

COMMITTEE OF THE WHOLE – JUNE 1, 2010

SERVICING CAPACITY ALLOCATION STRATEGY – ANNUAL UPDATE CITY-WIDE

Recommendations

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 resolution with respect to the ALLOCATION of servicing capacity to specific development applications in accordance with the Allocation Schedule included as Attachment No. 1:

“IT IS HEREBY RESOLVED THAT development applications comprising Phase 3 development units in Block 11 as described by 19T-95044, 19T-95066, 19T-03V01, 19T-04V05, and Phase 3 units in Block 12 as described by 19T-89124, 19T-99V08, 19T-00V02, 19T-03V12, 19T-03V16, 19T-03V17, 19T-03V23, and Phase 3 units in Block 18 as described by 19T-00V12, 19T-00V14, 19T-00V15, 19T-00V17, 19T-00V18, 19T-00V19, 19T-01V01, 19T-02V10, 19T-03V15/03V18, and Phase 3 units in Block 33 West as described by 19T-00V03, 19T-00V05, 19T-00V07, 19T-00V10, 19T-03V08, and Phase 2 units in Block 40 South as described by 19T-06V04, 19T-06V07, and Phase 1 units in Block 40 South as described by 19T-07V04, 19T-07V06, and consent applications B042/09 and B049-051/09 are allocated sewage capacity from the York Sewage Servicing / Water Supply Systems for a total of 7,987 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 1) subject to confirmation from the Region of York that the required upgrades to the Duffin Creek Water Pollution Control Plant are on schedule and servicing capacity is available.”

2. That Council pass the following resolution with respect to the RESERVATION of servicing capacity to specific development applications in accordance with the Reservation Schedule included as Attachment No. 2:

“IT IS HEREBY RESOLVED THAT the development applications 19T-84076, 19T-10V01, DA.06.007, DA.08.078, DA.09.071, DA.09.075, DA.09.089, DA.10.017, Z.08.045, Z.08.047, and Z.09.014 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 1,653 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 2). 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 Systems for distribution to development applications at Council's discretion in accordance with the Reservation Schedule included as Attachment No. 2.
4. That servicing capacity be ASSIGNED as follows;
 - i) 2,338 persons equivalent (linked to the Duffin Creek WPCP expansion works) from the York Sewage Servicing / Water Supply Systems be held by the City for consideration and future distribution to active development applications in conjunction with the next City-wide annual update report, and in accordance with the City's

Servicing Capacity Distribution Protocol; and

- ii) 12,377 persons equivalent (linked to the Southeast Collector twinning works) from the York Sewage Servicing / Water Supply Systems be held by the City for consideration and future distribution to active development applications in conjunction with the next City-wide annual update report, and in accordance with the City's Servicing Capacity Distribution Protocol.
5. That in partnership with the Region of York, the City of Vaughan agrees to actively participate in the Inflow and Infiltration Reduction Task Force to:
 - i) continue to seek out sources of inflow and infiltration;
 - ii) adopt standards and guidelines intended to reduce inflow and infiltration in new developments and within existing systems; and
 - iii) develop funding and cost sharing principles to address future remediation projects.
 6. That staff be directed to report back to a future Committee of the Whole meeting on the recommended strategy for the York Region and Local Municipal Inflow and Infiltration Reduction Program and associated detailed implementation plan;
 7. 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
 8. That a copy of this report be forwarded to the Region of York.

Contribution to Sustainability

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

Inflow and infiltration are unwanted sources of water within the City's sanitary sewer system. By taking steps to reduce and eliminate these sources of excess water, additional conveyance capacity in existing City and Regional sanitary sewer systems will become available, thereby contributing to an increase in overall operational efficiency.

The City's active participation in the joint Regional and Local Municipal Inflow and Infiltration Reduction Task Force is 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 will assist in the pursuit of:

- Sustainable growth and development;
- 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. However, it is anticipated that additional resources and capital funding will be required in the future based on the recommendations of the joint Inflow and Infiltration Reduction Task Force. This will have an impact on future operating and capital budgets.

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 endorse the City's participation in the joint Regional and Local Municipal Inflow and Infiltration Reduction Task Force.

Background – Analysis and Options

On November 14, 2005, Council adopted the City's Servicing Capacity Distribution Protocol as a means to distribute available servicing capacity to development applications in an effective and strategic manner.

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 a limited Regional 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.

Reconciliation of Available Servicing Capacity

The City's last annual update report on available servicing capacity was approved by Council on April 14, 2009. A detailed reconciliation of available servicing capacity has been conducted by staff that accounts for the development activity over the last year. The results of this review are outlined below.

Automatically Revoked Capacity

The following development applications were reserved or assigned capacity on April 14, 2009. As these applications have not proceeded to registration nor made any progress towards site plan approval over the last year, the committed capacity was automatically revoked in accordance with the City's current Protocol.

Capacity Reserved April 14, 2009 – Automatically Revoked on April 14, 2010:

Z.07.053 Woodstream Plaza Inc. (14 Townhouse Units & 377 Apartment Units)

Z.06.035 Rice Development – 1643750 Ontario Inc. (88 Apartment Units)

DA.05.007 Ferma Properties Ltd. (520 Apartment Units)

Capacity Assigned April 14, 2009 – Automatically Revoked on April 14, 2010:

Z.07.047 Jane Ruth Developments Inc. (250 Apartment Units)

Z.06.005 Royal Pine Homes – 1668872 Ontario Inc. (60 Apartment Units)

19T-00V21 Royal Empress – 653099 Ontario Inc. (625 Apartment Units)

Accordingly, servicing capacity for a total of 3,888 persons equivalent has become available for redistribution.

Consent/Severance Applications

On April 14, 2009, Council assigned 20 units of servicing capacity for severance applications. Over the past year, five new residential building lots have been created by way of Consent/Severances. Accordingly, it is recommended that the applicable development applications associated with these five units be allocated servicing capacity from the capacity that was set aside by Council specifically to facilitate Consent/Severance applications. These development applications and associated unit counts are summarized in the Allocation Schedule included as Attachment No. 1 to this report and listed in Recommendation No 1. A further 15 units is still available for new severances that may take place over the next year as noted in Item 2 of Table 1 below.

Completion of Commitments to Bathurst/Langstaff Trunk Sewer Front-Enders

On April 14, 2009, Council endorsed the reservation of servicing capacity for development applications/owners party to the Bathurst and Langstaff Trunk Sewers Front-Ending Agreement. These trunk sewer projects have now been completed and commissioned by York Region. This capacity was reserved for all remaining low density phase 3 units within Blocks 11, 12, 18, 33 West and additional phases 1 and 2 units within Block 40 South. The capacity reserved for these development applications is linked to the completion of expansion works to the Duffin Creek Water Pollution Control Plant. The Region has recently confirmed that the completion of this project remains on schedule for an in-service date in the fourth quarter of 2010. Accordingly, in January of this year, York Region released the no pre-sale condition on all development applications subject to this capacity. It is expected that York Region will confirm in early July that the necessary servicing capacity is available to permit the registration of plans of subdivision. In order to facilitate the timely processing of these development applications, it is recommended that Council grant the allocation of servicing capacity to the subject developments at this time, subject to confirmation from the Region of York that the required upgrades to the Duffin Creek Water Pollution Control Plan are on schedule and servicing capacity is available.

The allocation of servicing capacity to the proposed phase 3 lots within Blocks 11, 12, 18 and 33 West will fulfill the City's obligations under the Bathurst/Langstaff Trunk Sewer Front-Ending Agreements. The unit counts associated with these developments is summarized in the Allocation Schedule included as Attachment No. 1 to this report.

Based on updated unit counts from the Trustees for Blocks 11, 12 and 18 (as included in the Allocation Schedule - Attachment No. 1), the City has regained capacity for 228 persons equivalent (67 units) for redistribution. This capacity has been included in Item 4 of Table 1 below and is available for distribution in conjunction with the next annual update report.

2013 Regional Assignment – Southeast Collector Trunk Sewer

On February 18, 2010, Regional Council endorsed a 2013 assignment of servicing capacity to the local municipalities. Vaughan's portion of the 2013 capacity assignment was established at 12,377 persons equivalent (3,651 residential units). This capacity is linked to the anticipated in-service date for the new sanitary trunk sewer which will serve as a twin to the existing Southeast Collector Regional Trunk Sewer. The Individual Environmental Assessment (IEA) for the Southeast Collector Sewer twinning was approved by the Ministry of the Environment on March 11, 2010.

The Southeast Collector Sewer Twinning project is a joint infrastructure initiative between York and Durham Regions. The recently approved IEA Study is the culmination of more than five years of study. Based on the conclusions of the IEA, the new trunk sewer is expected to be in-service by the second quarter of 2014 and cost approximately \$546 million.

The 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 kilometers 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 Earth Pressure Balance Tunnel Machines (EPBM) which are able to tunnel with minimal construction and groundwater related impacts.

Given the magnitude and potential environmental impacts associated with this infrastructure project, the Ministry of the Environment (MOE) imposed 74 conditions of approval on the project to assure all stakeholders that any environmental impacts resulting from the construction and long-term operation of this critical infrastructure will be mitigated appropriately.

The MOE conditions will serve to ensure proper public record is kept and readily available for all interested stakeholders. Other specific requirements associated with the IEA approval conditions include:

- Compliance Monitoring and Reporting;
- Establishment of a Southeast Collector Advisory Committee;
- Establishment of a Complaint Protocol;
- Water Efficiency Requirements and Monitoring;
- Inflow & Infiltration Reduction Requirements and Monitoring;
- Odour Management and Mitigation;
- Establishment of a Performance Management Plan;
- Ambient Air Quality Monitoring and Reporting; and
- Groundwater and Surface Water Monitoring.

These MOE conditions set the bar on environmental monitoring and reporting and ensures that the planning, design and on-going operation of this infrastructure in undertaken in conformance with the IEA commitments. It is anticipated that significant additional resources and capital funding will be required at both the Regional and local municipal levels to fulfill these comprehensive set of conditions.

The requirement to reduce inflow and infiltration in both the local and regional sanitary sewer systems is of particular interest to the MOE. Accordingly, the 2013 Regional assignment of servicing capacity to the local municipalities was conditional as outlined in the following Regional Council resolution:

“Prior to assigning the 2013 servicing allocation to individual developments, the eight YDSS serviced Local Municipalities will confirm through Council resolutions to:

- a) *In partnership with the Region, agree to determine what constitutes adequate funding and resources to support the reduction of inflow and infiltration (I/I) into wastewater systems with the objective of generating I/I reduction within existing local and Regional systems by:
 - I. *Actively participating in a Regional I/I Task Force*
 - II. *Continuing to seek out the sources of I/I*
 - III. *Adopting standards and guidelines intended to reduce I/I in new developments and within existing systems, and*
 - IV. *Developing funding and cost sharing principles to address future remediation projects.**
- b) *Continue to support Regional water efficiency plans and policies.*

- c) *Endorse and promote participation in both the Sustainable Development Through LEED program for high-rise residential development and Sustainable Homes Incentive Program (SHIP) for ground related residential development.”*

Inflow and Infiltration Reduction

Inflow and infiltration (I/I) refers to water that enters the sanitary sewer system as rainwater, snowmelt or groundwater. This can occur as a result of direct connections such as faulty manhole covers or roof leaders / foundation drains connected directly to the sanitary sewer system. Infiltration refers to groundwater that enters the system through cracks or faulty joints in the sanitary sewer pipes. Significant extraneous water from inflow or infiltration within the sanitary sewer system becomes a problem because it uses up conveyance capacity. This can result in sewer overflows, increased conveyance and treatment costs, as well as a reduction in future serviceable population.

The Region of York has committed to the MOE a 10% reduction in peak flows over the next 20 years through water efficiency and inflow and infiltration reduction programs that must be achieved throughout the entire Regional and lower tier municipal sewage and water systems. The reduction of wet weather flows will increase wastewater collection and treatment capacity and improve system security and efficiency.

In close cooperation with Engineering and Public Works Department staff, sanitary sewer inspection work throughout Vaughan's local sewer system has been underway over the last several years as part of a York Region pilot project. This work to date has been funded by the Region. Approximately \$135,000 in smoke testing and camera inspection work was completed in Vaughan. The Region is now reviewing the data collected in order to determine the extent of I/I within Vaughan's local sewer system.

Inflow and Infiltration Task Force

In order to ensure the stringent MOE conditions associated with inflow and infiltration (I/I) reduction is successfully met, a joint Regional and Municipal I/I Task Force has been established. It is recognized that full participation by all local municipalities in I/I reduction and water conservation programs is essential to provide servicing capacity for continued growth and to comply with the MOE conditions of approval for the new Southeast Collector sewer.

On April 15, 2010, Regional and local municipal staff participated in the inaugural I/I Task Force workshop. The City's Director of Public Works and the Director of Development / Transportation Engineering are the designated members of the steering committee and will represent the City on this Task Force. This first meeting identified a number of key initiatives necessary to guide the reduction of inflow and infiltration Region wide. Subject specific working groups were established and tasked with developing clear terms of reference to guide the work plans and to develop short, medium and long term objectives.

A joint strategy and detailed implementation plan will be developed over the next 6 months. The program will include reduction priorities, targets, timelines, tactics, initiatives and associated implementation costs. It is expected that the program will rely upon a full suite of inflow and infiltration reduction measures that are currently being tested through the Region's pilot program. These measures will be available for all local municipalities to use for implementation.

The Task Force has been charged with establishing the terms of reference for six main working groups including:

- Strategy Development;
- Advocacy and Leadership;

- Communications;
- Funding;
- Standards; and
- Audit Measures and Continuous Improvement.

Details pertaining to implementation and funding will be identified over the next few months. An independent peer review report of York Region's I/I reduction strategy is due to the MOE by March of 2011. Staff will report back to a future Committee of the Whole meeting on the recommended strategy for the York Region and Local Municipal Inflow and Infiltration Reduction Program and associated detailed implementation plan.

Proposed Allocation, Reservation and Assignment Schedules

On a move forward basis, and in consideration of the 'Servicing Capacity Distribution Protocol', City Development Engineering and Planning 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 and Reservation Schedules included as Attachment Nos. 1 and 2 respectively, be committed servicing capacity in accordance with the City's protocol. This will ensure previously committed development applications are re-affirmed servicing capacity commitment by Council, excluding the applications noted above that were automatically revoked capacity. A description of the recommended allocation strategy is provided below.

Council's Discretionary Reserve

For a number of years, staff has recommended that Council put aside a small amount of servicing capacity for allocation to priority development applications that are identified during the year. Typically, Council's Discretionary Reserve contains capacity for approximately 300 residential units. Over the last year, approximately 86 residential units have been allocated from this reserve. Accordingly, it is recommended that Council assign some of the available servicing capacity to replenish this reserve as outlined in Item 1 in Table 1 below (Council's Reserve to be 1,020 persons equivalent, which is about 300 residential units).

Remaining Capacity for LEEDs Buildings, TOD and Severances

On April 14, 2009, Council specifically reserved servicing capacity for development applications that qualify for York Region's Sustainable Development through LEEDs program, transit-oriented development (TOD) and consent/severance applications. The remaining capacity that is currently available for these types of developments amounts to 8,011 persons equivalent (3,995 units) as detailed in Item 2 of Table 1 below. This servicing capacity remains available for allocation by Council in conjunction with the approval of applicable development applications.

Reservation of Capacity

On April 14, 2009, Council reserved or assigned capacity to certain development applications that were expected to proceed within one year. A number of these applications did not proceed so

the committed capacity was automatically revoked in accordance with the City's current Protocol. The net unused capacity amounts to 3,596 persons equivalent (3,888 - 292 Council top up) and is now available to Council for redistribution. Currently, the City is processing approximately 50 active development applications. The Vaughan Planning Department expects that 10 of these developments are sufficiently along in the planning process to be approved before the next annual allocation update report in Q2-2011. Accordingly, it is recommended that these specific development applications be reserved servicing capacity as identified on Attachment No.2 and listed below in Item 3 of Table 1. This reserved capacity will be automatically revoked if the applications do not proceed to approval within the next 12 months. A total of 1,486 persons of equivalent servicing capacity will need to be reserved for these 10 development applications to allow them to proceed. After accounting for the recommended assignment of capacity to replenish Council's discretionary reserve (292 persons or 86 units) and the reservation of capacity for the 10 development applications noted above (1,486 persons equivalent or 611 units), there is a net balance of servicing capacity equal to 2,110 persons equivalent still available for distribution. In addition, 228 persons equivalent has become available from Blocks 11, 12 and 18, therefore the total servicing capacity available for distribution is 2,338 persons equivalent (2,110 +228).

Un-Assigned Servicing Capacity

As noted above, there is capacity for 2,338 persons available to Council for assignment or allocation to development applications as highlighted in Item 4 of Table 1 below. This capacity was freed up when the certain development applications which were reserved capacity last year did not proceed as anticipated and the reservation of capacity was automatically revoked.

Given the uncertainty surrounding the timing for future capacity linked to the Southeast Collector Sewer twinning project, it is recommended this capacity be held to bridge the gap for the next 12 to 18 months until such time that York Region is in a position to allow pre-sale of units linked to the Southeast Collector construction schedule. The distribution of this un-assigned capacity can be addressed in conjunction with the next City-Wide annual allocation update report in Q2-2011.

2013 Servicing Capacity Assignment

In February 2010, Regional Council endorsed a 2013 assignment of servicing capacity to the local municipalities. Vaughan's portion of the 2013 capacity assignment was established at 12,377 persons equivalent (3,651 residential units) which is reflected in Item 5 of Table 1 below. This capacity is linked to the anticipated in-service date of the twinning of the existing Southeast Collector Regional Trunk Sewer, which is currently estimated to be Q2-2014 as illustrated in the Allocation Capacity Timeline included as Attachment No. 3. Since the availability of this capacity is over a year away, it is recommended that this capacity be held for future distribution to active development applications through the next annual allocation update report when the City-Wide Official Plan Review will be completed and the City's growth management objectives are clearer.

The following table summarizes the distribution of available servicing capacity as recommended in this report.

TABLE 1 - SERVICING CAPACITY SUMMARY (Excluding Kleinburg-Nashville)

Item / Description	Servicing Capacity (Persons Equivalent)
1. Council Reserve Capacity	
214 Units (Bathurst/Langstaff Trunk Sewers) – 2009 Remaining Reserve	728
86 Units (Duffin Creek WPCP Expansion) – 2010 Top-Up	292
Sub-Total 1:	1,020
2. Committed / Unused Capacity – 2009 Update	
1,180 Units – LEED Applications (Bathurst/Langstaff Trunk Sewers)	2,360
2,800 Units – Transit Oriented Development Applications (Duffin Creek WPCP Expansion)	5,600
15 units – Consent/Severance (Duffin Creek WPCP Expansion)	51
Sub-Total 2	8,011
Servicing Capacity – 2010 Update	
3. Reserved Capacity – Various Applications (Attachment No. 2) (Duffin Creek WPCP Expansion)	1,486
4. Available Capacity – For Distribution through Next Annual Update (Duffin Creek WPCP Expansion)	2,338
5. Future 2013 Capacity – For Distribution through Next Annual Update (Southeast Collector)	12,377
Total	25,232 people

Kleinburg-Nashville Servicing Capacity

York Region has advised that the anticipated in-service date for expansion works currently underway at the Kleinburg-Nashville Water Pollution Control Plant (KWPCP) will be delayed by approximately six months. The new estimated completion date for these works is the second quarter of 2011. Construction of the new regional trunk watermain along Huntington Road from Rutherford Road to Nashville Road will also be completed by this time. Accordingly, pre-sale of units associated with servicing allocation capacity in Kleinburg-Nashville may occur no sooner than the second quarter of 2010 with registration starting in the fourth quarter of 2010. It is expected that the City will be notified in writing by York Region once these trigger dates have been achieved.

Servicing capacity for 2,460 persons equivalent (665 residential units @ 3.7 persons per unit) remains available for distribution to active development applications within the Kleinburg-Nashville service area. The distribution of this capacity will be reviewed upon completion of the on-going secondary plan study for Kleinburg-Nashville and the City-Wide Official Plan review process in accordance with the Council resolution of April 14, 2009 as noted below:

“That servicing capacity be ASSIGNED as follows...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”

Based on analysis completed to date as part of the City’s on-going Kleinburg-Nashville Servicing Strategy Master Plan Class Environmental Assessment Study, servicing capacity previously committed to certain development applications within Kleinburg may no longer be required as these lands are now anticipated to be serviced by the York-Durham Sewage System. Accordingly, this capacity will be reconciled in the City’s next annual allocation update report.

Council on April 14, 2009 reserved servicing capacity for the Kerrowood Developments Inc. Plan of Subdivision 19T-84076 as the development had been draft approved by the Ontario Municipal Board. It is recommended that servicing capacity again be reserved for this development for a period of one year as outlined on Attachment No. 2.

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

The City’s ‘Servicing Capacity Distribution Protocol’ is in line with current Regional practices.

Identification of the City’s servicing capacity priority schedules as included in Attachment Nos. 1 and 2 will ensure the timely release of Regional draft plan 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 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.

The City's future allocation capacity for 2013 as recently assigned by York Region (12,377 persons equivalent), is dependent upon the anticipated in-service date for the Southeast Collector Sewer twinning project (currently estimated to be the second quarter of 2014). Stringent conditions of approval were imposed on this sewer project by the Ministry of the Environment. One of these conditions requires a significant reduction in inflow and infiltration within Regional and local sanitary sewer systems. Staff will continue to participate on the joint Inflow and Infiltration Reduction Task Force and report back to a future Committee of the Whole meeting on the recommended strategy for the York Region and Local Municipal Inflow and Infiltration Reduction Program and associated detailed implementation plan.

Attachments

1. Allocation Schedule
2. Reservation Schedule
3. Allocation Capacity Timeline

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Respectfully submitted,

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ATTACHMENT No.1

ALLOCATION SCHEDULE

BLK	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS		Total Units	Population	Required Infrastructure / Comments
				Low Density	Apmt			
		Block 11 Group Trustee - Phase 3						
11	19T-95044	North Bathurst Developments Limited	Draft Plan Approved	79		79	269	Reserved 337 Residential Units - April 14 2009 Duffin Creek WPCP - Q4 2010
11	19T-95086	Nine-Ten West Limited	Draft Plan Approved	60		60	204	Duffin Creek WPCP - Q4 2010
11	19T-03V01	Thornhill Ravines Development Corporation	Draft Plan Approved	29		29	99	Duffin Creek WPCP - Q4 2010
11	19T-04V05	Lindvest Properties (Bathurst Mack.) Limited	Draft Plan Approved	127		127	432	Duffin Creek WPCP - Q4 2010
						295	1,003	Sub-Total Block 11
		Block 12 Group Trustee - Phase 3						
12	19T-89124	Major Bob Farms	Draft Plan Approved	40		40	136	Reserved 459 Residential Units - April 14 2009 Duffin Creek WPCP - Q4 2010
12	19T-99V08	Andridge	Draft Plan Approved	209		209	711	Duffin Creek WPCP - Q4 2010
12	19T-00V14	Maynon	Draft Plan Approved	30		30	102	Duffin Creek WPCP - Q4 2010
12	19T-03V12	Royal Gardens	Draft Plan Approved	35		35	119	Duffin Creek WPCP - Q4 2010
12	19T-03V16	Midvale	Draft Plan Approved	15		15	51	Duffin Creek WPCP - Q4 2010
12	19T-03V17	Fernbrook	Draft Plan Approved	69		69	235	Duffin Creek WPCP - Q4 2010
12	19T-03V23	Countrywide Homes	Draft Plan Approved	12		12	41	Duffin Creek WPCP - Q4 2010
						410	1,394	Sub-Total Block 12
		Block 18 Group Trustee - Phase 3						
18	19T-00V12	Fernbrook Homes (Major/Mac) Limited	Draft Plan Approved	132		132	449	Reserved 698 Residential Units - April 14 2009 Duffin Creek WPCP - Q4 2010
18	19T-00V14	Ivy Glen Developments Inc.	Draft Plan Approved	134		134	456	Duffin Creek WPCP - Q4 2010
18	19T-00V15	East Maple Creek Lands Limited	Draft Plan Approved	103.5		103.5	352	Duffin Creek WPCP - Q4 2010
18	19T-00V17	Nine-Ten West Limited	Draft Plan Approved	137		137	466	Duffin Creek WPCP - Q4 2010
18	19T-00V18	Fernbrook Homes (Block 18 Gulf) Limited	Draft Plan Approved	91		91	309	Duffin Creek WPCP - Q4 2010
18	19T-00V19	Arband Investments Limited	Draft Plan Approved	155		155	525	Duffin Creek WPCP - Q4 2010
18	19T-01V01	Millescope Holdings Inc.	Draft Plan Approved	96		96	326	Duffin Creek WPCP - Q4 2010
18	19T-02V10	1275620 Ontario Inc. (Vitullo)	Draft Plan Approved	12		12	41	Duffin Creek WPCP - Q4 2010
18	19T-03V15	Honeyvale Glades Estates Inc.	Draft Plan Approved	34		34	116	Duffin Creek WPCP - Q4 2010
						894	3,040	Sub-Total Block 18
		Block 33 West Group Trustee - Phase 3						
33W	19T-00V03	Lornel Developments & Ozner Corp. South	Draft Plan Approved	55		55	187	Reserved 145 Residential Units - April 14 2009 Duffin Creek WPCP - Q4 2010
33W	19T-00V05	Red Shelf Corporation	Draft Plan Approved	13		13	44	Duffin Creek WPCP - Q4 2010
33W	19T-00V07	Keystar Developments Inc.	Draft Plan Approved	15		15	51	Duffin Creek WPCP - Q4 2010
33W	19T-00V10	Vellore Park Holdings Inc.	Draft Plan Approved	48		48	163	Duffin Creek WPCP - Q4 2010
33W	19T-03V08	Argento Developments Inc.	Draft Plan Approved	14		14	48	Duffin Creek WPCP - Q4 2010
						145	493	Sub-Total Block 33 West
		Block 40 South Group Trustee - Phase 2						
40S	19T-06V04	Greenbrooke Developments Inc.	Draft Plan Approved	199		199	677	Reserved 600 Residential Units - April 14 2009 Duffin Creek WPCP - Q4 2010
40S	19T-06V07	Belmont Properties (Weston) Inc.	Draft Plan Approved	228		228	775	Duffin Creek WPCP - Q4 2010
40S	19T-07V04	Cal-Wood Developments Inc.	Draft Plan Approved	77.5		78	264	Duffin Creek WPCP - Q4 2010
40S	19T-07V06	MM Inv. Inc & M3DC Cap. Corp. & 4074 MM Inc.	Draft Plan Approved	95.5		96	325	Duffin Creek WPCP - Q4 2010
						600	2,040	Sub-Total Block 40 South
		Consent Applications						
44	B042/09	Romano Cozzi	Consent Approved	1		1	3	
39	B049-05/109	Maribel Dosantos & Joao DeLaria	Consent Approved	4		4	14	
						5	17	
				2,349	0	2,349	7,987	TOTAL

ATTACHMENT No. 2

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
				Sing	Semi	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	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
				Sing	Semi	Town	Apmt			
12	197-10V01	2216840 Ontario Inc.	DPA Required	28.5				28.5	97	Duffin Creek WPCP Expansion - Q4 2010
16	DA 06.007	Acastella Falls Homes Ltd.	OP, Zon & SPA Required				22	22	44	Duffin Creek WPCP Expansion - Q4 2010
44	DA 08.078	2088756 Ontario Ltd.	SPA Required			10		10	34	Duffin Creek WPCP Expansion - Q4 2010
39	DA 09.071	P. Gabriele & Sons	SPA Required			15		15	51	Duffin Creek WPCP Expansion - Q4 2010
32	DA 09.076	Girona Financial Group	Zon & SPA Required			36		36	122	Duffin Creek WPCP Expansion - Q4 2010
52	DA 09.089	1231674 Ontario Inc.	SPA Required		8			8	27	Duffin Creek WPCP Expansion - Q4 2010
10	DA 10.017	ELM Thornhill Woods (2010) Inc.	Zon, DPA & SPA Required			53		53	180	Duffin Creek WPCP Expansion - Q4 2010
44	Z 06.045	1678575 Ontario Inc.	OP, Zon & SPA Required				125	125	250	Duffin Creek WPCP Expansion - Q4 2010
9	Z 06.047	1541677 Ontario Inc. (Liberty Development Group)	Zon & SPA Required				274	274	548	Duffin Creek WPCP Expansion - Q4 2010
25	Z 06.014	1620144 Ontario Ltd. (The Maple Group)	Zon & SPA Required			39		39	133	Duffin Creek WPCP Expansion - Q4 2010
				29	8	153	421	611	1,486	TOTAL - Duffin Creek WPCP Expansion

SERVICING CAPACITY LINKED TO KLEINBURG WPCP EXPANSION and WATER SUPPLY SYSTEM IMPROVEMENTS (ANTICIPATED IN-SERVICE DATE = Q2 / 2011)

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Sing	Semi	Town	Apmt			
Kleinburg	197-84076	Kerrowood Developments Inc.	Draft Plan Approved by OMB	45				45	167	Kleinburg WPCP Expansion & Water Supply System Imp.
				45	0	0	0	45	167	TOTAL - Kleinburg WPCP Capacity

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.
7. Kleinburg persons per unit (ppu) equivalent as follows: singles @ 3.7ppu.

ATTACHMENT No. 3 ALLOCATION CAPACITY TIMELINE

