

**COMMITTEE OF THE WHOLE – MAY 10, 2011**

**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 the revised 'Servicing Capacity Distribution Protocol' and 'Allocation Capacity / Development Approvals Timeline' included as Attachments No. 1 and No. 2 respectively, be adopted by Council;
2. That Council pass the following resolutions with respect to the ALLOCATION of servicing capacity to specific development applications in accordance with the Allocation Schedule included as Attachment No. 3:

"IT IS HEREBY RESOLVED THAT development applications described by file numbers 19T-05V10, 19T-06V04, 19T-06V07, 19T-07V04, 19T-07V06, 19T-06V14, DA.08.024, DA.10.067 and consent applications B005/10, B016/10, B020-022/10, B039/10, B059/10 and B011/11 are allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 2,781 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 3)"; and

3. That Council pass the following resolutions with respect to the RESERVATION of servicing capacity to specific development applications in accordance with the Reservation Schedules included as Attachments No. 4 and No. 5:

- i) "IT IS HEREBY RESOLVED THAT the development applications described by file numbers 19T-06V10, 19T-08V01, DA.09.089, DA.10.112, Z.06.035, Z.07.047, Z.07.050, Z.08.045, Z.08.048, Z.09.014, Z.09.040, OP.00.043 and Z.09.043 are reserved servicing capacity from the York Sewage Servicing / Water Supply System for a total of 3,421 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 4). 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"; and

- ii) "IT IS HEREBY RESOLVED THAT the Block 61 Developers' Group Inc. (Block 61) Trustee is reserved servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,969 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 4). The distribution of this capacity is associated with the Inflow and Infiltration Reduction Pilot Project currently underway by Block 61; and

- iii) "IT IS HEREBY RESOLVED THAT the development applications described by file numbers 19T-84076, 19T-03V02, 19T-08V04, 19T-08V05, and Z.07.031 are reserved servicing capacity from the Kleinburg-Nashville Sewage Servicing / Water Supply System for a total of 675 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 5). 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 servicing capacity for 1,020 persons equivalent be RESERVED from the York Sewage Servicing / Water Supply System for distribution to development applications at Council's discretion;
5. That servicing capacity be RESERVED in accordance with the Reservation Schedule included as Attachment No. 4 as follows;
  - i) 6,000 persons equivalent (3,000 apartment units) for specific Vaughan Metropolitan Centre and/or Transit Oriented Development applications; and
  - ii) 4,000 persons equivalent (2,000 apartment units) for LEEDs development applications; and
  - iii) 2,771 persons equivalent for distribution to development applications within the Kleinburg-Nashville service area as required to facilitate intensification in the core and completion of OPA 601 approved development areas; and
  - iv) 2,937 persons equivalent for future distribution to active development applications in conjunction with the City's next annual update report.
6. That servicing capacity for 2,040 persons equivalent (600 residential units) be ASSIGNED in accordance with the Assignment Schedule included as Attachment No. 6 to the Trustee for Block 40 / 47.
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 the City Clerk forward a copy of this report to the Region of York.

### **Contribution to Sustainability**

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

The availability of future servicing capacity is linked to the City's active participation in the joint Regional and Local Municipal Inflow and Infiltration Reduction and Long Term Water Conservation Task Force. These efforts are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan, April 2009). The policies, decision making framework and implementation strategies related to the reduction of inflow and infiltration, water conservation, and the procurement of long-term servicing capacity will assist in the pursuit of:

- Sustainable growth and development;
- Minimizing energy consumption;
- The conservation and protection of our long term water supply;
- 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.

## **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 obtain Council direction with respect to the Allocation, Reservation and Assignment of the City's available servicing capacity.

## **Background – Analysis and Options**

### **City Servicing Capacity Distribution Protocol**

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 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.

To ensure infrastructure capacity is available at occupancy and to limit the premature sales of residential units, imposed restrictions on pre-sales and on final plan registration continue to be 12 months and 6 months respectively. This approach is reflected in the City's Protocol and continues to work well for low density residential developments (singles, semis and townhouses).

In order to accommodate longer construction periods for high density type developments and more complex hi-rise developments (greater than 200 units and with multiple levels of underground parking), Regional Council has endorsed the City's ability to release building permits for these types of developments up to 18 months (for high density) and 36 months (for complex high-rise) prior to the completion of specific infrastructure triggers.

Accordingly, it is recommended that the City's amended 'Servicing Capacity Distribution Protocol' and 'Allocation Capacity / Development Approvals Timeline' included as Attachments No. 1 and No. 2 respectively, be adopted by Council. The amendments will align the City's protocol with current Regional initiatives and will assist in promoting higher density intensification forms of development.

### **Reconciliation of Available Servicing Capacity**

The City's last annual update report on available servicing capacity was approved by Council on June 8, 2010. A detailed reconciliation of available servicing capacity has been conducted by staff which accounts for the development activity over the last year. The results of this review are outlined below.

### Council's Discretionary Reserve

For a number of years, staff has recommended that a Council servicing capacity reserve be set aside for allocation to priority development applications that are identified during the year. Typically, Council's discretionary reserve contains capacity for approximately 300 residential units (1,020 persons equivalent). Over the last year, Council's total reserve remains un-changed from the 2010 reserve. Thus, the total of 300 units (1,020 persons equivalent) will be carried over to the proposed 2011 Council reserve, as outlined in Item 1 of Table 1 below. This capacity is unrestricted and available for allocation by Council in conjunction with the approval of applicable development applications.

### Remaining Capacity for LEEDs Buildings and TOD

On June 8, 2010, Council 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. Over the last year, these available capacity figures remained unchanged. As a result, the total number of available residential units remains unchanged from 2010 and have been carried over to 2011 as outlined in Item 2 of Table 1 below. This capacity remains unrestricted and available for allocation by Council in conjunction with the approval of applicable development applications.

### 2010 Reservation of Capacity

On June 8, 2010, Council reserved capacity to active development applications that were expected to proceed within one year. Three (3) of these applications did not proceed to site plan / draft plan approval. Based on a recent review by staff, it is anticipated that these applications will proceed to draft plan or site plan approval within the next twelve (12) months. Accordingly, the applications will be re-reserved capacity for an additional year. This capacity remains unrestricted and available for allocation by Council in conjunction with the approval of applicable development applications. Refer to Item 2 of Table 1 below.

### Consent / Severance Applications

On June 8, 2010, Council assigned 15 units of capacity for severance applications. Over the past year, 8 new residential building lots have been created by way of Consent/Severance. Accordingly, it is recommended that the applicable development applications associated with these eight (8) 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. 3 of this report. The available capacity for Consent / Severance applications is also identified in Item 2 of Table 1 below.

### Uncommitted Capacity 2010

On June 8, 2010, Council assigned 2,338 persons equivalent (linked to the Duffin Creek Water Pollution Control Plant expansion works) to be held by the City for consideration and future distribution to active development applications in conjunction with the next City-wide annual update report. The expansion work to the Duffin Creek Water Pollution Control Plant is now complete. Accordingly, this capacity is now unrestricted and remains available for allocation by Council as identified in Item 3 of Table 1 below.

### 2011 Unrestricted Capacity – YDSS

Based on the above noted reconciliation, the City's current available unrestricted total capacity to the York Durham Sewage System (YDSS) is 11,791 persons equivalent (Refer to Items 1, 2 and 3 of Table 1 below). All Regional infrastructure triggers have been met for this capacity and it is available for distribution to active development applications.

**TABLE 1**  
**2011 AVAILABLE SERVICING CAPACITY - YDSS**

<b>Item / Description</b>	<b>Servicing Capacity (Persons Equivalent)</b>
1. Council Reserve Capacity (300 units)- 2010 Update	1,020
2. Committed / Unused Capacity – 2010 Update	
1,180 Units – LEED Applications	2,360
2,800 Units – Transit Oriented Development Applications	5,600
Consent / Severance (15 units)	51
Reserved in 2010 – Not Allocated	422
3. Uncommitted Capacity – 2010 Update	2,338
	<hr/>
<b>UNRESTRICTED TOTAL:</b>	<b>11,791 people</b>
4. 2013 Restricted Servicing Capacity: <b>RESTRICTED TOTAL:</b> (Southeast Collector, In-Service Q4 2014)	<b>12,377 people</b>

### 2013 Regional Commitment – Southeast Collector Trunk Sewer

On February 18, 2010, Regional Council endorsed a 2013 commitment of servicing capacity to the local municipalities. Vaughan's portion of the 2013 capacity assignment was established at 12,377 persons equivalent (Refer to Item 4 of Table 1 above). 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 approved IEA Study was the culmination of more than five years of study. The new trunk sewer is expected to be in-service by the fourth 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 kilometres 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.

MOE's approval for the Southeast Collector Sewer IEA is based on specific sustainability targets related to Inflow and Infiltration Reduction and Water Conservation. Accordingly, all 2013 capacity assignments to local area municipalities are conditional upon successfully achieving these targets.

Since April of 2010, staff has participated in a joint Task Force in order to establish a strategy by which the MOE sustainability targets can be achieved. Final strategy documents and detailed implementation plans were submitted to the MOE on March 31, 2011.

On March 21, 2011, staff provided a report to the Priorities and Key Initiatives Committee on the Inflow and Infiltration Reduction / Water Conservation Strategies that have been developed in collaboration with the area municipalities as endorsed by Regional Council on February 17, 2011.

#### Inflow and Infiltration Reduction Pilot Project

On March 21, 2011, staff provided a report to the Priorities and Key Initiatives Committee on the Inflow and Infiltration Reduction Pilot Project as proposed by the Huntington Landowners Trustee Inc. (Block 61 Developers' Group). In general, the developer is proposing to fund and undertake works that will identify inflow and infiltration within the City's sewer system, and will undertake remediation works as required in return for servicing capacity.

The development in Block 61 will require approximately 3,000 units of servicing capacity to provide for the full build out of the block. Based on a 2:1 ratio, the pilot project must identify a total of 6,000 units of capacity to reach this target.

In addition, staff have requested that the pilot project realize a further flow reduction equivalent to 800 units. It is anticipated that this additional 800 units will be provided to the City and may be allocated to active development applications within the City, regardless of catchment area, in accordance with the current Servicing Capacity Distribution Protocol as approved by Council.

Given that development in Block 61 will be in a position to proceed with Phase 1 development before the pilot project has been completed, it is necessary to reserve servicing capacity for an initial phase of development in Block 61. The reservation of this capacity is expected to be returned to the City after the pilot project is completed. As such, it is recommended that the Block 61 Trustee be reserved Phase 1 capacity for a total of 579 residential units. Refer to Attachment No. 4.

Any capacity realized through the Block 61 Inflow and Infiltration Reduction Pilot Project is in addition to the City's current Regional assignment of 2013 capacity.

#### YDSS Capacity Beyond 2013

In 2010, Regional Council assigned capacity to local municipalities to permit a total serviced population up to 1,078,328 within the York Durham Sewage System and Peel diversion service areas. The distribution of this capacity is intended to facilitate growth to the end of 2013. Further, the capacity assignment is subject to construction completion of specific Regional infrastructure projects or triggers. The triggers associated with Vaughan's current and future capacity assignment are identified in Attachment No. 7.

Attachment No. 7 provides a summary of key Regional priority projects (or triggers) applicable to Vaughan, the anticipated in-service dates for these works and resulting serviceable population at a Regional scale. This information is based on current Regional forecasts to a planning horizon year of 2031. Staff will continue to work closely with the Region to ensure the availability of capacity remains in step with development planning projections over the long term.

## 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) and the construction of the new Regional trunk watermain along Huntington Road (Rutherford Road to Nashville Road), and along Islington Avenue (Sunset Ridge to Bindertwine Boulevard), and the water booster station have been delayed. The new estimated completion date for these works is the second quarter of 2012. Accordingly, it is expected that the pre-sale of units associated with servicing allocation capacity in Kleinburg-Nashville may not occur prior to the second quarter of 2011 with registration beginning six (6) later (or six (6) months prior to the in-service date of the proposed infrastructure). Refer to Attachment No. 2. It is expected that the City will be notified in writing by York Region once these trigger dates have been achieved.

Based on the preferred wastewater servicing alternative for the City's on-going Kleinburg-Nashville Servicing Strategy Master Plan Class Environmental Assessment Study, servicing capacity previously allocated to Lake Rivers Inc. (File 19T-05V10) and Molise Kleinburg Estates Inc. (File 19T-06V14) totaling 818 persons (221 residential units @ 3.7 persons per unit) from the KWPCP can now be re-allocated from the York / Durham Sewage System (YDSS). Accordingly, 818 persons can be assigned to active development applications tributary to the Kleinburg-Nashville Water Pollution Control Plant (WPCP). These lands are now anticipated to be serviced by the York-Durham Sewage System via the Huntington Road sanitary sewer. Given that the draft plan of subdivision applications were previously allocated to the Kleinburg-Nashville WPCP an equivalent number of units / population equivalent will be replaced with allocation from the YDSS as identified in the Allocation Schedule (Attachment No. 3).

Five (5) applications are included in the Reservation Schedule (Attachment No. 5) based on their approval status and anticipated timing of draft plan / site plan approval. A total of 675 persons equivalent is proposed for reservation from the KWPCP. Table 2 below provides a summary of the available capacity to the Kleinburg-Nashville WPCP and its proposed distribution.

**TABLE 2  
2011 AVAILABLE SERVICING CAPACITY – KLEINBURG-NASHVILLE  
WATER POLLUTION CONTROL PLANT (WPCP)**

<b>Item / Description</b>	<b>Servicing Capacity (Persons Equivalent)</b>
1. Remaining 2010 Capacity	2,461
2. Regained Capacity Previously Allocated To WPCP	
Application File No. 19T-05V10 – Lake Rivers Inc. (145 units)	537
Application File No. 19T-06V14 – Molise Kleinburg Estates Inc. (76 units)	281
Remaining 2010 Reservation	167
Application File No. 19T-84076 – Berkley Developments Inc. (45 units)	<hr/>
	<b>2011 TOTAL RESTRICTED: (Q2 2012)</b>
	<b>3,446 people</b>
3. Proposed 2011 Reservation Schedule:	(675)
	<hr/>
	<b>2011 RESTRICTED BALANCE: (Q2 2012)</b>
	<b>2,771 people</b>

After considering the proposed reservation of capacity to the KWPCP, a balance of 2,771 persons equivalent remains available for distribution. Accordingly, it is recommended that this capacity be reserved for distribution to development applications within the Kleinburg-Nashville service area as required to facilitate intensification in the core and completion of OPA 601 approved development areas.

Proposed Allocation, Reservation and Assignment Schedules

On a move forward basis, and in consideration of the ‘Servicing Capacity Distribution Protocol’ (as amended), City Development Engineering and Development 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.

Table 3 below provides a summary of the proposed 2011 distribution of capacity from the YDSS.

**TABLE 3  
2011 DISTRIBUTION OF AVAILABLE SERVICING CAPACITY - YDSS**

Item / Description	Servicing Capacity (Persons Equivalent)
1. Unrestricted Capacity	11,791
2. Proposed 2011 Allocation Schedule: (Attachment No. 3)	(2,781)
3. Proposed 2011 Reservation Schedule: (Attachments No. 4 & 5)	(9,010)
<b>Unrestricted Balance:</b>	<b>0 people</b>
4. 2013 Restricted Capacity	12,377
5. Proposed 2011 Reservation Schedule: (Attachments No. 4 & 5)	(7,400)
6. Proposed 2011 Assignment Schedule: (Attachment No. 6)	(2,040)
<b>2013 Restricted Capacity Balance:</b>	<b>2,937 people</b>

Based on the proposed allocation, reservation and assignment schedules, 2,937 persons equivalent of restricted 2013 capacity remains available for future distribution.



In keeping with the City's protocol and in order to maximize the efficient distribution of available capacity to high density and complex high-rise development applications, the proposed 2011 assignment schedule recommends that a total of 10,000 persons equivalent be reserved for specific high density development initiatives. These include high density applications qualifying for the Region's Sustainable Development through LEEDs program and for transit oriented development particularly within the Vaughan Metropolitan Centre. Refer to Attachment No. 5.

In addition, it is recommended that 600 low density residential units be assigned to the Block 40/47 Trustee to allow for Phase 1 development within this block. A revised Master Environmental / Servicing Plan has recently been submitted in support of the Block Plan application. Block Plan approval is expected this fall with draft plan of subdivision applications following shortly thereafter.

Accordingly, it is recommended that applications identified on the Allocation, Reservation and Assignment Schedules included as Attachment Nos. 3, 4, 5 and 6 be committed servicing capacity in accordance with the City's protocol.

### **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 proposed amendments to the City's 'Servicing Capacity Distribution Protocol' will ensure consistency with current Regional practices.

Identification of the City's servicing capacity priority schedules as included in Attachment Nos. 3, 4, 5 and 6 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 local 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 2013 allocation capacity as 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 fourth quarter of 2014).

**Attachments**

1. Servicing Capacity Distribution Protocol, May 10, 2011 Revision
2. Allocation Capacity / Development Approvals Timeline
3. Allocation Schedule
4. Reservation Schedule (Page 1 of 2)
5. Reservation Schedule (Page 2 of 2)
6. Assignment Schedule
7. Key Regional Infrastructure Capacity Triggers – YDSS Service Area

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## SERVICING CAPACITY DISTRIBUTION PROTOCOL

(Revised May 10, 2011)

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 Symbol on the implementing 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 Holding Symbol 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 a 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. 1

### **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 Development Application, 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 Symbol, 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 Symbol, 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.

## ATTACHMENT No. 1

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.

### High Density / Complex High-Rise Developments

The timing for release of building permits for high-density and complex high-rise developments may be advanced as noted below, in order to implement these larger complex intensification projects and to accommodate a longer construction period.

1. For High-Density Developments – Building Permits may be released up to 18 months prior to the completion of required Regional infrastructure; and
2. For Complex High-Rise Developments (consisting of over 200 units and multiple levels of underground parking) – Building Permits may be released up to 36 months prior to the completion of required Regional infrastructure.

Accordingly, the timing for allocation of servicing capacity to such development applications may occur in conjunction with Site Plan Approval and consistent with the release of building permits.

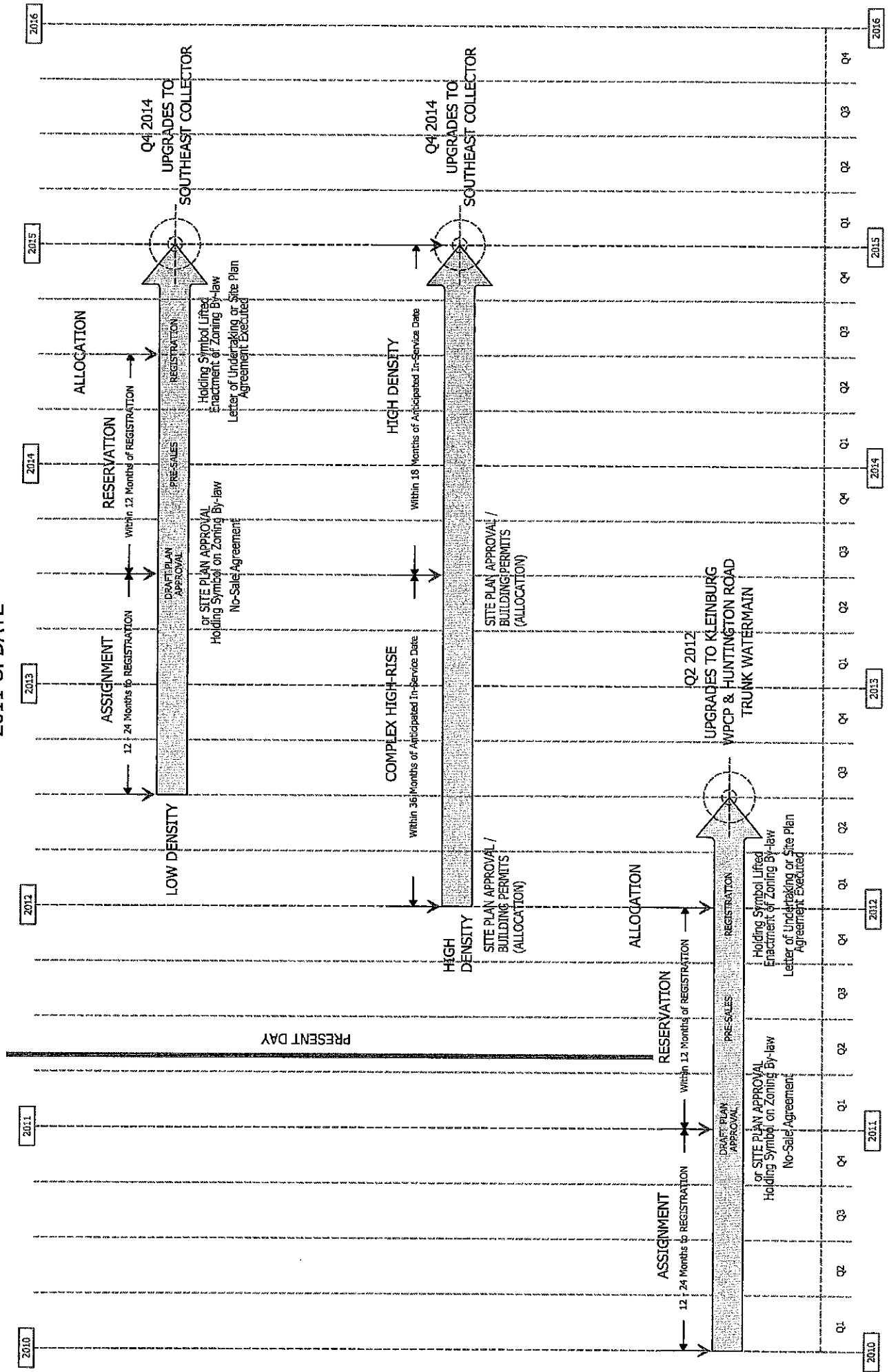
### Sustainable Development Through LEED™ Program

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 with pre-sales and / or registration (final approval / building permit release) in a timely manner.

# ATTACHMENT NO. 2

## ALLOCATION CAPACITY / DEVELOPMENT APPROVALS TIMELINE

### 2011 UPDATE



ATTACHMENT No. 3

ALLOCATION SCHEDULE

BLK	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS		Population	Required Infrastructure / Comments
				Low Density	Apmnt Units		
Servicing Capacity Previously Allocated to the Kleinburg - Nashville WPCP and now Tributary to the YDSS							
61	19T-05V10	Lake Rivers Inc.	Draft Plan Approved	145		537	Unrestricted Servicing Capacity
61	19T-06V14	Molise Kleinburg Inc.	Draft Plan Approved	76		287	Unrestricted Servicing Capacity
				221		818	
UNRESTRICTED REGIONAL CAPACITY							
1	DA.08.024	Draft Plans / Site Plans	Site Plan Approved	147	147	294	Unrestricted Servicing Capacity - LEEDS Application
44	DA.10.067	Mirto Yonge and Arnold Avenue Autumn Ridge Homes Inc. (Previously Bungalow Inc.)	Site Plan Approved	6	6	20	Unrestricted Servicing Capacity
40S	19T-06V04	Greenbrooke Developments Inc.	Draft Plan Approved	162.5	163	553	Unrestricted Servicing Capacity
40S	19T-06V07	Beimont Properties (Weston) Inc.	Draft Plan Approved	258	258	877	Unrestricted Servicing Cap./Pine Valley N. Pumping Stn.
40S	19T-07V04	Cal-Wood Developments Inc.	Draft Plan Approved	4.5	5	15	Unrestricted Servicing Capacity
40S	19T-07V06	MM Inv. Inc. & M3DC Cap. Corp. & 4074 MM Inc.	Draft Plan Approved	52	52	177	Unrestricted Servicing Capacity
				630	630	1,938	Sub-Total Block 40 South
UNRESTRICTED REGIONAL CAPACITY							
		Consent Applications					
	B005/10	Angelina Tomasono	Consent Approved	1	1	3	Unrestricted Servicing Capacity
	B016/10	Vincent and Eida Florini	Consent Approved	1	1	3	Unrestricted Servicing Capacity
	B020-22/10	Orlando and Anna Silvestri	Consent Approved	3	3	10	Unrestricted Servicing Capacity
	B039/10	Maria DiVetta	Consent Approved	1	1	3	Unrestricted Servicing Capacity
	B059/10	Anna DiBiase	Consent Approved	1	1	3	Unrestricted Servicing Capacity
	B011/11	Giuseppe Lombardi	Consent Approved	1	1	3	Unrestricted Servicing Capacity
				8	8	27	
				712	147	859	2,781 GRAND TOTAL

ATTACHMENT No. 4

RESERVATION SCHEDULE (1 of 2)

UNRESTRICTED REGIONAL CAPACITY

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	300	1,020	Unrestricted Capacity SUB-TOTAL	

UNRESTRICTED REGIONAL CAPACITY

BLK.	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Sing	Semi	Town	Apmt			
52	DA-09-089	1231674 Ontario Inc.	SPA Required		8			8	27 Unrestricted Servicing Capacity	
44	Z-08-045	1678575 Ontario Inc.	SPA Required				131	131	262 Unrestricted Servicing Capacity	
17	Z-09-043	Dufferin Ridge (Arm) Limited	Zoning, DPA & SPA Required			31		31	105 Unrestricted Servicing Capacity	
25	OP-09-008 Z-09-040	Amv Investments Inc. (Mosaik Homes Ltd.)	OP, Zoning and SPA Required			83		83	316 Unrestricted Servicing Capacity	
25	OP-07-008 Z-07-047	Jane Ruth Developments Inc.	OP, Zoning and SPA Required			250		250	650 Unrestricted Servicing Capacity	
25	OP-06-003 Z-09-014	1620144 Ontario Ltd. (The Maple Group)	SPA Required			39		39	133 Unrestricted Servicing Capacity	
33W	OP-00-043	Milwitek Acquisition Corporation	Zoning, DPA & SPA Required			71		71	241 Unrestricted Servicing Capacity	
44	Z-10-032, DA-10-112	Wycliffe Kipling Ltd. & Antonietta-Marie Aglieri	OP, Zoning and SPA Required			49		49	167 Unrestricted Servicing Capacity & Prev. All. 34 Units	
44	OP-07-012 Z-07-050	Naser, G. Jureci	SPA Required			6		6	20 Unrestricted Servicing Capacity	
44	OP-06-013 Z-08-035	Rice Developments Inc.	SPA Required			88		88	298 Unrestricted Servicing Capacity & Prev. All. 16 Units	
44	OP-08-013 Z-08-048	Hartman Heights Residential Subdivision	SPA Required			94		94	320 Unrestricted Servicing Capacity	
				0	8	721	131	860	2,741 Unrestricted Capacity - SUB-TOTAL	

KLEINBURG - NASHVILLE WATER SUPPLY SYSTEM IMPROVEMENTS (Q2 - 2012)

BLK.	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Sing	Semi	Town	Apmt			
61	Block 61 West	Block 61 Developer's Group Inc. (Trustee)	Block Plan Approval Pending	579				579	1,968 (If Reduction Pilot Project)	
				579	0	0	0	579	1,968 Unrestricted Capacity - SUB-TOTAL	
				TOTAL (1 of 2)				1,739	5,729	

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 - Nashville persons per unit (ppu) equivalent as follows: singles, semis & towns @ 3.7ppu, apartments @ 2.0ppu.



**ATTACHMENT No. 5**

**RESERVATION SCHEDULE (2 of 2)**

**SERVICING CAPACITY LINKED TO PINE VALLEY NORTH PUMPING STATION AND WATER SYSTEM IMPROVEMENTS**

BLK.	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS			Total Units	Population	Required Infrastructure / Comments
				Sing	Semi	Town			
40S	19T-08V10	Mosaic Pinvest Inc.	Draft Plan Approval Required	143			143	485 Pine Valley North Pumping Station & Water System Imp.	
40S	19T-08V01	Millwood Valley Developments Inc.	Draft Plan Approval Required	57			57	194 Pine Valley North Pumping Station & Water System Imp.	
				200	0	0	200	680 Unrestricted Capacity - SUB - TOTAL	

**SERVICING CAPACITY LINKED SOUTHEAST COLLECTOR SEWER (Q4 - 2014)**

BLK.	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS			Total Units	Population	Required Infrastructure / Comments
				Sing	Semi	Town			
	VMC / TOD	Vaughan Metropolitan Centre & Transit-Oriented Development				2,000	2,000	4,000 Southeast Collector Sewer Works	
		Vaughan Metropolitan Centre & Transit-Oriented Development				1,000	1,000	2,000 Unrestricted capacity	
	LEEDs	York Regional Program				1,700	1,700	3,400 Southeast Collector Sewer Works	
		York Regional Program				300	300	600 Unrestricted capacity	
				0	0	5,000	5,000	10,000 SUB - TOTAL	

**SERVICING CAPACITY LINKED TO KLEINBURG WPCP EXPANSION AND WATER SUPPLY SYSTEM IMPROVEMENTS (ANTICIPATED IN SERVICE DATE Q2-2012)**

BLK.	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS			Total Units	Population	Required Infrastructure / Comments
				Sing	Semi	Town			
Kleinburg	19T-03V02	132-132 Ontario Inc.	Draft Plan Approval Required	50.5			50.5	187 K-N WPCP Exp., Water System Imp., Ex. San. Pumping Stn. Imp.	
Kleinburg	19T-08V04	11336 Highway 27 Partnersip Limited	Draft Plan Approval Required	54.5			54.5	202 K-N WPCP Exp., Water System Imp., Ex. San. Pumping Stn. Imp.	
Kleinburg	19T-08V05	Kleinville Estates Inc.	Draft Plan Approval Required	6			6	30 K-N WPCP Exp., Water System Imp., Ex. San. Pumping Stn. Imp.	
Kleinburg	Z.07.031	10360 Islington Avenue & Josie and Fabio Alwani	Site Plan Approved by OMB	45			45	90 K-N WPCP Exp., Water System Imp., Ex. San. Pumping Stn. Imp.	
Kleinburg	19T-24V076	Berkley Developments Inc.	Draft Plan Approval by OMB	45			45	187 K-N WPCP Exp., Water System Imp., Ex. San. Pumping Stn. Imp.	
				158	0	0	203	675 Unrestricted Capacity - SUB - TOTAL	
				TOTAL (2 of 2)			5,403	11,355	
				GRAND TOTAL			7,142	17,084	
				(1 of 2 + 2 of 2)					

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  - Persons per unit (ppu) equivalent as follows: singles, semis & towns @ 3.4ppu, apartments @ 2.0ppu.
  - Kleinburg - Nashville persons per unit (ppu) equivalent as follows: singles, semis & towns @ 3.7ppu, apartments @ 2.0ppu.

**ATTACHMENT No. 6**

**ASSIGNMENT SCHEDULE**

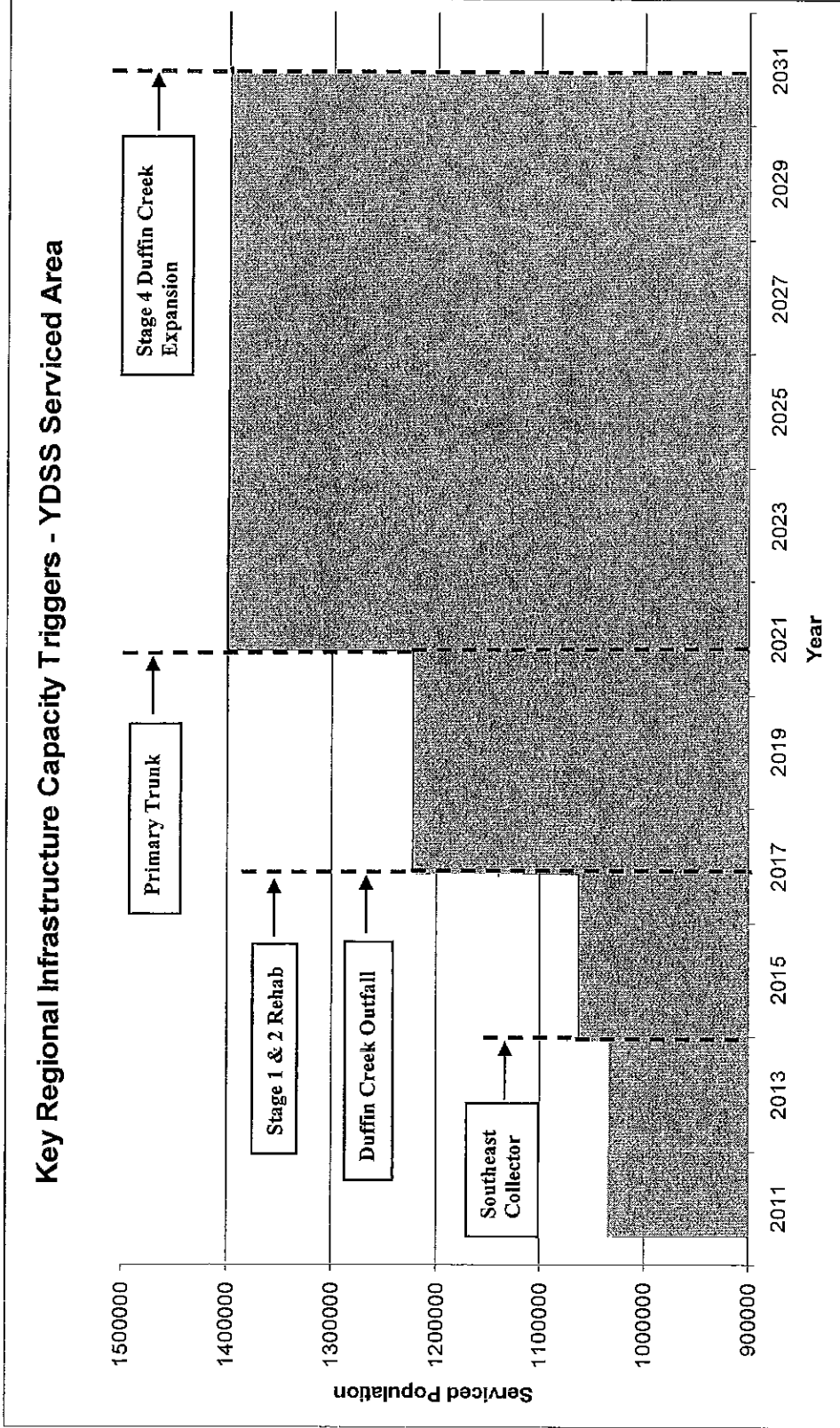
**SERVICING CAPACITY LINKED SOUTHEAST COLLECTOR SEWER (Q4 - 2014)**

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS			Total Units	Population	Required Infrastructure / Comments
				Sing	Sem	Apmt			
40 / 47	BLOCK 40/47	Block 40 / 47 Developers Group Inc. (Phase 1) Trustee	Block Plan Approval Pending	600			600	2,040	Pine Valley North Pumping Station & Water System Improvements Southeast Collector Sewer Works
				600	0	0	600	2,040	<b>SUB - TOTAL</b>
							<b>GRAND TOTAL</b>	<b>600</b>	<b>2,040</b>

**NOTES:**

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4. Zen. refers to Zoning.
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6. Persons per unit (ppu) equivalent as follows: singles, semis & towns @ 3.4ppu, apartments @ 2.0ppu.

ATTACHMENT NO. 7



Southeast Collector

Works impacting all YDSS

Note: Total serviced population is subject to completion of Regional YDSS Infrastructure works.