

COMMITTEE OF THE WHOLE – APRIL 20, 2009

SERVICING ALLOCATION CAPACITY KLEINBURG RESIDENTIAL ESTATES 19T-95098 AND BLOCK 33 WEST WARD 1

Recommendations

The Commissioner of Engineering and Public Works recommends:

1. That Council pass the following resolution with respect to the allocation of water supply capacity to the following development application:

“IT IS HEREBY RESOLVED THAT development application 19T-95098 (Kleinburg Residential Estates) is allocated water supply capacity from the Kleinburg-Nashville Water Supply System for a total of 21 residential units”.

2. That Council retain its discretionary servicing capacity reserve of 300 residential units for residential developments outside of the Official Plan Amendment 400/600 area.

Economic Impact

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

Communications Plan

There is no communications plan required resulting from the adoption of this report.

Purpose

Committee of the Whole, at its meeting on March 31, 2009 directed the following:

“That staff provide a report to the Committee of the Whole meeting of April 20, 2009, on the implications of providing temporary servicing capacity to Block 33 and Kleinburg Estates”.

This report has been prepared in response to this direction.

Background – Analysis and Options

Kleinburg Residential Estates 19T-95098

The Kleinburg Residential Estates subdivision is located east of Huntington Road and immediately adjacent to the existing Canadian Pacific Railway right-of-way in the Nashville Community as shown on Attachment No. 1.

The subject lands are designated as sub-urban residential within the Kleinburg-Nashville Official Plan Amendment 601 area. This designation allows development of the lands to proceed on the basis of municipal water supply and private septic systems.

The Kleinburg Residential Estates subdivision is currently draft approved by Council. At the time of draft plan approval, water supply capacity from the existing Kleinburg-Nashville system was not available. As a result, the development was approved to proceed on an interim basis on a municipal water supply system that provided for fire protection only and temporary private wells for domestic supply. The municipal services in this subdivision have been substantially completed and the developer has recently executed a subdivision agreement with the City. The developer is in the process of obtaining clearances for plan registration.

On March 9, 2009, the Region of York provided written confirmation that water servicing capacity for the additional 21 units in this subdivision can be accommodated from the existing Kleinburg-Nashville water supply system to service this development. Accordingly, it is recommended that this development application be allocated water supply capacity from the Kleinburg-Nashville water supply system. The allocation of this water capacity to the Kleinburg Residential Estates subdivision will eliminate the need for the developer to construct temporary private wells for each lot in this development.

Block 33 West Phase 3

Block 33 West represents half of a concession block and is bounded by Major Mackenzie Drive to the south, Teston Road to the north, Weston Road to the west and Highway 400 to the east as shown on Attachment No.2. Development within the Block has proceeded in phases based on the availability of servicing capacity. Upon full build-out, the Block will include approximately 1,800 low density residential units and a prestige employment area adjacent to the Highway 400 corridor. In addition, the south west portion of the Block is subject to the Vellore District Centre secondary plan area.

In 2004, Council allocated capacity for the first phase of the development in Blocks 11, 12, 18 Block 33 West in conjunction with draft plan approval and the execution of the Regional Bathurst/Langstaff Sanitary Trunk Sewer front-ending agreement. In 2007, based on the advancement of the Bathurst/Langstaff Sanitary Trunk Sewer construction, additional servicing capacity was allocated to the front-ending Blocks to provide for the second phase of the development. The front-ending Blocks were assigned future servicing capacity for the development of the third phase in each block in March 2008, which will essentially complete the remaining low density residential component of each Block. At the March 31, 2009 Committee of the Whole meeting, this assignment of capacity was recommended to be elevated to a reservation of capacity. The availability of this capacity is linked to the proposed in-service date for the Duffin Creek Water Pollution Control Plant upgrades. The earliest release of these units for presale would be the fourth quarter of 2009, one year prior to the anticipated Regional in-service date for this infrastructure.

The following is a summary of the total units reserved for Phase 3 of each development block:

Block 11 – 337 residential units
Block 12 – 459 residential units
Block 18 – 808 residential units
Block 33 West – 145 residential units

On February 17, 2009, a written submission was received by the City from Cole Engineering Group Ltd. on behalf of the Block 33 West Developers' Group requesting that servicing capacity be allocated to 145 units in Phase 3 of the Block from Council's discretionary servicing capacity reserve in order to:

- Complete the residential component within the Block,
- Reduce the overall length of time that existing residents would be inconvenienced by construction activity,
- Advance the completion and assumption of all Phase 1 and 2 roads and services; and
- Facilitate the enrolment of students to the proposed public and separate elementary schools scheduled to open in the block in near future.

In addition, the Developers Group noted that the majority of all Phase 3 roads and services have been constructed and that improvements to all required Regional boundary roads have been completed to accommodate the projected traffic from Block 33 West.

In a recent meeting with representatives from Block 33 West, staff were advised that there has been a recent upward turn in sales over the last month, and it is anticipated that the recent provincial announcement with respect to harmonizing the GST and PST will further spur additional sales over the next several months. In addition, it was noted that the price point for the majority of the residential units currently being sold in Block 33 West are on the order of \$329,000 to \$485,000. This range is generally lower than the other Blocks currently under development and therefore may make this block more attractive to home buyers given the current economic situation. There is no hi-rise residential component planned for Block 33 West, and development of the prestige employment area along Highway 400 is also well under way.

The Developer's Group feels that their request is reasonable, since Block 33 West is only half a concession block, and complete build-out can be achieved quicker than the other Blocks currently under development. The Developer's Group has advised that residential unit sales for the Phase 2 lands within the Block are now approaching 50%. As a result, approximately 300 residential units currently remain unsold from the total 600 residential units that have been allocated to the Phase 2 lands.

On April 14, 2009, it is anticipated that Council will reserve servicing capacity for the units in the third phase of the development in Blocks 11, 12, 18 and Block 33 West. Assuming the Region's infrastructure improvement program remains on schedule, these units will be available for pre-sale by the fourth quarter of 2009.

There are approximately 300 residential units in the second phase of the Block that remain unsold which should provide an ample supply of units to the building program over the next six to nine months. If unrestricted capacity was allocated to Block 33 West, it would create inequality amongst the front-ending blocks and result in other blocks requesting similar consideration. The 300 units in Council's discretionary servicing capacity reserve is not sufficient to accommodate all the phase 3 units in each of the front-ending blocks.

Accordingly, it is recommended that Council retain its discretionary servicing capacity reserve of 300 residential units for residential developments outside of the Official Plan Amendment 400/600 area.

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

On March 9, 2009, the Region of York provided written confirmation that water servicing capacity for the additional 21 units in the Kleinburg Residential Estates subdivision can be accommodated from the existing Kleinburg-Nashville water supply system to service this development. Accordingly, it is recommended that this development application be allocated water supply capacity from the Kleinburg-Nashville water supply system.

The allocation of this water capacity to the Kleinburg Residential Estates subdivision will eliminate the need for the developer to construct temporary private wells for each lot in this development.

There are approximately 300 residential units in the second phase of the Block 33 West development that remain unsold which should provide an ample supply of units for the building program over the next six to nine months. After this time period, the servicing capacity that has been reserved for the third phase of the Block 33 West development will be available for pre-sales. Since there is currently a good supply of units in Block 33 West and in order to maintain equality amongst the front-ending blocks, it is recommended that Council retain its discretionary servicing capacity reserve of 300 residential units for residential developments outside of the Official Plan Amendment 400/600 area.

Attachments

1. Kleinburg Residential Estates (19T-95098) Location Plan
2. Block 33 West Phasing Plan

Report prepared by:

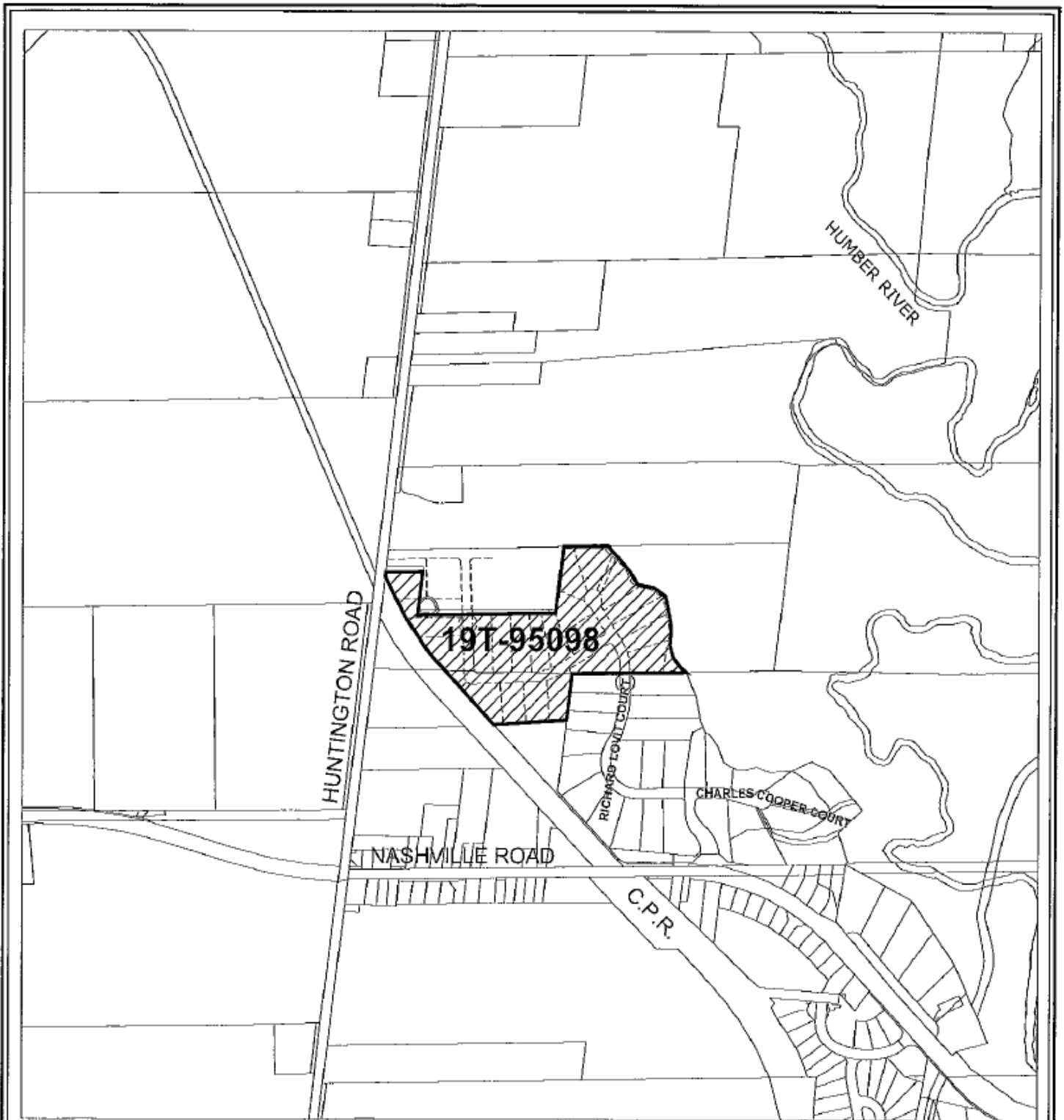
Michael Frieri, Development Supervisor, Engineering Planning & Studies, Ext. 8729

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



KLEINBURG RESIDENTIAL ESTATES SUBDIVISION -- 19T-95098

LOCATION PLAN

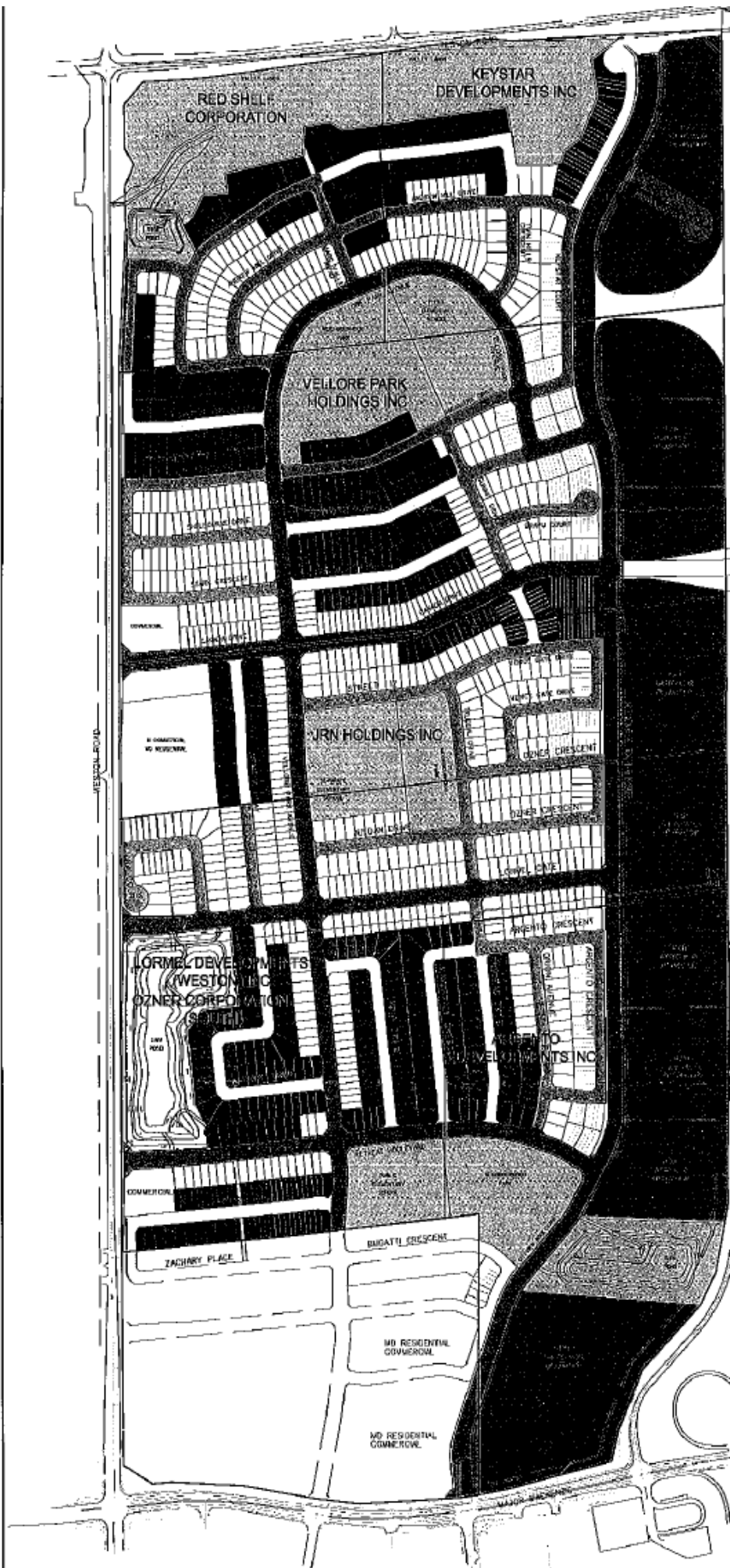
LEGEND



SUBJECT LANDS

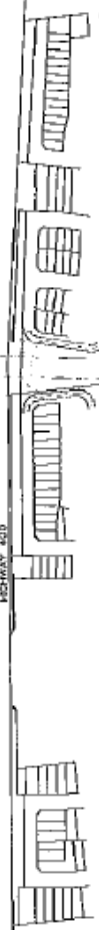


N.T.S.



ATTACHMENT No. 2

**BLOCK 33 WEST
PHASING PLAN**



PHASE 3 UNITS:
 RED SHELF 13 UNITS
 KEYSTAR 15 UNITS
 VELLORE PARK 48 UNITS
 EDENCLIFF 65 UNITS
 ARGENTO 14 UNITS
 TOTAL PHASE 3: 155 UNITS

- LEGEND:**
- EDGE ROADS
 - PHASE 3 LOTS
 - PHASE 2 LOTS
 - PHASE 2 ROADS
 - PHASE 1 LOTS
 - PHASE 1 ROADS
 - PHASE 1 EMPLOYMENT LANDS

**VELLORE PARK COMMUNITY
(BLOCK 33 WEST)**