

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015

Item 17, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 19, 2015.

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**SERVICING CAPACITY ALLOCATION STRATEGY
ANNUAL DISTRIBUTION AND UPDATE
CITY-WIDE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works, Commissioner of Planning, Director of Development Engineering and Infrastructure Planning Services, and Director of Development Planning, dated May 5, 2015:

Recommendation

The Commissioner of Public Works, Commissioner of Planning, Director of Development Engineering and Infrastructure Planning Services, and Director of Development Planning recommend:

1. THAT Vaughan Council pass the following resolutions with respect to the ALLOCATION of servicing capacity to specific development applications:
 - a) "THAT the development applications identified by File Numbers DA.11.073, 19T-03V13 and Z.12.026 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 544 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 1)"; and
 - b) "THAT the development applications identified by File Numbers 19T-10V004 and 19T-10V005 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,383 persons equivalent in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City".
2. THAT Vaughan Council pass the following resolution with respect to the RESERVATION of servicing capacity to specific development applications:
 - a) "THAT the development applications identified by file numbers Z.06.079, Z.08.039, Z.14.003, DA.07.092, DA.13.021, 19T-08V01, 19T-04V12, 19T-14V006, 19T-14V008, 19T-14V011 and the Block 40 / 47 Developers' Group Trustee be reserved servicing capacity from the York / Water Supply System for a total of 7,456 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 1,074 persons equivalent be RESERVED from the York Sewage / Water Supply System for distribution to development applications at Vaughan Council's discretion (as detailed on the Reservation Schedule included as Attachment No. 2).
4. THAT servicing capacity be RESERVED from the York Sewage / Water Supply System in accordance with the Reservation Schedule included as Attachment No. 2 as follows;

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- a) 5,411 persons equivalent (2,448 apartment units) for specific Vaughan Metropolitan Centre, Regional Centres / Corridors, High Density, LEEDs and Transit Oriented Development applications;
 - b) 2,592 persons equivalent for distribution to development applications within the Kleinburg-Nashville service area and development within the approved Kleinburg-Nashville Community Plan area; and,
 - c) 1,590 persons equivalent for future distribution to active development applications proceeding to approval over the next year (and not included on any of the attached schedules) in accordance with the City's protocol.
5. THAT servicing capacity for 1,253 persons equivalent (350 residential units) be ASSIGNED to the Block 55 Developers' Group Inc. Trustee in accordance with the Assignment Schedule included as Attachment No. 3.
 6. THAT an annual review of the City's available servicing capacity, related development process and distribution protocol, be undertaken by staff and brought forward to a future Committee of the Whole meeting.
 7. THAT a copy of this report be forwarded to York Region.

Contribution to Sustainability

Efficient distribution of servicing capacity contributes to orderly and sustainable development. The availability of capacity is reliant on the City's active participation in long term water conservation initiatives and the reduction of extraneous flows within the sanitary sewer system. These efforts are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan) and will assist in the pursuit of:

- Sustainable growth and development;
- Minimizing energy consumption;
- The conservation and protection of the City's long term water supply; and
- The creation of a City with sustainable built form.

Economic Impact

Not applicable.

Communications Plan

It is recommended that a copy of this report be forwarded to York Region. This report will also inform development applicants of the City's short term strategy for distributing available servicing capacity.

Purpose

This purpose of this report is to:

- Update Council on the availability of Regional servicing capacity to the City;
- Recommend distribution of servicing capacity to active development applications;
- Inform stakeholders that short term capacity needs have been met; and
- Inform stakeholders that capacity remains available for continued urban growth.

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Background – Analysis and Options

Executive Summary:

This report contains technical engineering related terms commonly used by local municipalities in describing the formal process whereby sewage and water servicing capacity is allocated to land development applications.

The Region of York establishes limits on sewage and water servicing capacity to each of the nine local area municipalities within the Region. Limits are set based on the overall availability and capacity of the Regional infrastructure network. Each local municipality is then responsible to allocate this capacity to individual land development applications. A formal servicing capacity allocation process is necessary to efficiently manage the distribution of the limited Regional capacity.

The report provides a summary of the Regional sewage and water capacity assigned to the City of Vaughan over the last four years. It also summarizes how much of this capacity has been provided to development applications so far and established how much capacity Vaughan has left to accommodate short term growth.

The report recommends a commitment of available capacity to active development applications. These applications and/or development areas are summarized in Attachments No. 1, 2 and 3. The report also recommends that capacity reserves be established to accommodate future short term development areas.

The report concludes by confirming the overall short term sewage and water capacity needs throughout the City have been met, and that adequate capacity remains available to support continued urban growth.

York Region continues to distribute servicing capacity to local area municipalities on a regular basis to maintain a minimum four year supply

York Region distributes servicing capacity from the York Sewage Servicing / Water Supply System to the local municipalities. The distribution of capacity is typically based on historical growth rates and future growth projections, and is reviewed on an annual basis with the objective of maintaining a minimum four year development supply.

York Region's 2011, 2012 and 2013 distribution of capacity to the City of Vaughan will accommodate 30,991 new residents throughout the City. The availability of this capacity was linked to the anticipated construction completion date for improvements to the Southeast Collector Regional Trunk Sewer. With this project now complete, active development applications committed from this capacity are able to proceed with unit sales and final approval, once approved by Vaughan Council and/or the Ontario Municipal Board. A yearly summary of York Region's capacity distribution to Vaughan between 2011 and 2013 is provided in Table 1 below. The sum of Items 1, 2 and 3 equals 30,991 people.

From the 30,991 people, York Region further established a specific capacity limitation for development within the Humber Pumping Station drainage area. This includes: 3,500 people in 2011, 3,000 people in 2012 and 4,000 people in 2013, for a total of 10,500 people. In 2013, York Region also identified that capacity for 1,800 people is set aside for intensification and re-development along Regional Centres and Corridors.

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**TABLE 1
REGIONAL CAPACITY DISTRIBUTION TO VAUGHAN (2011 to 2014)**

ITEM	YEAR	PEOPLE	REGIONAL INFRASTRUCTURE TRIGGER	TIMING FOR DELIVERY	STATUS
1	2011	12,377	Southeast Collector	Complete	Unrestricted
2	2012	8,070	Southeast Collector	Complete	Unrestricted
3	2013	10,544	Southeast Collector	Complete	Unrestricted
4	2014	10,022	Duffin Creek Outfall	Q4 - 2017	Restricted
TOTAL		41,013			

In 2014, York Region identified an additional capacity distribution to Vaughan for 10,022 people. The availability of this capacity is linked to the anticipated construction completion date for improvements to the Regional Duffin Creek Water Pollution Control Plant Outfall Sewer. The current estimated delivery date for this project is Q4 2017. As a result, development applications that are committed from this capacity may be required to enter into no pre-sale agreements and final approval will be restricted to no sooner than six months prior to the anticipated infrastructure delivery date. The total Regional distribution of capacity to Vaughan between 2011 and 2014 is 41,013 people as detailed in Table 1 above.

Servicing capacity remains available to accommodate an additional 27,350 residents throughout the City

The last annual servicing capacity allocation strategy was endorsed by Council on October 29, 2013. Since then, capacity equivalent to 13,663 people has been allocated to development applications that have proceeded to final approval.

Four development applications reserved capacity in 2013 did not proceed to final approval and will be recommended for re-reservation in conjunction with this report. After accounting for the developments that have proceeded over the last 18 months, servicing capacity remains available for 27,350 people. This capacity consists of 17,328 people linked to the Southeast Collector Sewer improvement works, and 10,022 people linked to the Duffin Creek Outfall Sewer improvement works. Refer to Table 2 and Table 3 below.

**TABLE 2
REMAINING CAPACITY AVAILABLE FOR DISTRIBUTION**

	PEOPLE	DESCRIPTION
	41,013	Total Distribution to Vaughan (2011-2014) From Table 1
<i>Less</i>	13,663	Allocated Since October 29, 2013
	27,350	REMAINING CAPACITY

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**TABLE 3
BREAKDOWN OF REMAINING CAPACITY**

	PEOPLE	DESCRIPTION
	17,328	Linked to Southeast Collector (Unrestricted)
<i>Plus</i>	10,022	Linked to Duffin Creek Outfall (Restricted)
	27,350	REMAINING CAPACITY

In August 2014, York Region provided written confirmation that final approval or registration may proceed for all applications committed capacity linked to the Southeast Collector Sewer improvement works. Therefore capacity for 17,328 people is now unrestricted, while capacity for 10,022 people linked to the Duffin Creek Outfall Sewer improvement works remains restricted. Refer to Table 3 above.

Staff is recommending a strategy to provide for the short term distribution of available servicing capacity to active development applications

The available unrestricted capacity noted above (17,328 people or residents) will accommodate approximately 5,653 residential units. The additional restricted capacity for 10,022 persons equivalent will accommodate approximately 3,270 additional residential development units.

On a go forward basis, and in consideration of the City's Servicing Capacity Distribution Protocol, staff has completed an assessment of the status 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 capacity.

Based on the City's current protocol, development applications are placed in one of two priority categories prior to receiving final allocation. Development applications are generally prioritized based on the status of planning approvals and anticipated timing of development. The Reservation priority category is used for applications proceeding to final approval within the next 12 months, while the Assignment priority category is used for applications proceeding to final approval within the next 12 to 24 months.

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 an intended use, followed by those that are Official Plan Amendment approved. Consideration was also given to those applications that represent infill development or completion of partially built communities.

A detailed summary of individual development applications being recommended for Allocation, Reservation and Assignment is included in Attachments No. 1, 2 and 3 to this report. Based on these schedules, capacity for approximately 15,738 people is recommended for distribution to active development applications meeting the requirements of the City's Servicing Capacity Distribution Protocol.

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Council's reserve will be maintained

On October 29, 2013, Vaughan Council reserved capacity for 300 residential units (1,074 people) to provide Vaughan Council with the capacity to allocate to development applications of strategic importance identified throughout the year. This capacity has not been utilized and has been recommended for re-reservation in this report.

A servicing capacity reserve for transit-oriented development, in particular throughout the Vaughan Metropolitan Centre will be maintained

Over the last few years, Vaughan Council has set aside reserve capacity for development applications qualifying for York Region's Sustainable Development through LEEDs program, Transit-Oriented Development (TOD), and applications within the Vaughan Metropolitan Centre (VMC) area.

In 2013 York Region further identified a capacity reserve for re-development and intensification along Regional Centres and Corridors (1,800 people). Accordingly, it is recommended a total reserve for these priority intensification areas be topped up to 5,411 people.

The City's distribution strategy remains in step with intensification targets established by Vaughan Official Plan 2010

Table 4 below provides a summary of the total proposed distribution of capacity (15,738 people) and remaining balance. Upon consideration of all recommendations, unrestricted capacity for 1,590 people remains available, and restricted capacity for 10,022 people remains available for future distribution as necessary. However, final approval for development applications committed from this capacity (10,022 people) is restricted to no sooner than six months prior to the anticipated in-service date for improvements to the Regional Duffin Creek Water Pollution Control Plant Outfall Sewer. The current estimated Regional delivery date for this project is Q4 of 2017, therefore final approval of any development applications committed to this capacity cannot occur until Q2 of 2017.

Individual applications identified for Allocation, Reservation or Assignment have been detailed on the Priority Schedules included as Attachments No. 1, 2, and 3 respectively.

**TABLE 4
PROPOSED DISTRIBUTION OF SERVICING CAPACITY (PEOPLE)**

YEAR	REGIONAL COMMITMENT	CONSUMED TO DATE	REMAINING BALANCE	PROPOSED DISTRIBUTION	REMAINING BALANCE	STATUS
2011	12,377	12,377	0	0	0	Unrestricted
2012	8,070	1,286	6,784	6,784	0	Unrestricted
2013	10,544	0	10,544	8,954	1,590	Unrestricted
2014	10,022	0	10,022	0	10,022	Restricted
TOTAL	41,013	13,663	27,350	* 15,738	11,612	

**See Proposed Capacity Distribution Breakdown below*

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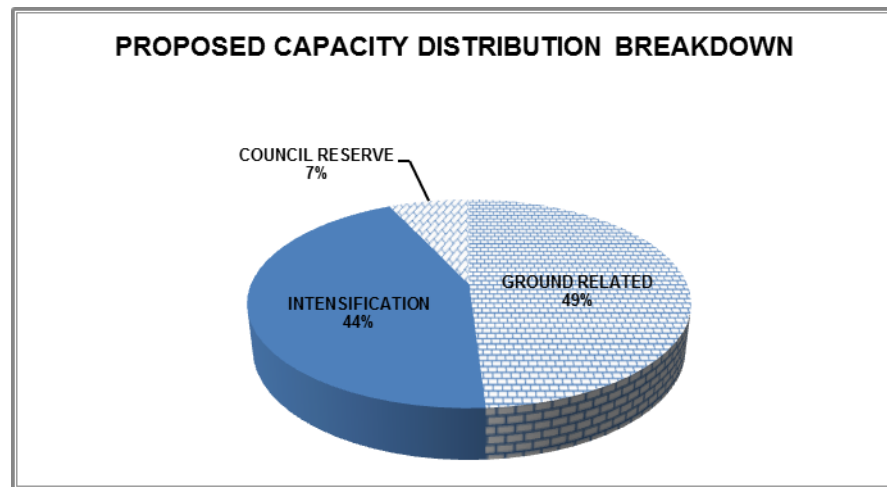
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Given the City's short term development needs have been addressed in this report, staff is recommending the remaining capacity be put aside in a reserve for future consideration by Vaughan Council, either in conjunction with the next annual allocation report or over the coming year if a development application comes forward for approval.

Future residential development areas not considered in this report include the new urban boundary expansion areas identified in the Vaughan Official Plan 2010, primarily Blocks 27 and 41. Secondary Plan Studies are currently underway for these new residential Blocks. In addition, Block 60 East (between Rutherford Road and Major Mackenzie Drive, west of Regional Road 27) and Block 62 West (between Nashville Road and Kirby Road) will also require servicing capacity over the next several years.

The proposed distribution of capacity has accounted for all currently active low-density green-field residential development and priority intensification areas throughout the City. It is important to note the overall breakdown of the proposed distribution strategy remains in step with general intensification targets as established by the Vaughan Official Plan 2010. The chart below identifies the breakdown by percentage of total capacity as follows: 44% to intensification areas, 49% to ground related low density areas, and 7% to Council's reserve.



The development applications recommended for reservation or assignment of capacity (as detailed in Attachments No. 2 and No. 3) will require further consideration by Council as part of the usual development review and approvals process prior to formal allocation by Council resolution.

Staff will continue to work closely with York Region to ensure available capacity remains in step with anticipated growth projections.

Developer initiated Inflow / Infiltration Reduction Pilot Project continues to realize separate servicing capacity for development in Block 61

As part of a Developer driven/funded pilot project, the Block 61 Developers' Group continues to identify sources of inflow and infiltration (I/I) throughout the City's local sewer system. Remediation efforts are now underway. Based on proposed remediation works and flow monitoring data compiled to date, York Region has acknowledged capacity for approximately 1,607 residential units can be achieved upon successful completion of the planned remediation work. This capacity is above and beyond any capacity noted above in Tables 1 or 2.

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On May 6, 2014, Vaughan Council allocated 401 residential units of this capacity to Draft Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al) and 78 residential units to Draft Plan of Subdivision File 19T-10V005 (Pinestaff Developments Inc.).

Staff is recommending that Vaughan Council allocate an additional 237 units (849 persons equivalent) to approved Draft Plan of Subdivision File 19T-10V004 and 154 units (534 persons equivalent) to approved Draft Plan of Subdivision File 19T-10V005. The remaining 738 units will be held by the City for future distribution to Block 61.

The City has received written confirmation from the Block 61 Developers' Group Trustee that the above noted Owners remain in good standing. There are no other restrictions or triggers associated with this capacity.

Servicing capacity remains available for an additional 2,592 residents in the Village of Kleinburg-Nashville from the Kleinburg Water Pollution Control Plant

Servicing capacity remains available to the Kleinburg Water Pollution Control Plant for an additional 2,592 persons. Further, York Region has now fully completed the conversion of the existing well-based water supply system to a lake based supply, which will provide adequate potable water for the planned growth in the Kleinburg/Nashville Community. This capacity is above and beyond any capacity noted above in Tables 1 or 2.

It is recommended this capacity be reserved for future distribution by Vaughan Council to specific development applications in Kleinburg and planned development within the approved Community Plan area.

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 by being proactive and working collaboratively with stakeholders;
- Planning and managing growth and economic vitality by defining the necessary servicing requirements for a sustainable future; and,
- Demonstrating leadership and promoting effective governance.

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

Regional Implications

Annual reports serve to inform York Region of the City's short term development projections and demonstrate the City's effectiveness in managing Regional capacity and overall growth.

Conclusion

Sufficient servicing capacity remains available within the York Sewage / Water Supply System to accommodate 27,350 new residents throughout the City. Staff is recommending capacity for 15,738 persons be committed to various active development applications and growth areas. The balance, equivalent to 11,612 people, will be held for future distribution. Refer to Table 2.

In addition, servicing capacity for 2,592 people remains available to the Kleinburg Water Pollution Control Plan for distribution to future development applications within the Village of Kleinburg-Nashville.

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Staff will coordinate with York Region as necessary to ensure available capacity remains in step with anticipated growth projections. It is expected York Region will be completing a local area municipality distribution update report for Regional Council's consideration later this year.

Attachments

1. Allocation Schedule
2. Reservation Schedule
3. Assignment Schedule

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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.)