

COUNCIL – JUNE 28, 2004

SERVICING ALLOCATION CAPACITY UPDATE

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information; and
2. That Council pass the following resolutions with respect to the allocation of sewage and water servicing capacity:
 - a. “NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Site Development Application DA.03.073 Windleigh Millenium Inc. is allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 4 of the York Water Supply System, for a total of 148 residential units following the execution of a site plan agreement to the satisfaction of the City.”
 - b. “NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Site Development Application DA.03.028 Pinegrove On The Humber Inc. is allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 4 of the York Water Supply System, for a total of 40 residential units following the execution of a site plan agreement to the satisfaction of the City.”

Purpose

The purpose of this report is to provide Council with an update on the status of servicing allocation capacity in response to a referral made by the Committee of the Whole on June 21, 2004 relating to Item No. 98 entitled, Site Development File DA.03.073 1593527 Ontario Inc. / Windleigh Millenium Inc., and to obtain Council approval to allocate servicing capacity to the Site Development applications noted above.

Background – Analysis and Options

On September 8, 2003 Council unconditionally allocated servicing capacity to a number of previously reserved and/or approved Draft Plan and Site Plan development applications within the Maple and Woodbridge Service Areas. The disposition of this allocation capacity essentially depleted the City's remaining available supply for these areas.

In order to continue processing additional development applications, Council adopted a strategy to reserve future servicing allocation capacity in Maple and Woodbridge for development applications that were active and expected to proceed to registration within a one year period. Based on this strategy approximately 2,800 persons equivalent in Maple and 660 persons equivalent in Woodbridge, were reserved for a period of one year.

In January of 2004, the execution of the Langstaff and Bathurst Trunk Sewer Prepaid Development Charge Credit Agreements obligated the Region of York to release additional interim allocation capacity to Vaughan. Through these negotiations, it was determined that 17,000 persons equivalent capacity would be committed to Phase I of Blocks 11, 12, 18 and 33 West. An additional 2,800 persons equivalent would be committed to infill developments within the Maple Service Area as reserved in the strategy adopted by Council on September 8, 2003.

On April 13, 2004 the City received written confirmation from the Region of York allowing Vaughan to proceed with formal allocation of the above mentioned servicing capacity totaling 19,800 persons equivalent. The majority of the 17,000 persons equivalent capacity to Phase 1 of Blocks 11, 12, 18, and 33 West has now been formally allocated. In addition, the majority of the 2,800 persons equivalent capacity specifically within the Maple Service Area has also been formally allocated, while the balance will continue to remain in reserve.

While 19,800 persons equivalent capacity was released to Vaughan in April of 2004, it is important to note that this capacity was specific to the Maple Service Area. Additional capacity specific to the Woodbridge Service Area was not identified by the Region of York at this time.

The Region of York continues to experience unexpected delays in securing permits for the construction of priority Regional infrastructure projects. This, along with the accelerated rate of development throughout the Region, has caused delays in the release of additional servicing allocation capacity to individual municipalities.

The Region has recently hired a peer review consultant to assess the current York/Durham Servicing Scheme model assumptions and conclusions related to residual capacity for individual municipalities. It is anticipated that draft results of this peer review will be made available in July 2004 and that a special Regional Council meeting will take place soon afterwards to finalize and distribute capacity to individual municipalities. Notwithstanding the final conclusions of the peer review analysis, the Region of York has confirmed in a letter dated June 24, 2004, that an interim servicing allocation capacity is now available for Vaughan totaling 31,111 persons equivalent. This capacity is inclusive of the 19,800 persons equivalent under the Bathurst and Langstaff agreements. Accordingly, 11,311 persons equivalent is available for allocation to the York/Durham Servicing Scheme throughout the remainder of the City.

It is anticipated that both Site Development Applications DA.03.073 Windleigh Millenium Inc. and DA.03.028 Pine Grove on Humber Inc. will proceed to Site Plan Approval and registration of their individual Site Plan Agreements in the immediate future. Servicing allocation capacity is available for these development applications from the 11,311 persons mentioned above.

Relationship to Vaughan Vision 2007

In consideration of the strategic priorities related to planning and managing growth as established by Vaughan Vision 2007, the recommendation of this report will assist in staging growth to coordinate with available infrastructure and community facilities.

This report is therefore consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The Region's York/Durham Servicing Scheme model peer review analysis results will be finalized in July. Regardless of this outcome, the Region has now confirmed a total interim allocation capacity to Vaughan for 31,111 persons equivalent. Accordingly, Council may at their discretion, allocate servicing capacity to the Site Development Applications DA.03.073 and DA.03.028 by passing the recommended resolutions.

It is anticipated that a comprehensive City-wide Staff report will be brought forward to Committee of the Whole in the fall summarizing the conclusions of the Region's peer review analysis and recommending a strategy on the disposition of the remaining available capacity to the City of Vaughan.

Attachments

N/A

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Respectfully submitted,

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and Public Works

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