacity to date.

**TABLE 4
KLEINBURG-NASHVILLE SERVICING CAPACITY
LINKED TO KLEINBURG WATER POLLUTION CONTROL PLANT (WPCP)
AND WATER SUPPLY SYSTEM IMPROVEMENTS**

Item No. & Description	Servicing Capacity (Persons Equivalent)	
<hr/>		
1. Capacity Assigned on May 20, 2008		
Sewage System – WPCP		7,505
Water Supply System		7,745
	<i>less</i>	
2. Existing & Allocated Sewage Capacity		3,800
3. Existing & Allocated Water Supply Capacity		4,040
	<i>less</i>	
4. Allocated Capacity (Sewage and Water)		1,075
		<hr/>
Available Capacity For Allocation or Reservation	Water	2,630
<i>(Pre-sales restricted to Q4 - 2009, registration restricted to Q2 - 2010)</i>	Sewage	2,630
		<hr/>
		<i>(+/- 710 Residential Units)</i>

As identified in Table 4, a total capacity of 2,630 persons equivalent (approximately 710 residential units) remains available for distribution. Currently, a number of development applications remain active within the existing Kleinburg-Nashville Official Plan Amendment 601 limits. Given the on-going secondary plan review study for this area, it is recommended that the disposition of the remaining uncommitted servicing capacity within the Kleinburg-Nashville service area be dealt with upon the completion of this study. In the interim, any development applications in-line for approvals may be dealt with on an individual basis in accordance with the existing policies and approved land-use schedules within the current OPA document.

Proposed Allocation, Reservation and Assignment Schedules

On a move forward basis, and in consideration of the 'Servicing Capacity Distribution Protocol' included as Attachment No. 2, 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 servicing 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.

Accordingly, it is recommended that applications identified on the Allocation, Reservation and Assignment Schedules included as Attachment Nos. 3, 4 and 5 respectively, be committed servicing capacity in accordance with the City's protocol. This will ensure that all previously committed development applications are re-affirmed their servicing capacity commitment by Council (excluding the three applications noted above that were revoked capacity).

In addition to the commitments for development applications specifically identified on the Allocation, Reservation, and Assignment Schedules, it is further recommended that 300 residential units be reserved for distribution to development applications at Council's discretion. Thereby allowing Council the opportunity to strategically allocate capacity to individual applications in areas deemed a priority by the City.

Transit-Oriented Development

Detailed design is currently underway for the Spadina Subway Extension Project. It is currently anticipated that construction will be complete and the subway will be operational by late 2015. In support of this key regional transportation initiative, it is recommended that servicing capacity for 2,800 residential units be assigned for development applications within the Vaughan Corporate Centre and within the Official Plan Amendment 620 lands.

Consent/Severance Applications

On a yearly basis, a relatively small number of new residential lots are created throughout the City by way of Consent/Severance applications as approved by Committee of Adjustment. Once approved, servicing allocation capacity for these newly created lots must be recognized. Over the last year, 16 new residential lots have been created by way of Consent/Severances. These applications have been tracked and are included on the Allocation Schedule (included as Attachment No. 3). Accordingly, it is recommended that these severance applications be allocated capacity by Council.

In order to allow for this process to continue over the next year, servicing capacity for 20 residential units (approximately 68 persons equivalent) will be recommended for assignment as noted on the Assignment Schedule (included as Attachment No. 5). This assigned capacity is reconciled and recommended for allocation on a yearly basis. In order to ensure this process remains consistent with the general intent of Consent/Severance applications, the assigned capacity shall only be committed to applications requiring not more than 4 residential units.

Non-Residential Land Uses

Current Regional practice regarding servicing capacity commitments to land uses other than residential, dictates that servicing capacity for industrial/employment, commercial and institutional land uses is factored into the residential distribution to individual municipalities. Accordingly,

formal allocation by Council resolution will continue to be provided in conjunction with Draft Plan of Subdivision of Site Development approval.

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

The proposed development approval process and revised 'Servicing Capacity Distribution Protocol' is in line with current Regional practices.

Identification of the City's Priority Schedules as included in Attachments No. 3, No. 4 and No. 5 will ensure the timely release of Regional Draft Plan approval conditions, such that the City may proceed to build-out within its current Official Plan designated areas.

Accordingly, it is recommended that a copy of this report including the related "Servicing Capacity Distribution Protocol" and associated Schedules be forwarded to the Region of York.

Conclusion

Given the ongoing Regional limitations imposed on servicing capacity to all area municipalities, the allocation, reservation and assignment of available capacity to development applications throughout the City must be carried out in an effective and strategic manner. 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 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 yearly update report will be brought forward to the Committee of the Whole to reconcile the City's available and anticipated future servicing capacity.

Attachments

1. Development – Allocation Process Map
2. Servicing Capacity Distribution Protocol
3. Allocation Schedule
4. Reservation Schedule
5. Assignment Schedule

Report prepared by:

Tony Artuso, Senior Engineering Assistant, Ext. 8396

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

Mauro Peverini, Manager of Development Planning, Ext. 8407

Respectfully submitted,

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

John Zipay,
Commissioner of Planning

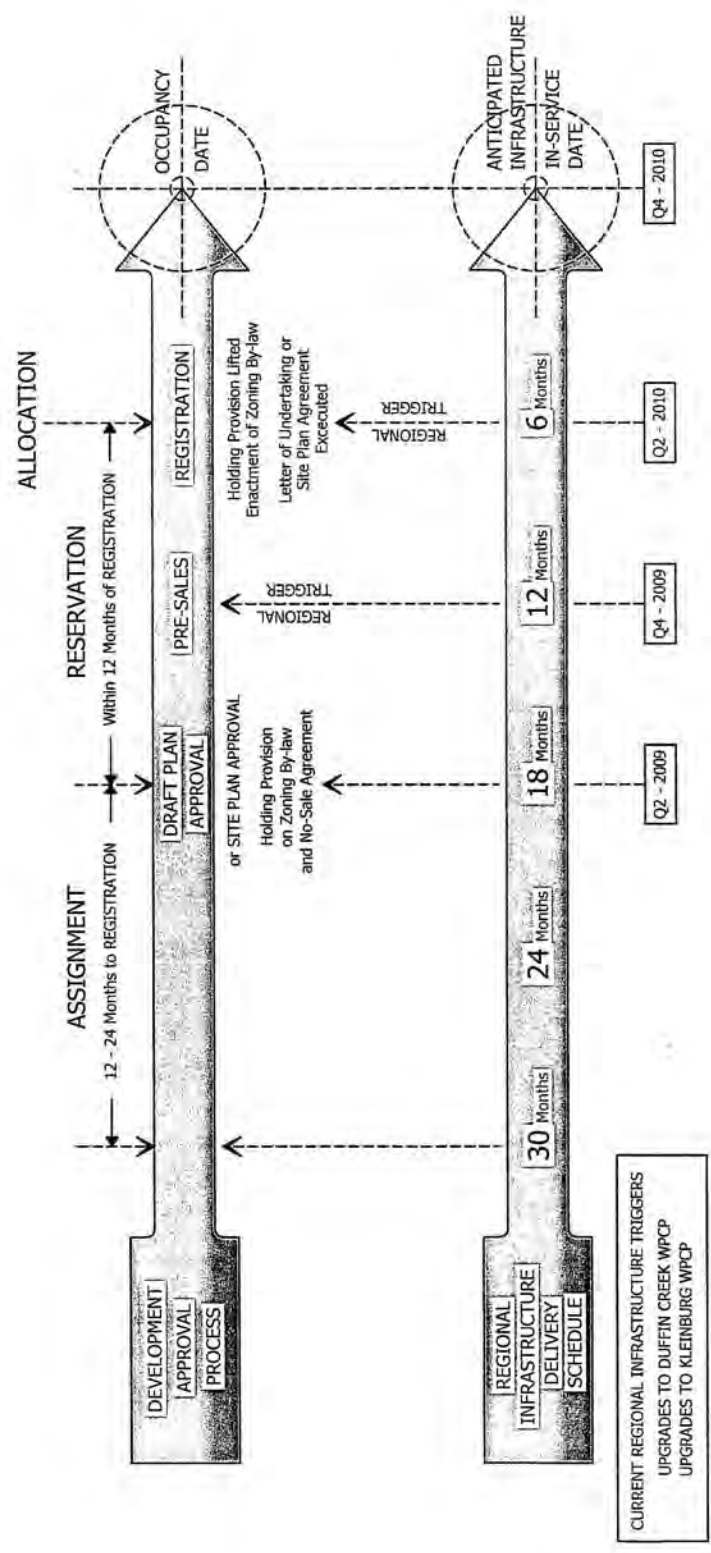
Andrew Pearce, C.E.T.
Director of Development /
Transportation Engineering

ATTACHMENT No. 1



DEVELOPMENT / ALLOCATION PROCESS

March 31, 2009



SERVICING CAPACITY DISTRIBUTION PROTOCOL

(Revised March 31, 2009)

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 Provision on the 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 Zoning By-law Holding Provision 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 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. 2

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 Plan, 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 Provision, 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 Provision, 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.

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.

ATTACHMENT No. 2

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 in an unrestricted manner with pre-sales and / or registration.

The servicing capacity set aside in the City's LEED™ Reserve is not dependent upon specific regional infrastructure improvements.

ATTACHMENT No. 3

ALLOCATION SCHEDULE

SERVICING CAPACITY LINKED TO BATHURST / LANGSTAFF TRUNK SEWERS (CLEARED FOR PRE-SALES AND REGISTRATION - UNRESTRICTED)

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Sing	Semi	Town	Apart			
45	B025/05	John Graham Beaton	Consent Application Approved	1				1	3	Unrestricted Servicing Capacity
40	B082/07 to B083/07	Greenbrook Developments Inc.	Consent Application Approved	1				1	3	Unrestricted Servicing Capacity
1	B039/07 to B044/07	390 Sheeles West Holdings Inc.	Consent Application Approved	6				6	20	Unrestricted Servicing Capacity
54	B059/07 (2.08.043)	Paker and Erica Adams	Consent Application Approved	1				1	3	Unrestricted Servicing Capacity
44	B017/08 to B018/08	BCDG Investments Inc.	Consent Application Approved	1				1	3	Unrestricted Servicing Capacity
26	B004/08 to B005/08	Frank and Anna Runco	Consent Application Approved	2				2	7	Unrestricted Servicing Capacity
9	B019/08 to B020/08	D. Narducci Holdings Inc.	Consent Application Approved	1				1	3	Unrestricted Servicing Capacity
44	B047/08	Diabra Renwick and Terrence McLoughlin	Consent Application Approved	1				1	3	Unrestricted Servicing Capacity
2	Z.07.003	Berkid Investments Inc.	Consent Application Approved	1				1	3	Unrestricted Servicing Capacity
				16	0	0	0	16	54	TOTAL - Unrestricted Capacity

ATTACHMENT No. 4

RESERVATION SCHEDULE

SERVICING CAPACITY LINKED TO BATHURST/LANGSTAFF TRUNK SEWERS (CLEARED FOR PRE-SALES AND REGISTRATION - UNRESTRICTED)

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Shp	Sem	Town	Apmt			
45	197-09V07	Chelvey Glen Building Construction	OP Approved/Edm. & DPA Required	34				34	116	Unrestricted Servicing Capacity
				34	0	0	0	34	116	TOTAL - Unrestricted Capacity

SERVICING CAPACITY LINKED TO DUFFIN CREEK WPCP EXPANSION (ANTICIPATED IN-SERVICE DATE = Q4 / 2010)

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Shp	Sem	Town	Apmt			
11		Truslow Block 11 Group Truslow - Phase 3	Drain Plan Approved	337				337	1,146	Duffin Creek WPCP Expansion
12		Truslow Block 12 Group Truslow - Phase 3	Drain Plan Approved	459				459	1,561	Duffin Creek WPCP Expansion
18		Truslow Block 18 Group Truslow - Phase 3	Drain Plan Approved	898				898	3,053	Duffin Creek WPCP Expansion
33W		Truslow Block 33 West Group Truslow - Phase 3	Drain Plan Approved	145				145	493	Duffin Creek WPCP Expansion
40S		Truslow Greenbottle Developments Inc. - (197-09V04) Phase 2	Drain Plan Approved	199				199	677	Duffin Creek WPCP / Major Mackenzie Dr / Block 40-47 San PS
40S		Truslow Belmont Properties (Western) Inc. - (197-09V07) Phase 2	Drain Plan Approved	228				228	775	Duffin Creek WPCP / Major Mackenzie Dr / Block 40-47 San PS
40S		Truslow Oak-Wood Developments Inc. - (197-07V004) Phase 1	Drain Plan Approval Pending *	70				70	238	Duffin Creek WPCP / Major Mackenzie Dr
40S		Truslow 4074 MM Inc. - (197-07V06) Phase 1	Drain Plan Approval Pending *	103				103	359	Duffin Creek WPCP / Major Mackenzie Dr
53	197-02V12	Black Marchmont	Drain Plan Approved	7				7	24	Duffin Creek WPCP Expansion
26	DA 06.0990	The Corporation of The City of Vaughan	OP & Zon. Approved/SPA Required	54				54	108	Duffin Creek WPCP Expansion
60	Z.07.033	Woodstream Plaza Inc.	OP & Zon. Approved/SPA Required	14				14	892	Duffin Creek WPCP Expansion
44	Z.05.035	1643750 Ontario Inc. (Rise Development)	OP & Zon. Approved/SPA Required	88				88	176	(Total Proposed Units = 122, 34 Previously Allocated Duffin Creek WPCP Expansion)
43	DA.05.007	Fernis Properties Limited	OP & Zon. Approved/SPA Required	520				520	1,040	Total Proposed Units = 1,040 Units Duffin Creek WPCP Expansion
				2,446	0	14	1,038	3,498	10,442	TOTAL - Duffin Creek WPCP Expansion

SERVICING CAPACITY LINKED TO KLEINBURG WATER SUPPLY SYSTEM IMPROVEMENTS (ANTICIPATED IN-SERVICE DATE = Q2 / 2010)

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Shp	Sem	Town	Apmt			
Kleinburg	197-09V08	Kleinburg Residential Estates	Drain Plan Approved	21				21	71	Kleinburg Water Supply System Improvements Only Hardington Road Watermain Loop
				21	0	0	0	21	71	TOTAL - Kleinburg Water Supply System

SERVICING CAPACITY LINKED TO KLEINBURG WPCP EXPANSION AND WATER SUPPLY SYSTEM IMPROVEMENTS (ANTICIPATED IN-SERVICE DATE = Q4 / 2010)

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Shp	Sem	Town	Apmt			
Kleinburg	197-09V06	Kearwood Developments Inc.	Drain Plan Approved by OMB	45				45	153	Kleinburg WPCP Expansion & Water Supply System Imp.
				45	0	0	0	45	153	TOTAL - Kleinburg WPCP & Water Supply System

NOTES:

1. SPA refers to Site Plan Approval
2. DPA refers to Drain Plan Approval
3. OP refers to Official Plan
4. Z refers to Zoning By-Law
5. OMB refers to Ontario Municipal Board

* Approval to be recommended for Drain Plan Approval to Commission of the Whole on March 31, 2009.

ATTACHMENT No. 5

ASSIGNMENT SCHEDULE

SERVICING CAPACITY LINKED TO DUFFIN CREEK WPCP EXPANSION (ANTICIPATED IN-SERVICE DATE = Q4 / 2010)

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Sing	Seml	Town	Apmt			
25	Z 07-047	Jane Ruth Developments Inc.	OP & Zon. Approved / SPA Required				250	500	Duffin Creek WPCP Expansion	
39	Z 05-005	Royal Pine Homes - 1668872 Ontario Inc.	OP Approved / Zon. & SPA Required				60	120	Duffin Creek WPCP Expansion	
23	19T-60V21	653099 Ontario Inc. (Royal Empress)	Draft Plan Approved by OMB				625	1,250	Duffin Creek WPCP Expansion 446 Units Previously Allocated OMB Approved for a total of 1,935 Apartment Units	
City-Wide	City-Wide	Hold for Consent / Severance Applications		20			20	68	Duffin Creek WPCP Expansion	
				20	0	0	935	1,938	TOTAL - Duffin Creek WPCP Expansion	

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.