

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 29, 2013

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

1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, Commissioner of Planning, Director of Development / Transportation Engineering and the Director of Development Planning, dated October 15, 2013, be approved subject to the following in accordance with Communication C7, from the Commissioner of Engineering and Public Works, dated October 11, 2013:

- ## Recommendation

1. THAT Council pass the following resolutions with respect to the ALLOCATION of servicing capacity to specific development applications:

2. THAT Council pass the following resolutions with respect to the RESERVATION of servicing capacity to specific development applications:

3. 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;

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4. THAT servicing capacity be RESERVED in accordance with the Reservation Schedule included as Attachment No. 4 as follows;
 - a) 6,900 persons equivalent (3,450 apartment units) for specific Vaughan Metropolitan Centre, Regional Centres / Corridors, High Density, LEEDs and/or Transit Oriented Development applications;
 - b) 2,592 persons equivalent for distribution to development applications within the Kleinburg-Nashville service area as required to facilitate intensification in the core and development within the approved Kleinburg-Nashville Community Plan area; and
 - c) 12,900 persons equivalent for distribution to other development applications proceeding to approval over the next year (and not included on any of the attached schedules) within the York-Durham Sewage System in accordance with the City's protocol.
5. THAT servicing capacity for 4,590 persons equivalent (1,350 residential units) be ASSIGNED in accordance with the Assignment Schedule included as Attachment No. 5;
6. 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
7. THAT a copy of this report be forwarded to York Region.

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 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:

- 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 economic 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 strategy related to the distribution of available servicing capacity to active development applications across the City.

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Purpose

The purpose of this report is to inform Council that there is sufficient servicing capacity available to support continued urban growth in the City over the next four years, and to recommend a short term strategy for the distribution of servicing capacity to specific active development applications.

Background – Analysis and Options

York Region assigns servicing capacity to each local area municipality on a regular basis to maintain a minimum four year supply

York Region has been providing each local municipality with additional servicing capacity on a regular basis to maintain a minimum four year supply based on actual growth rates and growth projections.

In 2011 and 2012, York Region assigned additional servicing capacity to Vaughan from the York/Durham/Peel Servicing Scheme to accommodate 20,447 new residents in the City (Sum of Items 2 and 3, Table 1 below). This capacity assignment is subject to the completion of the Southeast Collector Trunk Sewer, which is anticipated in Q4-2014.

In June 2012, Council committed this servicing capacity to priority development applications that met the criteria for either a reservation or assignment based on the City's Servicing Capacity Distribution Protocol. Since then, the majority of these development applications have advanced through the approval process and are preparing to proceed once the Southeast Collector Trunk Sewer infrastructure trigger has been satisfied.

In June 2013, Vaughan received an additional assignment of servicing capacity to accommodate projected growth to 2017

On June 19, 2013, Regional Council endorsed a new Post-2013 assignment of servicing capacity for an additional 10,544 people to Vaughan in the YDPSS (Item 4, Table 1). From this total assignment, a new stream of capacity was introduced in the amount of 1,800 people specifically for Regional Centres and Corridors. This capacity may be reserved to specific development applications within the Vaughan Metropolitan Centre and the primary corridors along major regional roads.

The balance of the capacity assignment (8,744 people) is available for distribution to development applications city-wide. The availability of this capacity is also linked to the completion of the Southeast Collector Trunk sewer. York Region introduced a new short term conveyance capacity constraint within the Humber Pumping Station (HPS) sewershed area such that no more than 4,000 persons capacity of the new Post-2013 capacity assignment can be used in the HPS prior to the completion of the Region's West Vaughan Sewage Servicing.

Staff is confident that this new allotment of servicing capacity (10,544 people) is adequate to meet the City's short-term growth projections.

York Region provides a longer term capacity forecast to accommodate growth up to 2021

For planning purposes, the Region has also forecasted that Vaughan will be assigned additional servicing capacity for 10,022 people (Item 5, Table 1) after the completion of the Duffin Creek Water Pollution Control Plant Outfall project anticipated to be delivered in Q4-2017. The addition of this capacity is intended to provide for continued growth up to 2021 as illustrated on Attachment No. 1. Going forward, staff will continue to work closely with York Region to ensure availability of capacity remains in step with Vaughan's short and long-term development needs.

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Table 1 below provides a summary of recent assignments of servicing capacity together with the associated infrastructure triggers noted above.

**TABLE 1
PAST, PRESENT AND FUTURE – REGIONAL CAPACITY ASSIGNMENTS**

ASSIGNMENT	REGIONAL TRIGGER	CAPACITY ASSIGNMENT (PERSONS EQUIVALENT)	TARGETED TIMING FOR COMPLETION	HUMBER PUMPING STATION LIMITATIONS	CITY STATUS
2011 / 2012	Duffin Creek Expansion	20,254	Q4 2010	N/A	Fully Allocated
2013	Southeast Collector Sewer	12,377	Q4 2014	3,500 Persons Equivalent	Committed
Post-2013	Southeast Collector Sewer	8,070	Q4 2014	3,000 Persons Equivalent	Committed
New Post-2013	Southeast Collector Sewer	10,544 <i>(Including 1,800 assigned to (Regional Centres & Corridors only)</i>	Q4 2014	4,000 Persons Equivalent	New capacity to be assigned & committed
Outlook to 2021	Duffin Creek Outfall	10,022	Q4 2017	TBD	Future capacity

Vaughan has sufficient servicing capacity available to accommodate an additional 29,222 residents in the City.

The last annual servicing capacity allocation strategy was endorsed by Council on June 26, 2012. Since then, the majority of the development applications that were identified and committed servicing capacity in June 2012 have received final approval and are now in the construction stage. Only five specific development applications did not proceed to final approval but are being recommended for re-reservation in conjunction with this report. After accounting for the developments that have proceeded over the last 18 months, there is still servicing capacity available in the system for approximately 18,678 people from previous Regional assignments. The addition of the new Post-2013 assignment from the Region will bring the total available capacity to 29,222 people as summarized in Table 2 below. The majority of this servicing capacity is linked to the completion of the South-east Collector Sewer, which is anticipated in Q4-2014.

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TABLE 2 - AVAILABLE SERVICING CAPACITY – YDSS

ITEM	SOURCE	TOTAL AVAILABLE CAPACITY (PEOPLE)
1	Available Unrestricted Capacity	796
2	Available Restricted Capacity	7,582
3	Council Reserve	0
4	VMC / HIGH DENSITY / TOD	6,900
5	New Regional Centres / Corridors Assignment	1,800
6	LEEDs	3,400
7	New Post-2013 Regional Assignment	8,744
	TOTAL	29,222

Staff is recommending a strategy that provides for the short and medium term distribution of the available servicing capacity

The City currently has sufficient servicing capacity available to accommodate an additional 29,222 residents in the City. This capacity represents a four year supply so it must be managed accordingly. Staff is recommending a capacity distribution strategy that address both the short term development needs and sets aside a significant amount of capacity for the next few years as outlined below.

Staff has identified the active development applications that require a commitment of servicing capacity to proceed in the near term

On a go forward basis, and in consideration of the 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.

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 as Attachment No.'s 2 to 5 to this report. Based on these schedules, servicing capacity equivalent to approximately 16,322 persons is recommended for distribution to active development applications and specific strategic reserves as summarized in Table 3 below.

Council's small reserve of servicing capacity is being replenished

On June 25, 2013, Council utilized their reserve capacity and allocated 385 units of unrestricted capacity (i.e. 300 from Council reserve + 85 remaining unrestricted capacity) to six active development applications. In accordance with Council's direction of June 25, 2013, this reservation has been replenished to provide Council with servicing capacity to allocate to development applications of strategic importance identified throughout the year. Three-Hundred (300) residential units (1,020 persons equivalent) have been set aside to replenish Council's reserve capacity (Refer to Item 3, Table 3).

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Staff is recommending setting aside servicing capacity specifically for transit orientated development, in particular in the Vaughan Metropolitan Centre

Over the last few years, Council has set aside servicing capacity for development applications qualifying for York Region's Sustainable Development through LEEDs program and for Transit-Oriented Development (TOD) within the Vaughan Metropolitan Centre (VMC) (Refer to Item 4, Table 2).

To streamline the process, the servicing capacity that has been traditionally set aside specifically for the LEEDs building program will be consolidated with the TOD/VMC reserve. In addition, York Region has introduced a new stream of servicing capacity specific to Regional Centres and Corridors which allows the City the opportunity to reassign an equivalent amount (1,800 persons) from the existing VMC / High Density / TOD reserve to other developments city-wide.

The recommended streams of capacity and their respective capacity assignments are summarized in Table 3 below and Attachments 2-5 (Priority Schedules).

**TABLE 3
SUMMARY OF THE PROPOSED DISTRIBUTION OF SERVICING CAPACITY– YDSS**

ITEM	SOURCE	TOTAL DISTRIBUTED CAPACITY (PEOPLE)
1A	Allocated to Specific Development Applications (Unrestricted Capacity)	101
1B	Reserved to Specific Development Applications (Unrestricted Capacity)	448
2A	Reserved to Specific Development Applications (Restricted Capacity)	3,263
2B	Assigned to Specific Development Applications (Restricted Capacity)	4,590
3	Council Reserve	1,020
4	VMC / HIGH DENSITY / TOD / LEEDs	5,100
5	New Regional Centres / Corridors Assignment	1,800
6	LEEDs (Included in Item 4)	0
	TOTAL	16,322

Remaining servicing capacity (12,900 people) to be strategically distributed over the next three years

After accounting for the short term development needs, the City has servicing capacity remaining for approximately 12,900 people (29,222 less 16,322) as summarized in Table 4 below. This remaining capacity will need to sustain continued development to 2017 as illustrated on Attachment No.1 so its distribution will need to be strategic.

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**TABLE 4
REMAINING CAPACITY AVAILABLE FOR DISTRIBUTION TO FUTURE APPLICANTS**

ITEM	SOURCE	TOTAL AVAILABLE CAPACITY (PEOPLE)
Balance of Item 1	Available Unrestricted Capacity	246
Item 7 + Balance of Items 2 to 6	Available Restricted Capacity	12,654
	TOTAL YDSS	12,900

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

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

The Block 61 Developers' Group continues to identify sources of inflow and infiltration (I/I) as part of the developer driven/funded pilot project in the City's sewer system.

Based on flow monitoring completed to date, I/I sources have been identified and remediated. The results of pre and post-remediation flow monitoring data indicated a significant reduction of I/I. Accordingly, based on the Region's assessment of the flow data submitted in support of the remediation work, York Region released 667 units of servicing capacity to the City on October 18, 2012.

In June 2012, Council allocated 243 residential units of the total capacity to Draft Plan of Subdivision 19T-10V004 (Nashville Developments Inc. Et Al). The Region has recently confirmed that the remaining 424 residential units (667-243) can be accommodated within the Humber Sewer Shed. Accordingly, staff is recommending that Council allocate 361 units (1,227 persons equivalent) to Draft Plan of Subdivisions 19T-05V10 (180 units) and 19T-06V14 (181 units) in order to complete the second phase of Block 61 East. The remaining 63 units will be held by the City for future distribution to Block 61. There are no restrictions or triggers associated with this capacity.

Servicing capacity is available for an additional 2,592 residents in the Village of Kleinburg-Nashville

Currently, servicing capacity is available in the Kleinburg Water Pollution Control Plant (KWPCP) for an additional 2,592 persons. York Region is currently completing the conversion of the existing water system to a lake based supply, which will provide for the planned growth in the Kleinburg/Nashville Community. It is recommended that this available servicing capacity be reserved for future distribution by Council to specific development applications that support the intensification in the Kleinburg core and planned development within the approved Community Plan area. In order to effectively utilize the remaining servicing capacity in Kleinburg-Nashville there are servicing upgrades required in accordance with the conclusions and recommendations detailed in the City's Kleinburg-Nashville Servicing Strategy Master Plan Class EA.

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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,
- The above noted City initiatives demonstrate leadership and promote 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

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

Conclusion

The City currently has sufficient servicing capacity in the YDSS to accommodate 29,222 new residents in the City. The availability of the majority of this servicing capacity is subject to the completion of the South-east Collector Sewer, which is anticipated in Q4-2014. Staff is recommending that servicing capacity for 16,322 persons be committed to the active development applications and growth areas listed in this report. The balance of the servicing capacity, equivalent to 12,900 people, be held for future distribution by Council over the next several years.

Servicing capacity is available for an additional 2,592 residents in the Village of Kleinburg-Nashville subject to the completion of the Regional water system upgrades.

Staff will continue to work closely with York Region to ensure the City's short and long term servicing capacity needs are addressed.

Attachments

1. Vaughan – Proposal for Providing Capacity
2. Allocation Schedule
3. Reservation Schedule (Page 1 of 2)
4. Reservation Schedule (Page 2 of 2)
5. 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.)