

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 13, Report No. 14, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 23, 2013, as follows:

By approving the following:

That staff report back, with recommendations, on the Servicing Capacity Policy of reserving 300 units for Council to allocate on a yearly basis; and

That Communication C8 from the Commissioner of Engineering and Public Works, dated April 23, 2013, be received.

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SERVICING CAPACITY STATUS UPDATE CITY-WIDE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Commissioner of Planning, dated April 9, 2013:

Recommendation

The Commissioner of Engineering and Public Works and the Commissioner of Planning recommend:

1. THAT this report be received and a copy be forwarded to the Region of York.

Contribution to Sustainability

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

The availability of future servicing capacity is dependent upon the City's active participation in joint Regional and Local Municipal Inflow and Infiltration Reduction and Long Term Water Conservation initiatives. These programs are 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, water conservation, and the procurement of long-term servicing capacity will assist in the pursuit of:

- Building a City with sustainable growth and development and built form;
- Minimizing energy consumption;
- Conserving and protecting of our long term water supply; and
- Sharing sustainable best practices and ideas between and among municipal staff and the community.

Economic Impact

There is no economic impact related to this report.

Communications Plan

A copy of this report will be forwarded to the Region of York for consideration with the annual assignment of additional servicing capacity to the City.

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Purpose

The purpose of this report is to provide Council with an update on the status of servicing capacity as of December 31, 2012.

Background – Analysis and Options

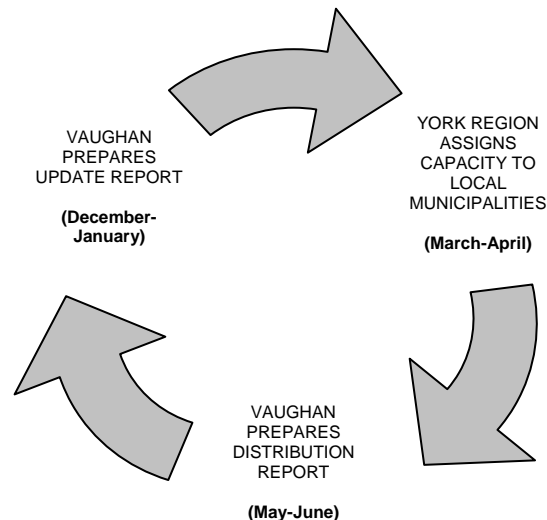
On a regular basis, York Region assigns additional servicing capacity to local area municipalities in order to maintain sustainable growth objectives and to ensure all municipalities have a minimum four year servicing capacity supply to meet short term development needs.

Mid-year status reports will help York Region better align capacity with anticipated growth needs

In advance of York Region's next servicing capacity assignment (anticipated in May-June 2013), Regional staff has requested each local municipality to prepare a mid-year servicing capacity status report. This mid-year report will provide the Region with an update on the status of the previously assigned capacity, which will help inform future capacity needs and the timing of infrastructure improvements. In addition, Regional staff has collaborated with the local municipality to establish a common reporting process and terminology. This initiative is intended to facilitate the exchange of the necessary servicing capacity information between the Region and the local area municipalities.

The mid-year status report will detail the servicing capacity usage over the preceding months and include an assessment of future needs, both short and long term. These status reports will provide input to York Region's annual reporting cycle for distribution of additional servicing capacity to all local area municipalities. The process of updating and distributing servicing capacity will now become a continuous yearly cycle between York Region and local area municipalities as illustrated below.

VAUGHAN ANNUAL REPORTING CYCLE



York Region has collaborated with local area municipalities to adopt a common terminology for preparing annual update reports

In consultation with the local area municipalities, York Region staff has established common terminology for tracking and reporting on the availability of servicing capacity.

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This terminology classifies servicing capacity into the following three categories:

Uncommitted Capacity is capacity not distributed to specific development applications by a local Council.

Committed Capacity is capacity distributed to specific development applications by a local Council.

Gone Capacity is capacity allocated to a specific development application by a local Council and where the development application has proceeded to registration or final approval.

The new common terminology aligns well with the terminology that has been adopted by the City for many years in the distribution of servicing capacity as outlined in Table 1 below:

**TABLE 1
COMMON TERMINOLOGY**

New Common Terminology	City Allocation Terminology
Uncommitted	Uncommitted
Committed	Reserved and Assigned
Gone	Allocated and Registered

The status of Vaughan's servicing capacity as of December 2012 has been summarized in a standard reporting template

In addition to the common terminology, York Region and local area municipalities have adopted a detailed tracking table which provides a status of development related information. Using this reporting template, staff has prepared a summary of the status of the servicing capacity that has been assigned to Vaughan over the last four years, which is included as Attachment No.1 and summarized below in Table 2. This data will provide York Region with the necessary background information to prepare annual reports for the assignment of additional servicing capacity to all local area municipalities.

**TABLE 2
STATUS OF SERVICING CAPACITY**

Development Period	Regional Trigger	Capacity	Status of Servicing Capacity (People)					
By Year	In-Service Date	People	Gone		Committed		Uncommitted	
2011 / 2012	Duffin Creek Expansion (Q4 2010)	20,254	17,261	85%	2,684	13%	1,401	7%
2013 / Post-2013	Southeast Collector (Q4 2014)	20,425	1,628	8%	17,342	85%	1,456	7%
TOTAL		40,679	18,889	46%	18,934	47%	2,857	7%

Note: 2001 Census Data applied to population rates for singles, semi's, town's and apartments.

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The City's current available 'Uncommitted', 'Committed', and 'Gone' servicing capacity represents approximately 7% (2,857 persons equivalent); 47% (18,934 persons equivalent); and 46% (18,889 persons equivalent) of the Region's total capacity assignment respectively, over the last four years.

York Region maintains a minimum four year supply of servicing capacity to local area municipalities

The distribution of servicing capacity to local area municipalities is subject to the in-service/construction completion dates of specific Regional infrastructure projects and historical market absorption rates for number of building permits issued. Current Regional policy is to provide sufficient servicing capacity to each local area municipality to maintain a minimum of a four year supply, based on historical building permit absorption rates.

Development activity in Vaughan is expected to remain strong in the near term

A trend analysis of the City's development activity since 2007 was conducted by staff. On average, approximately 3,000 low-rise (9,500 persons equivalent) building permits were issued annually between 2007 and 2011.

In preparation of this report, City and Regional staff met to establish the methodology for assigning servicing capacity to local area municipalities. Additional assignment of servicing capacity is currently based on a 4 year supply with consideration of other factors such as growth pressures and development in centres and corridors.

Based on the active development applications, a total of approximately 5,130 units or 11,614 persons equivalent are likely to proceed to approval within the next 12 to 24 months as summarized in Table 3 below. It is important to note that this growth projection is not accommodated in the summary of servicing capacity provided in Table 2 above. This information suggests that development activity in Vaughan will remain strong in the near term. Accordingly, Vaughan will need additional servicing capacity from York Region in 2013 to accommodate Vaughan's growth expectations.

**TABLE 3
IMMEDIATE GROWTH PROJECTIONS**

DEVELOPMENT AREA	POPULATION
Vaughan Metropolitan Centre (VMC)	2,522
Primary Intensification Corridors	3,618
Other Active Applications	5,478
TOTAL	11,618 (5,128 units)

Note: 2001 Census Data applied to population rates for singles, semi's, town's and apartments.

In addition to the above, landowners in a number of the new urban expansion areas are initiating the necessary planning process to develop their blocks. Accordingly, servicing capacity for these emerging development areas will be required in the foreseeable future.

Vaughan's next servicing capacity distribution report is postponed to Fall 2013 due to the new mid-year reporting process.

The City's Servicing Capacity Distribution Protocol was approved by Vaughan Council in November 2005. Since then, annual allocation distribution reports have been prepared by staff.

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The objective of the Protocol is to prioritize the allocation of servicing capacity and to ensure capacity is distributed to development applications effectively and strategically. The Protocol ensures capacity that has been reserved or assigned does not sit idle and follows the *'use it or lose it'* principle.

On June 26, 2012, Council approved the City's latest annual capacity distribution report. An annual review and distribution of the City's available servicing capacity will continue to be undertaken by staff and brought forward to future Committee of the Whole meetings. The implementation of the new mid-year reporting process will result in Regional staff not reporting on the assignment of additional servicing capacity until May or June 2013. Accordingly, Vaughan's next annual servicing capacity distribution report will be postponed until September 2013.

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.

Regional Implications

Annual servicing capacity update reports will ensure adequate capacity is available to maintain a four year supply

Coordination of development information between York Region and local area municipalities will ensure consistent annual servicing capacity reporting and York Region maintains a minimum four year supply of servicing capacity to local area municipalities.

This update report identifies the status of the City's servicing capacity. It will inform York Region of the City's anticipated development activity to ensure adequate additional capacity is assigned. Accordingly, it is recommended that a copy of this report be forwarded to York Region.

Conclusion

York Region and local area municipalities have collaborated and developed a standardized reporting process for tracking servicing capacity, which includes a mid-year status update. This status report will be used by York Region for the purpose of calculating the assignment of future capacity. Annual servicing capacity update reports will be undertaken by staff in the usual manner and brought forward to future Committee of the Whole meetings.

The implementation of the new mid-year reporting process will result in Regional staff not reporting on the assignment of additional servicing capacity until June 2013. Accordingly, Vaughan's next annual servicing capacity distribution report will be postponed until September 2013.

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Given that approximately 93% of the available servicing capacity is Gone and Committed, Vaughan will require additional servicing capacity to meet the immediate and future growth expectations.

Staff will continue to work closely with York Region to ensure Vaughan's servicing capacity needs are addressed.

Attachments

1. Allocation Capacity Monitoring Table

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)