

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 11, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 15, 2015.

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**SERVICING CAPACITY ALLOCATION
INTERIM DISTRIBUTION REPORT
WARDS 1 AND 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, the Director of Development Engineering & Infrastructure Planning and the Director of Development Planning, dated December 1, 2015:

Recommendation

The Deputy City Manager, Planning & Growth Management, the Director of Development Engineering & Infrastructure Planning and the Director of Development Planning recommend:

1. THAT Draft Plan of Subdivision Files 19T-13V008 and 19T-13V009, and Site Development Files DA.11.073, DA.14.046 and DA.14.071 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 594 residential units (1,962 persons equivalent).

Contribution to Sustainability

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

Economic Impact

There are no immediate budgetary impacts resulting from the adoption of this report.

Communications Plan

A copy of this report will be forwarded to York Region.

Purpose

The purpose of this report is to seek approval from Council for the allocation of servicing capacity to certain approved development applications pursuant to the City's Servicing Capacity Distribution Protocol.

Background - Analysis and Options

Servicing capacity is available to support continued urban growth in the City

At its meeting on May 19, 2015, Council endorsed the City's last annual servicing capacity allocation strategy report. As part of this report, Council reserved and allocated available servicing capacity to active applications in accordance with the City's Servicing Capacity Distribution Protocol. The report also recognized and reserved additional capacity for future distribution to development applications proceeding to approval over the coming year.

The interim allocation of servicing capacity to approved development applications will facilitate timely development

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Since May of this year, a number of development applications have been approved by the Ontario Municipal Board with a Holding Symbol “(H)” pending the allocation of servicing capacity. Accordingly, staff is recommending these applications be allocated servicing capacity in advance of the City’s next annual update report in 2016.

In addition, approved Draft Plan of Subdivision Files 19T-13V008 and 19T-13V009 were assigned servicing capacity in May of this year and are now recommended for allocation in order to facilitate the continuation of the phased development within each Plan.

Allocation of servicing capacity to each residential development at this time will allow each development application to proceed to final approval in a timely manner. A summary of the applications recommended for allocation is provided below.

1. Avenue on 7 (Wigwoss) File DA.11.073 – Approved by the Ontario Municipal Board (OMB) for 230 residential units on May 15, 2013. The plan has since been revised. An additional 46 residential units were recently approved by the OMB. Therefore allocation of servicing capacity for the additional units is required to accommodate the revised site plan.
2. 2357847 Ontario Inc. (City Park Homes) File DA.14.071 – Approved by the Ontario Municipal Board for 28 residential units on September 21, 2015.
3. John Duca File DA.14.046 – Approved by the Ontario Municipal Board for 170 residential units on September 08, 2015.
4. Block 55 Trustee – The Block was assigned servicing capacity for 350 residential units on May 19, 2015. Draft Plan of Subdivision Files 19T-13V008 and 19T-13V009 within Block 55 are Draft Plan Approved by Council and require allocation of capacity to lift the Holding Symbol “(H)” on the development within each Plan.

Table 1 – Summary of Units and Persons Equivalent by Application

Block	Application (File)	Approval Status	Units	Persons Equivalent	Source
44	DA.11.073	Site Plan Approved by OMB	46	102	Yearly Reserve
44	DA.14.071	Site Plan Approved by OMB	28	87	Yearly Reserve
50	DA.14.046	Site Plan Approved by OMB	170	520	Yearly Reserve
55	19T-13V008	Draft Plan Approved	209	748	Assigned in May 2015
55	19T-13V009	Draft Plan Approved	141	505	Assigned in May 2015
		TOTAL	594	1,962	

Notes:

1. Persons / unit breakdown is 3.58 for single family, 3.41 for semi-detached, 3.06 for townhouses & 2.21 for apartments.
2. OMB refers to Ontario Municipal Board

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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;
- Planning and managing growth and economic well-being; and
- The demonstration of leadership and promotion of effective governance.

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

Regional Implications

Interim 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. A copy of this report will be forwarded to York Region through the normal reporting process.

Conclusion

In order to accommodate priority development applications approved since the last annual servicing capacity distribution update report, it is appropriate to allocate to the above noted development applications at this time.

Staff will report to Council on the overall status of servicing capacity in the later part of 2016.

Attachments

None

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