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Submitted by A. Niro

PUBLIC WARD BOUNDARY REVIEW

Vaughan, Ontario

2012 - 2013

Report prepared by

Dr. Ronald G. Landes

Submitted to Vaughan City Council

February 26, 2013

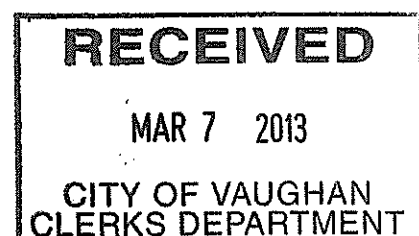


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A regular occurrence in the pattern of Canadian politics is the need to redraw and reconfigure electoral boundaries, usually accompanied by an increase in the number of seats in the respective legislative body, as evidenced in the current addition and redistribution of seats in the Canadian House of Commons. Although less frequent at the municipal level, such electoral boundary adjustments have become increasingly common at the local level as well.

The causes of this more frequent pattern of electoral boundary adjustment are two-fold: 1. Increasing population, as well as shifts in the patterns of population and 2. The impact of the *Canadian Charter of Rights and Freedoms*, as interpreted by the Supreme Court of Canada. The latter cause has become particularly salient since the landmark decision known as the *Carter Case* in 1991.

Both of these factors are currently prevalent in Vaughan and are the basis of the need for and controversy regarding the last ward boundary review process in 2009, as well as for this new public review process in 2012-2013. The details of this Public Ward Boundary Review Process are presented in the next section of this Report.

PUBLIC WARD BOUNDARY REVIEW PROCESS

In 2008-2009, Vaughan City Council undertook a Ward Boundary Review Process, which culminated in a new pattern of ward boundaries that retained the existing five-ward system. Ward Boundary By-law 89-2009 was passed by City Council on May 5, 2009.

This new By-law was appealed to the Ontario Municipal Board and the OMB, after public hearings, ruled, in November of 2009, that the adopted plan needed to be modified in several significant ways. However, the overall By-law, as amended, was maintained.

In its ruling (at page 26), the OMB indicated that the “Board shares the hope” of the Counsel for the Appellant that “a new process [for a boundary review] be “launched after the 2010 election.” The OMB’s ruling went on to say that “it can express its expectation that the matter will be revisited, that the task will be done properly, and ...that ‘the parties make their best efforts to amend (the By-law) to capture the real successes’ of the public process.”

In response to this ruling by the OMB, with continuing concerns about the previous process, and with the rapidly expanding population in Vaughan, electors undertook, in the fall of 2011, to petition Vaughan City Council to proceed with a new Ward Boundary Review Process. In early-2012, a petition asking for just such a review was presented to the Vaughan City Council. However, City Council declined to proceed with a new review process.

As authorized under the *Ontario Municipal Act 2001 (sections 222 and 223)*, electors are entitled to initiate their own Public Ward Boundary Review Process, which they proceeded to do (see Appendix A). Experts were contacted and hired and a new proposal for Ward Boundaries was developed.

Dr. Ronald G. Landes was hired as the expert on electoral boundaries and oversaw the ward boundary review process. An initial task for Dr. Landes was to develop an appropriate set of guidelines (Terms of Reference) to be used as the basis for the ward boundary review. At the same time initial data analysis, based on the 2011 Canadian census, as well as local municipal data on current and expected housing starts, was undertaken by professional urban planning consultants.

Once the Terms of Reference and initial data analysis were completed, a revised plan for ward boundaries was developed.

This revised ward boundary map was advertised to the electors and public in Vaughan through newspaper ads, flyers distributed in mailboxes, and local newspaper articles. A copy of the “Public Notice of Meeting” is included as Appendix B of this Report. A series of “town hall” style public meetings were held in Vaughan between July 19 – 21, 2012. Six meetings were held in venues throughout Vaughan, including Vaughan City Hall, Maple, Vellore Village, East Woodbridge, North Thornhill, Thornhill, and Kleinburg. A number of interesting and helpful comments were received from the public.

After the public hearings, a detailed look and consideration was given to the public’s comments and views. As expected, these concerns focused on the definition of where the communities of interest were currently situated and how those might develop with the continuing population growth pattern in Vaughan.

For example, one interesting idea was to restructure Wards Four and Five by including Blocks 1,2,9 and 10 in a revised Thornhill Ward, moving Blocks 8 and 15 into a modified Ward Four. At this point, it was decided that such a change would be very disruptive of traditional communities of interest, but that the proposal should be considered during the next ward boundary review process, especially if additional ward seats were to be added at that time. Likewise, questions of

community of interest were raised concerning the shifting of Blocks 40, 33 (western portion), and 47 (northeastern corner) into the new countryside Ward Six. It was concluded that Major MacKenzie Drive was a suitable boundary of continuing communities of interest.

Moving population areas between wards, as well as creating a new ward, is always a difficult and, at times, a controversial process. Reconciling population, population growth, communities of interest, historical patterns, as well as other factors, is, to be quite honest, an “art” not a “science.” At some point, you simply have to draw a boundary! However, by following the “traditional” communities of interest in Vaughan, as well as major natural dividing lines, such as streets or highways that have been used before, the present plan, which adds a new ward is, in fact, a very “conservative” redistribution of electoral ward boundaries.

Following the completion of the final Report, a public petition process was undertaken (see Appendix C). As required by the Ontario Municipal Act, a total of 500 electors or 1 percent of the electors, whichever is less, must be obtained. This petition process was started in October 2012. Each elector was asked to print his or her name, sign his or her name, indicating a present address and contact information. Each signee, before agreeing to the petition, was given a copy of the proposed ward map. Before presenting the petition to Vaughan City Council, the names and signatures of the minimum number of electors were verified.

Dr. Landes will present the final Report, along with the petition, to Vaughan City Council in February 2013. In the next section of this Report, information on Dr. Landes is presented, followed by the Terms of Reference recommended by Dr. Landes.

POLITICAL CONSULTANT: DR. RONALD G. LANDES

A recognized expert on electoral boundaries in Canada, Dr. Ronald G. Landes is a Professor of Political Science at Saint Mary's University in Halifax, where he has taught for 40 years. Dr. Landes is best known as the author of *The Canadian Polity: A Comparative Introduction*, a University-level textbook that compares the politics of Canada, Great Britain, and the United States. First published in 1983 by Prentice-Hall Canada, it went through six editions as a standard textbook on Canadian politics.

In addition to teaching courses on electoral systems and Canadian politics, Dr. Landes has been extensively involved in drawing electoral boundaries at the municipal, provincial, and federal levels in Canada.

Dr. Landes served as a member and Chair of the 1991-1992 Provincial Electoral Boundary Commission in Nova Scotia, which was the first nonpartisan drawing of electoral boundaries in Nova Scotia's history. He also served as a member and as the Director of the 2001-2002 Nova Scotia Electoral Boundary Commission. In addition Dr. Landes has participated as a member of two Federal Electoral Boundary Commissions (1991-1992 and 2001-2002) for Nova Scotia's seats in the House of Commons, serving as Deputy Chair of the latter Commission.

At the municipal level of government, Dr. Landes has been involved with ward boundary issues in Ottawa (2003) and Vaughan (2009). On both occasions the Ontario Municipal Board certified Dr. Landes as an expert witness. The OMB hearing in 2009 concerned Vaughan's most recent ward boundary review process.

TERMS OF REFERENCE

In keeping with the Ontario Municipal Board's Decision of 2009 on Vaughan's Ward Boundary Review, where the OMB recommended a new Review take place before the 2014 Municipal Election, and in order to enhance the effective representation for all residents of Vaughan, a public review of the current Ward Boundaries has been undertaken by the citizens of Vaughan. Two issues are to be addressed: first, how can the effective representation of the rapidly growing urban areas be increased, while at the same time protecting the remaining countryside areas of the township. In order to accomplish both goals, a new sixth ward will be recommended.

The boundary review process will be based on the following guidelines:

1. The primary goal will be to increase the effective representation of all areas of Vaughan on City Council. As a first step, a new ward will be created, in order to reduce the increasing size of the urban wards (where possible) and also to protect the smaller and remaining countryside areas of Vaughan.
2. The guiding mandate will be the Supreme Court of Canada's ruling in the *Carter Case* (1991), which asserted the principle of "effective representation based on the relative parity of voting power." Ward boundaries of approximate equal population size will be created, using a +/- factor of 25 percent.
3. If appropriate, one ward may be created using an "exceptional circumstances" clause, which means it could be greater or lessor than the proposed variance of 25 percent.
4. Population will be the primary consideration, but as specified in *Carter*, other factors, such as community history, geography, and community tradition, may be the

basis for any recommended boundaries.

5. The most recent Canadian census data (2011) will be used, as well as population trends based on approved new developments which will occur in the next few years in Vaughan. New developments will have to be sufficiently along the approval process to reasonably expect voters to be in place on election day. The new ward boundary system will be designed to be in place for the next two municipal elections (2014, 2018).

6. Current, as well as historical, ward boundaries will be the starting point for the revised ward boundaries. Wherever possible, natural boundary lines, such as green spaces, and major streets and highways, will be utilized.

7. A public consultation process will be used to help develop the new boundaries. Special attention will be given to how the public defines the various communities of interest in Vaughan. An initial plan will be presented to the public, followed by a public consultation process. Based on the public's reaction, a revised plan will be developed, followed by a public petition process, with the results to be presented to Vaughan City Council.

8. A *Report* will be presented to City Council, explaining in detail the review process, the specific changes that have been made to the current system, and why both the review process and the recommended changes meet the criteria established by the Supreme Court of Canada in the *Carter Case*.

These Terms of Reference reflect the ongoing principles of electoral reform in the drawing of electoral boundaries in Canada, as described in the next section of this Report.

DRAWING ELECTORAL BOUNDARIES IN CANADA

While most people assume that “representation by population” or “rep by pop” is the accepted standard in drawing electoral boundaries in Canada, in fact, it is not nor has it ever been. Canada has always recognized factors that have moved us away from strict population equality in structuring electoral boundaries. The most obvious one is the rural/urban divide. Especially at the provincial and federal levels, rural constituencies have always been larger geographically but smaller in population, while urban/suburban constituencies have demonstrated the opposite pattern.

In attempting to balance the twin concerns of geography and population, Canada has always used what is known as a “plus-or-minus” factor in determining electoral boundaries. Such a factor recognizes population as the most important variable, even as it recognizes other significant concerns. The federal level uses a +/- factor of 25 percent for seats in the House of Commons. Thus, urban/suburban constituencies are typically on the plus side, while rural constituencies are on the minus side. Larger exceptions, as high as +/- 50 percent, are used for seats in Canada’s north. Even larger percentages have sometimes been permitted under what is known as “an exceptional circumstances clause”.

The conflict between the factors of geography and population have also been evident at the municipal level, especially where formerly rural areas have witnessed major increases in population as a result of the growth of urban/suburban areas. Such a pattern is particularly evident in Vaughan during the exponential population growth during the last several decades – a pattern that is projected to continue into the immediate future. It is this conflict that is the basis for the controversy in Vaughan over the 2009 Ward Boundary Redistribution Process, as well as the current attempt to revise the existing ward boundaries.

In order to address the twin issues of population growth and declining representation for the former rural areas, which we have labeled as “countryside,” an additional ward is being recommended for Vaughan. By moving from a five to a six-ward structure, urban areas can be better represented, as well providing better representation for the remaining and smaller countryside areas of Vaughan.

With the adoption of the *1982 Canadian Charter of Rights and Freedoms* and a subsequent Supreme Court Decision based on it, especially Section 3, the criteria for drawing electoral boundaries have been more clearly defined. The most important ruling to date has been the *Carter Case* on June 6, 1991 (*Reference Re Provincial Electoral Boundaries [Sask] 1991*).

The implications and impact of the *Carter Case* have altered the process and criteria for drawing electoral boundaries in Canada, as outlined below.

1. The *Carter Case* applies to the municipal level of government in Canada. This view has been stated in a number of rulings over the past decade in decisions made by the Ontario Municipal Board concerning ward boundaries in Ontario, including its 2009 decision regarding ward boundaries in Vaughan.
2. The *Carter Case* specifically rejects the American practice of strict or absolute voter equality and parity. Instead, the basic principal asserted is “effective representation based on the relative parity of voting power.” The difference between absolute versus relative parity of voting power is crucial, for it allows other factors, referred to as “countervailing factors,” to be considered in electoral boundary redistributions. Such factors cited in *Carter* would include the previously noted rural/urban divide, as well as “community history, community interests and minority representation.” The point of including such factors is to ensure that representative bodies “effectively represent the diversity of our social mosaic.” It is also important to note that these specified factors are not the only ones that might be considered: “the list is not closed.”

In conclusion, any redrawing of electoral boundaries must apply the *Carter Case*. As a result, in drawing up the Terms of Reference for this project, the *Carter Case* plays a major role in both the process of public involvement and the criteria to be considered in the ward redistribution process.

Having developed the Terms of Reference and described the key factors to be considered in drawing new ward boundaries in Vaughan, our next task will be to explain the development of our data set. After that discussion, we will proceed to answer the following questions: 1. Why are we recommending a new ward, increasing the number of wards from five to six and 2. How have we defined the communities of interest in Vaughan?

DATA ISSUES AND ANALYSIS

The following points represent a summary of the key issues in developing the data set for use in the Public Ward Boundary Review. For a more detailed presentation see the Lehman Report (Appendix D).

1. This report has used the best available data to estimate, as accurately as possible, where population growth will occur in Vaughan over the 2011 to 2018 period. The calculations are consistent with the legislated policy guidelines for growth at the Regional and Provincial levels.
2. The City of Vaughan prepares annual servicing reports that allocate servicing capacity to new subdivisions; the 2011 and 2012 servicing assignments were used as the basis for determining the location and magnitude of future growth on a ward basis.
3. The allocations took into consideration the specific and detailed geography of development opportunities in the City of Vaughan based on data obtained from the City.
4. An allowance was made in the servicing reports and the ward growth forecasts for intensification in the Vaughan Metropolitan Centre (VMC) and for Transit Oriented Development (TOD).
5. It is considered that the population increases of 33,404 (2011-14) and 28,920 (2014-18) are a reasonable expectation of growth over the two periods. The amount of growth corresponds closely to the blended forecasts from York Region and policy of the City of Vaughan.
6. The resulting populations estimates for new wards are illustrated on the following page from the Lehman Report (Appendix D).

Present and Future Population by Wards (Lehman Report)

Ward	2011	2014	2018	% Growth
1	52,844	55,310	57,446	7.4%
2	52,440	56,518	60,049	12.2%
3	52,805	56,035	58,831	9.7%
4	47,017	52,419	57,095	16.2%
5	58,498	61,003	63,171	7.5%
6	24,697	40,420	54,033	47%
Total	288,301	321,705	350,625	100%

IS THERE A NEED FOR A NEW WARD IN VAUGHAN?

A basic issue in any redrawing of constituency boundaries is the number of seats to be allocated: will the number remain the same (in this case five), will it be reduced, or will the number of seats be increased? In the last boundary review a number of such scenarios were initially considered, including several options for both a six-seat and seven-seat ward boundary system. Plans for increased wards to either six or seven were rejected, resulting in the redrawing of the current five-seat system.

The proposed plan increases the number of wards from five to six. Interestingly, Vaughan Township adopted a five-ward system in 1850 (see G. Elmore Reaman, *A History of Vaughan Township*, page 67). Currently City Council has nine members, with the Mayor and three regional councilors elected at-large. However, the number of ward councilors has stayed at five for several decades.

The move to a six-ward system can be justified on several grounds, the most compelling of which is population. The extensive population growth over the last number of decades in Vaughan, which is expected to continue – if not increase, means that, on sheer numbers alone, issues of effective representation have to be considered. Moreover, Vaughan, in comparison to its neighboring municipalities of Richmond Hill and Markham, is quite frankly, underrepresented on a per capita basis (see **Table One**). If anything, the exponential population growth in Vaughan and comparisons to the level of representation in neighboring municipalities could easily justify adding several new wards in Vaughan. Thus, the plan for an additional ward in Vaughan at this time is a very modest proposal for political reform, a very “conservative” approach for electoral boundary changes. By adding only one new ward at this time the issues of representation can begin to be addressed, anticipating much larger changes (more wards) in the future. Moreover,

Table One: Number of Wards – Regional Comparisons*

Comparable York Region Municipalities - Current Vaughan Five-Ward System

<u>Municipality</u>	<u>Census 2011 Population</u>	<u>Number of Wards</u>	<u>Population/Ward Ratio</u>
Vaughan	288,301	5	1:57,660
Richmond Hill	167,704	6	1:27,950
Markham	301,709	8	1:37,713

Comparable York Region Municipalities - Proposed Vaughan Six-Ward System

<u>Municipality</u>	<u>Census 2011 Population</u>	<u>Number of Wards</u>	<u>Population/Ward Ratio</u>
Vaughan	288,301	6	1:48,050
Richmond Hill	167,704	6	1:27,950
Markham	301,709	8	1:37,713

* Source: City of Markham, Town of Richmond Hill, Census 2011

by modestly only adding one ward now, the number of actual boundary changes can be kept to a minimum, allowing for an easier approval of this plan by City Council.

It has to be admitted, however, that there is one negative associated with this proposal: cost. Adding a new councilor will increase the cost in terms of salary, benefits, office support, etc. – likely in the range of at least \$150,000 per year. In a time of economic restraint and hardship and an “anti-politician” attitude by the general public, such a concern is not inconsequential and cannot be dismissed out of hand. For example, the cost per person per year in Vaughan would be about \$.50 to \$.75, which, in total, adds up over a series of years to a significant amount of money. Representation and its costs are never easily reconciled and this is a paradox that must be recognized in a democracy. However, given the factors noted above, we believe that more effective representation produced by an additional councilor and the relatively low cost of a new ward is more than justified at this time in Vaughan.

Perhaps it is time to consider why rapidly increasing population numbers impact on the effective representation of the residents in Vaughan? In no way does this argument imply a negative assessment of the job that current members of City Council are doing. In fact, our plan recognizes their difficult and time-consuming tasks and seeks to give them more support in carrying out their representational responsibilities.

The following impacts of effective representation are the result of increased population numbers: 1. A representative has only a certain amount of time in each day to deal directly with the residents and electors of Vaughan. Thus, the more people to be represented, the less amount of time is available to deal directly with their constituents. 2. The volume of phone calls, letters, e-mails and visits to a representative’s office is increased substantially, with less time to consider each item. This means that staff rather than councilors have to deal with this volume of demands. 3. The amount of time for councilors to directly participate in community meetings and events becomes problematic: no matter how hard one works, the day

is still only 24 hours long. 4. The amount of time a councilor has to read staff reports, do background research, and be totally prepared on all issues brought to City Council is hindered. 5. Councilors and City Council in general become focused on short-term issues - it becomes difficult to adopt a long-range perspective when one is constantly overworked on the minutia and process of politics.

Given these impacts on the representational role of councilors, we feel that an additional representative will at least mitigate some of their worst effects.

In considering the issue of effective representation in Vaughan we also wish to comment on the representational basis for the three regional councilors on City Council. We realize that it is not within the mandate of City Council to deal with this issue on their own authority at this time, but we wanted to raise the issue for possible consideration in future ward boundary redistributions in Vaughan.

What we are suggesting is that the regional councilors be given a ward basis, instead of being elected by an "at-large" vote. If the six-member ward structure were adopted, then each of the three regional councilors would be elected on a two-ward constituency structure. Thus, one regional councilor would be selected by electors in Wards One and Six, one in Wards Two and Three, and one in Wards Four and Five. While the regional councilors would still represent Vaughan in total on the regional council, they would now be linked to an explicit representational role at the ward level.

There are several advantages of such a structure. First, the regional councilors could help to alleviate the workload of the individual ward councilors. Second, this plan would focus the regional councilors on more local concerns within Vaughan that may have trouble being recognized at the regional level. Third, this change would help to offset the preponderance of the larger populated areas in Vaughan in selecting the regional councilors. For example, all three current regional councilors reside in Woodbridge. The chance for a person to be elected from one of the smaller

areas, such as Kleinburg, is remote. Fourth, the use of an "at-large" election system for the regional councilors is open to a potential constitutional challenge in relation to the *Canadian Charter of Rights and Freedoms* and the *Carter Case*.

The potential legal challenge is based on how "at-large" elections are conducted and in their usual consequences for the representation of significant groups within the total constituency. For a position, such as mayor, "at-large" elections are entirely appropriate. For other positions "at-large" elections allow the majority interest, however defined, to totally dominate minority interests, however defined. For example, if a constituency is electing a number of representatives to a city council (in this case three) and majority opinion represents 50 percent or more of the electors, all three representatives will likely be elected on that slim majority. Minority interests, whether based on race, ethnicity, or urban versus countryside concerns will have only a very slim to nonexistent opportunity for electoral success.

In the American system at the municipal level, "at-large" election systems have been ruled to be unconstitutional because they have been used historically as a cover for racial discrimination. While that is certainly not the issue in Vaughan, it is a potential concern when considering the dominance of the larger population centres versus what we have called the Countryside areas. Certainly the *Carter Case* opens up the possibility of a legal challenge to the "at-large" election system used for regional councilors, because minority interests may not be effectively represented in the electoral process.

DEFINING COMMUNITIES OF INTEREST IN VAUGHAN

While population is the most important factor in producing effective representation based on the relative parity of voting, the *Carter Case*, as previously referenced, includes other factors as well. Most of those factors, in one way or another, involve the concept of community of interest. Community of interest includes issues such as rural versus suburban/urban variations, minority representation, community identities, and community history.

So the issue becomes one of identifying the communities of interest in Vaughan. One way of seeing the communities of interest is to focus on the evolution of the population centers in Vaughan and how they have evolved over time. For this purpose, an excellent study is found in G. Elmore Reaman's book, *A History of Vaughan Township* (University of Toronto Press, 1971 – reprinted in 2004). While some villages rose and prospered, others faded away. Interestingly, the basic population centers were founded and developed early in Vaughan and continue to serve as the fundamental communities of interest to this day. As noted on the City of Vaughan's website, these key communities would include Kleinburg, Maple, Thornhill and Woodbridge. Moreover, past electoral redistributions for wards in Vaughan illustrate that these communities served as the basic foundation for ward boundaries (see Appendix E: Historical Ward Boundaries).

Our proposed six-ward system for Vaughan uses these population centers to define the wards around the communities of interest. Each of the wards has a major defining population center: Ward One: Maple; Wards Two and Three: Woodbridge West and Woodbridge East; Ward Four: Concord; Ward Five: Thornhill; Ward Six: countryside (Kleinburg). These wards recognize, as much as possible, the traditional boundary lines in Vaughan and the current and emerging communities of interest.

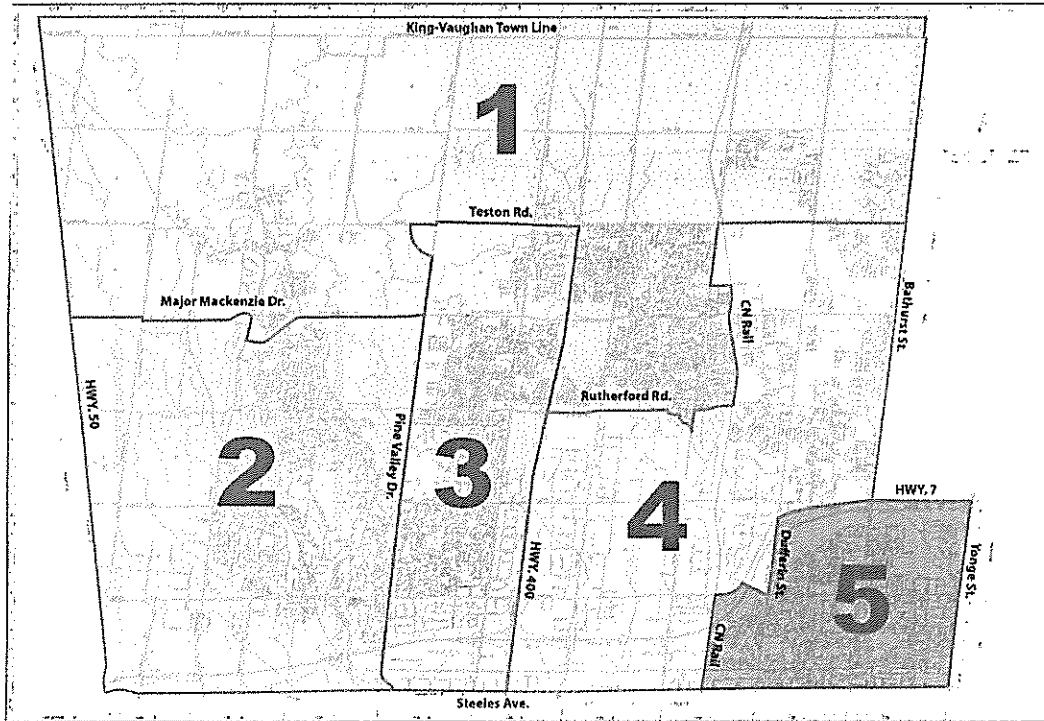
THE PROCESS OF DRAWING NEW WARD BOUNDARIES

Having defined the Terms of Reference, developed and analyzed the most current population data, presented the rationale for a six-ward system, and outlined the key communities of interest in Vaughan, the next step was to produce a new set of recommended ward boundaries.

The starting point was the current ward boundary system of five seats. On the next page is the current “Ward and Councilor Area Map,” as presented on the City of Vaughan’s official website (accessed May, 2012). The map shows not only the wards, but also the various numbered geographical Blocks for Vaughan (see **Map Number One**). For each Block, current population figures based on the 2011 census, as well as projections for 2014 and 2018, were developed. As well, in order to see a clear view of population concentrations and natural dividing lines, an aerial view of Vaughan from Google Maps (accessed May, 2012) was produced (see **Map Number Two**).

For each Block or part thereof, a population estimate was produced, including that areas variance (+ or – of population equality) and seat entitlement (see Appendix F for an explanation of the Entitlement Index). These figures, presented in **Tables Two through Five**, show which areas and wards are above or below population equality.

MAP NUMBER ONE: CURRENT WARD BOUNDARIES



MAP NUMBER TWO: GOOGLE MAP FOR CURRENT WARD BOUNDARIES

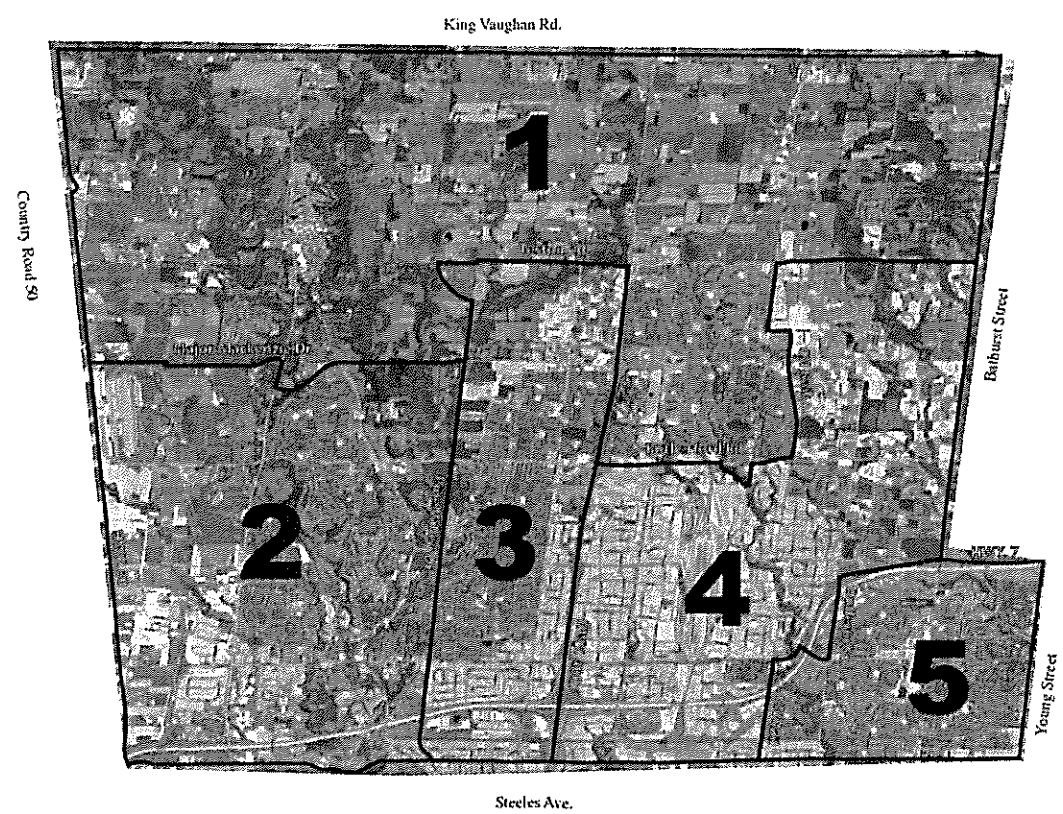


Table Two: Ward Boundary Data for 2011

Ward	Population	Entitlement	Variance
Ward One	64365	1.116	+11.6 %
Ward Two	52440	0.909	-9.1 %
Ward Three	60163	1.043	+4.3 %
Ward Four	45195	0.784	-21.7 %
Ward Five	66138	1.147	+14.7 %
Total Population = 288,301		Population Equality = 57,660	

Table Three: Ward Boundary Data for 2011 – Six-Ward System

Ward	Population	Entitlement	Variance
Ward One (Maple)	52505	1.093	+9.3%
Ward Two (Woodbridge West)	52440	1.091	+9.1%
Ward Three (Woodbridge East)	52805	1.099	+9.9%
Ward Four (Concord)	47356	0.985	-0.9%
Ward Five (Thornhill)	58498	1.217	+21.7%
Ward Six (Countryside)	24697	0.514	-48.6%
Total Population = 288301		Population Equality = 48050 (288301/6)	

Table Four: Ward Boundary Data for 2014 – Six-Ward System

Ward	Population	Entitlement	Variance
Ward One (Maple)	55310	1.032	+3.2%
Ward Two (Woodbridge West)	56518	1.054	+5.4%
Ward Three (Woodbridge East)	56035	1.045	+4.5%
Ward Four (Concord)	52419	0.978	-2.2%
Ward Five (Thornhill)	61003	1.138	+13.8%
Ward Six (Countryside)	40420	0.754	-24.6%
Total Population = 321705		Population Equality = 53618 (321705/6)	

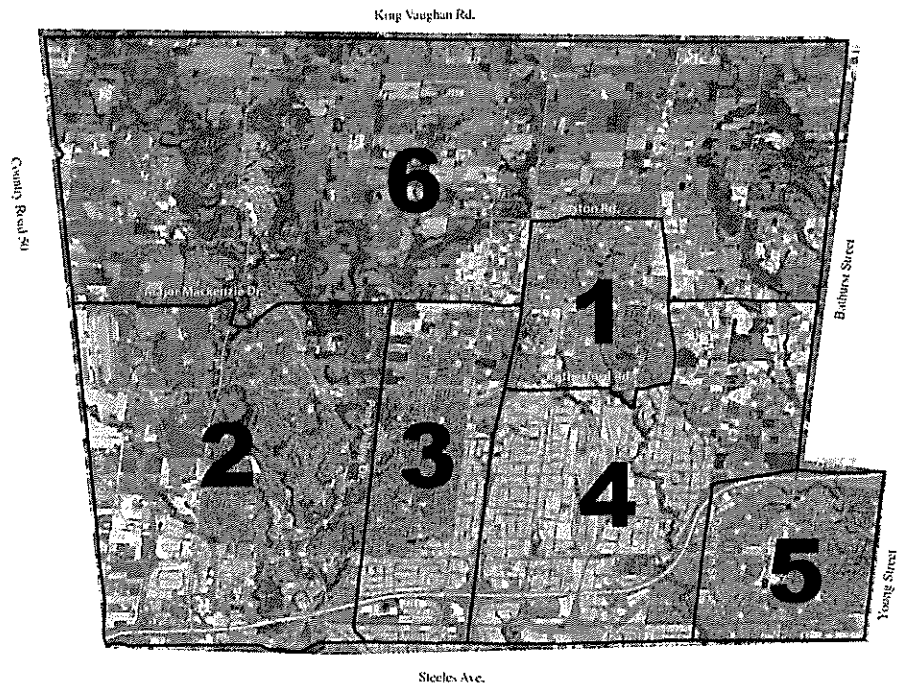
Table Five: Ward Boundary Data for 2018 – Six-Ward System

Ward	Population	Entitlement	Variance
Ward One (Maple)	57446	0.983	-1.7%
Ward Two (Woodbridge West)	60049	1.028	+2.8%
Ward Three (Woodbridge East)	58831	1.007	+0.7%
Ward Four (Concord)	57095	0.977	-2.3%
Ward Five (Thornhill)	63171	1.081	+8.1%
Ward Six (Countryside)	54033	0.925	-7.5%
Total Population = 350625		Population Equality = 58438 (350625/6)	

By adding a new ward in Vaughan, the size of the urban wards are reduced, while allowing one ward to represent the former rural areas, which we have now called countryside. Ward Six, while initially much smaller in terms of its population, will grow over the next two election cycles to be clearly within the +/- factor of 25 percent by 2018. By allowing the Countryside Ward to be initially smaller, the residents and electors will be better able to effectively represent their interests as development and population increasingly impact Ward Six. The new ward boundaries can be seen in **Map Number Three**, again based on the aerial view from Google Maps. The visual presentation in Map Three clearly shows how the natural boundary lines and communities of interest/population centers are the basis for the proposed revised Ward Boundary system in Vaughan.

In the next section we present the specific changes and descriptions of the ward boundary revisions.

MAP NUMBER THREE: GOOGLE MAP FOR REVISED WARD BOUNDARIES



DESCRIPTION OF WARD BOUNDARY CHANGES

The following changes to existing ward boundaries refer to the current *Ward and Councilor Area Map* as it appears on the City of Vaughan's official website (May, 2012). Block numbers refer to those that appear on that map. The current Ward One becomes the new Ward Six. The new Ward One is based in Maple.

The changes, described below, are meant to alleviate the following issues. Thornhill was too big as to population and the Glen Shields area had previously been in Ward 4, therefore, it made sense to reconnect them with their previous ward, while reducing the extremely high population of Thornhill. Likewise, Block 12 has a clear identity with the countryside ward, as it is predominately open space with large valleys and woodlots. Block 12 connects more with the communities to the north rather than to the south. Major Mackenzie then seemed logical to be a dividing line across the Municipality (except for Maple), putting Vellore Village North into the Countryside ward. This change helped to balance the population a bit better and gives Vellore North the opportunity to create its own strong voice within the Countryside Communities, rather than being drowned out by East Woodbridge. While this area is a bit more densely populated than the balance of the Countryside ward, its variance is acceptable in my opinion. The Countryside ward remains the largest geographically and is unique as it has smaller villages (Vellore North, Block

12, North Maple, Kleinburg) and is dominated by open spaces. It also will have the largest growth factors over the years. Maple is a unique area and is deserving of its own ward. Ward 2 was left untouched, as its population and communities of interest remain somewhat static (except for some intensification) and within the proposed threshold. The population figures were all kept within the variance of 25% outlined in the Terms of Reference.

Given these proposed changes, the proposed six-ward system has the possibility of remaining effective for at least two, perhaps three, elections.

Ward One (Maple): This is the new ward that is being proposed. Blocks 25 and 26, the western portion of block 18, and the eastern portions of blocks 32 and 33 form it.

Ward Two (Woodbridge West): No change.

Ward Three (Woodbridge East): Western, eastern and southern boundaries remain the same, except that it loses current areas above Major Mackenzie Drive. Ward Three loses block 40 and the western portion of block 33.

Ward Four (Concord): Ward Four loses blocks 19 and 12 and gains the eastern portion of block 15.

Ward Five (Thornhill): Ward Five loses the eastern portion of block 15.

Ward Six (Countryside): The new Ward Six is a reconfiguration of the current Ward One. The new ward gains block 40, the western half of block 33, and blocks 19 and

12. The current ward loses the eastern portions of blocks 32 and 33, blocks 26 and 25, and the western portion of block 18.

APPENDIX A

Ontario Municipal Act: Wards and Ward Boundaries

Establishment of wards

222. (1) Without limiting sections 9, 10 and 11, those sections authorize a municipality to divide or redivide the municipality into wards or to dissolve the existing wards. 2006, c. 32, Sched. A, s. 96 (1).

Conflict

(2) In the event of a conflict between a by-law described in subsection (1) and any provision of this Act, other than this section or section 223, any provision of any other Act or a regulation made under any other Act, the by-law prevails. 2006, c. 32, Sched. A, s. 96 (1).

Notice

(3) Within 15 days after a by-law described in subsection (1) is passed, the municipality shall give notice of the passing of the by-law to the public specifying the last date for filing a notice of appeal under subsection (4). 2006, c. 32, Sched. A, s. 96 (1).

Appeal

(4) Within 45 days after a by-law described in subsection (1) is passed, the Minister or any other person or agency may appeal to the Ontario Municipal Board by filing a notice of appeal with the municipality setting out the objections to the by-law and the reasons in support of the objections. 2006, c. 32, Sched. A, s. 96 (1).

Notices forwarded to Board

(5) Within 15 days after the last day for filing a notice of appeal under subsection (4), the municipality shall forward any notices of appeal to the Ontario Municipal Board. 2001, c. 25, s. 222 (5).

Other material

(6) The municipality shall provide any other information or material that the Board requires in connection with the appeal. 2001, c. 25, s. 222 (6).

Board decision

(7) The Board shall hear the appeal and may, despite any Act, make an order affirming, amending or repealing the by-law. 2001, c. 25, s. 222 (7).

Coming into force of by-law

(8) A by-law of a municipality described in this section comes into force on the day the new council of the municipality is organized following,

(a) the first regular election after the by-law is passed if the by-law is passed before January 1 in the year of the regular election and,

(i) no notices of appeal are filed,

- (ii) notices of appeal are filed and are all withdrawn before January 1 in the year of the election, or
- (iii) notices of appeal are filed and the Board issues an order to affirm or amend the by-law before January 1 in the year of the election; or
- (b) the second regular election after the by-law is passed, in all other cases except where the by-law is repealed by the Board. 2001, c. 25, s. 222 (8); 2006, c. 32, Sched. A, s. 96 (2).

Election

(9) Despite subsection (8), where a by-law comes into force on the day the new council of a municipality is organized following a regular election, that election shall be conducted as if the by-law was already in force. 2001, c. 25, s. 222 (9).

Notice to assessment corporation

(9.1) When a by-law described in this section is passed, the clerk of the municipality shall notify the assessment corporation,

- (a) before January 1 in the year of the first regular election after the by-law is passed, if clause (8) (a) applies;
- (b) before January 1 in the year of the second regular election after the by-law is passed, if clause (8) (b) applies. 2009, c. 33, Sched. 21, s. 6 (10).

Regulations

(10) The Minister may prescribe criteria for the purpose of subsection (2). 2001, c. 25, s. 222 (10).

Petition re: wards

223. (1) Electors in a municipality may present a petition to the council asking the council to pass a by-law dividing or redividing the municipality into wards or dissolving the existing wards. 2001, c. 25, s. 223 (1); 2006, c. 32, Sched. A, s. 97 (1).

Number of electors required

(2) The petition requires the signatures of 1 per cent of the electors in the municipality or 500 of the electors in the municipality, whichever is less, but, in any event, a minimum of 50 signatures of the electors in the municipality is required. 2001, c. 25, s. 223 (2).

Definition

(3) In this section,

“elector” means a person whose name appears on the voters’ list, as amended up until the close of voting on voting day, for the last regular election preceding a petition being presented to council under subsection (1). 2001, c. 25, s. 223 (3).

Failure to act

(4) If the council does not pass a by-law in accordance with the petition within 90 days after receiving the petition, any of the electors who signed the petition may apply to the Ontario Municipal Board to have the municipality divided or redivided into wards

or to have the existing wards dissolved. 2001, c. 25, s. 223 (4); 2006, c. 32, Sched. A, s. 97 (2).

Order

(5) The Board shall hear the application and may, despite any Act, make an order dividing or redividing the municipality into wards or dissolving the existing wards and subsection 222 (6) applies with necessary modifications in respect to the hearing. 2001, c. 25, s. 223 (5).

Coming into force

(6) An order of the Board under this section comes into force on the day the new council of the municipality is organized following,

- (a) the first regular election after the order is made, if the order is made before January 1 in the year of the regular election; or
- (b) the second regular election after the order is made, if the order is made on or after January 1 in the year of a regular election but before voting day. 2001, c. 25, s. 223 (6).

Election

(7) Despite subsection (6), if an order comes into force on the day the new council of a municipality is organized following a regular election, that election shall be conducted as if the order was already in force. 2001, c. 25, s. 223 (7).

Deemed by-law

(8) Once an order of the Board is in force, the order shall be deemed to be a by-law of the municipality and may be amended or repealed by the municipality by by-law described in section 222. 2001, c. 25, s. 223 (8); 2006, c. 32, Sched. A, s. 97 (3).

APPENDIX B: Public Notice of Meeting

See attached document

APPENDIX C: Public Petition Handout

See attached document

APPENDIX D: Data Analysis

See attached document

**Lehman & Associates letter to Dr. Ron Landes
Re: Population by Ward in the City of Vaughan**

APPENDIX E: Historical Ward Boundary Maps

See attached document

APPENDIX F: Entitlement System: How to Calculate

Take the total population used for the last revision in 2009 and divide it by the number of wards (5) to be produced.

The resulting number is the population size if all wards were to be perfectly equal.

Divide the population for each of the five wards by the population number representing population equality.

The resulting number may be less or more than 1.0, which indicates that a ward is either smaller or larger than exact population equality. For example, a figure of 1.20 would indicate that the ward is 20 percent above the average and a figure of .85 would indicate that it is 15 percent below average.

Take the new population figures (Census 2011, estimated populations for 2014 and 2018) for Vaughan and divide them by six. The resulting number is the population size if all 6 wards were equal.

Take the population numbers for the new ward boundaries and divide each by the population equality number. This will tell us how much any of the new boundaries are above or below population equality (that is, how much variation we are proposing for all of the 6 wards).

This process can also be used for any area, such as the blocks that make up Vaughan.

Divide the population numbers for any block or area and that will tell you how much will be added or subtracted (i.e. its entitlement) if we move any particular area between wards.

PUBLIC NOTICE OF MEETING

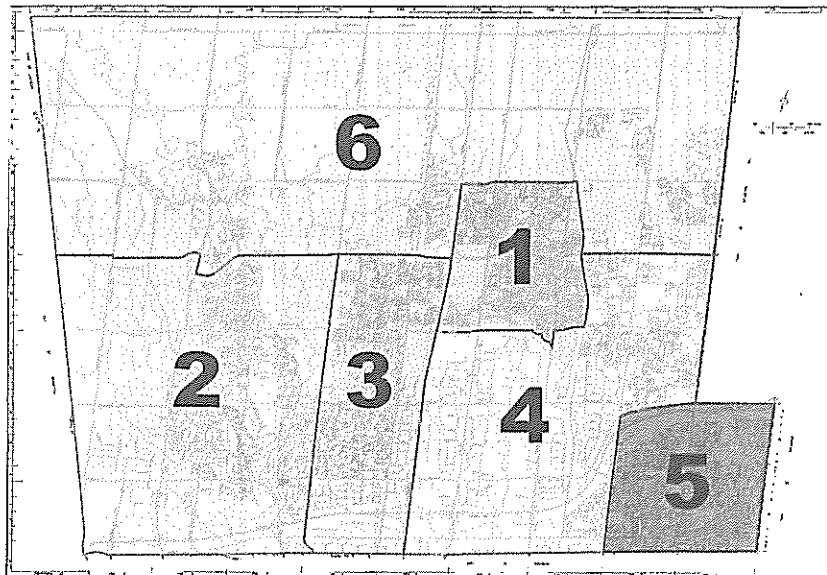
City of Vaughan - "New Ward" Boundary Review

You are invited to undertake in a public review of a proposed new Ward 6 in Vaughan. The terms of reference and analysis of the data used to support the proposal will be presented by Dr. Ron Landes, electoral boundary expert.

In keeping with the Ontario Municipal Board's Decision of 2009 on Vaughan's Ward Boundary Review, where the OMB recommended a new review take place before the 2014 Municipal Election, and in order to enhance the effective representation for all residents of Vaughan, a public review of the current Ward Boundaries has been undertaken by the citizens of Vaughan. Two issues are to be addressed: first, how can the effective representation of the rapidly growing urban areas be increased, while at the same time protecting the remaining countryside areas of the township. In order to accomplish both goals, a new sixth ward is being proposed.

This Open House is scheduled for:

Date	July 18th & 19th, 2012	July 17th, 2012	July 18th, 2012	July 19th, 2012
Time	1-3pm	7-9pm	7-9pm	6-8pm
Location	Vaughan City Hall Multipurpose Room	Vellore Village Community Centre Room 3	North Thornhill Community Centre Room B	Kleinburg Library Downstairs
Address	2141 Major Mackenzie Dr. Maple	1 Villa Royale Avenue East Woodbridge	300 Pleasant Ridge Ave. Thornhill	10341 Islington Ave. N. Kleinburg



If you are unable to attend we invite you to visit the Ward Boundary Review Website: www.VaughanWardBoundaryReview.ca to view material and provide comment, or contact

Antony Niro P.Eng. Resident of Vaughan • 416.846.6476 • antony.niro@gmail.com

PETITION – New Ward Map for Vaughan

To: The Residents and Citizen's of Vaughan, Ontario:

We are asking for your support for a plan to revise the Ward Boundaries for City Council.

During the past year, a group of citizens has undertaken to conduct a Public Ward Boundary Review Process. The proposal calls for the addition of one new ward to City Council, increasing the number of wards from Five to Six.

The tremendous population growth in Vaughan during recent decades has not been matched by an increase in your level of representation on City Council.

The additional ward will allow for the growth in the size of the urban wards to be moderated, while creating a new Ward to better represent the Countryside Communities areas of Vaughan.

In accordance with the Municipal Act, the Undersigned hereby request Vaughan Council to pass a by-law re-dividing the municipality into wards in accordance with the attached map on the reverse side of this Petition:

Printed name	Address	Email Address	Phone Number	Signature

Contact: Antony Niro P.Eng. 416-846-6476 antony.niro@gmail.com www.vaughancountryside.com

LEHMAN

& ASSOCIATES

Dr. Ron Landes
St. Mary's University

Sent by email only

Re: Population by Ward in the City of Vaughan

Dear Dr. Landes

This letter responds to your request related to the Public Ward Boundary Review of the City of Vaughan. The work carried out first established the 2011 population for the City by census tract, concession blocks and groups of concession blocks and then, based on data obtained from the City of Vaughan, estimated the change in population for these areas over the 2011 to 2018 period.

After review of the data, you provided a map of new ward boundaries and asked that we estimate the population in each ward for the next two election years - 2014 and 2018. The following text explains the method used to make this determination, the assumptions and the sources of the data.

Methodology

Much of the growth in Vaughan that will occur over the next few years has already received the necessary planning approvals. For new subdivisions on greenfield sites, plans are already approved and registered, are draft approved, or are in the approval process. It takes several years for plans to move through the approval process, for the land to be prepared and for new homes to be built.

The length of the approval process is more variable for intensification, that is development within areas that are already built up. Apartment buildings take longer to build than other housing forms, so the time period from plan approval through building to occupancy can take several years. Other forms of intensification, such as infilling of a few homes, can proceed much more quickly and can take as little as a year. This variation makes the timing of intensification more difficult to estimate.

Servicing is an important factor in planning for new development. For new subdivisions, the City of Vaughan and the Region of York coordinate and plan servicing, and allocate servicing capacity annually. Once servicing is allocated, the new subdivision can be developed and homes can be occupied. Although the servicing is allocated annually, it can take several years for a subdivision to be built and occupied. For intensification, in some cases new servicing is required, and will be allocated, but in other cases servicing is already available. The fact that there is usually unused servicing allocation carried over to the next year illustrates this lengthy process.

The location and density of future development in Vaughan is established by the policies of the Vaughan Official Plan, and is also subject to policies in the Region of York Official Plan and the Provincial Growth Plan. These policies were taken into account when determining the location of future growth. In particular, the policies in the Growth Plan specify that intensification will comprise a minimum of 40% of future growth after the year 2015. The Vaughan Official Plan specifies that intensification will constitute 45% of future growth after 2015. The process followed the following steps:

1. Establishment of the 2011 population by existing ward and by census tract, concession block and group of concession blocks.
2. Determination of the forecast growth for the City between 2011 and 2014 and between 2014 and 2018.
3. Determination of the location of growth in the near future based on planning applications and approvals as listed in the servicing allocation reports of the City of Vaughan and the assignment of this population to the census tract, concession block and group of concession blocks.
4. Assignment of projected Vaughan Corporate Centre growth and growth in Transit Oriented Developments in the quantity estimated by the servicing allocation reports.
5. Calculation of the amount of growth and population in each ward in 2014.
6. Assignment of the 2014 to 2018 growth based on the same proportionate growth by ward as in the 2011 to 2014 period.
7. Calculation of the amount of growth and population in each ward in 2018.

Population by Ward in 2011

The ward boundaries were changed in Vaughan in 2009. The table below shows a comparison of the 2011 population distributed three ways - using the 2009 ward boundaries, the 2011 ward boundaries and the proposed ward boundaries. All figures are based on StatsCan census data:

TABLE 1: POPULATION BY WARDS 2011

Ward	2009 Boundaries		2011 Boundaries		Proposed Boundaries	
	No.	%	No.	%	No.	%
1	90,618	31	63,893	22	52,844	19
2	52,582	18	52,582	18	52,440	18
3	52,868	18	60,493	21	52,805	18
4	53,324	18	45,195	16	47,017	16
5	38,909	13	66,138	23	58,498	20
6	-	-	-	-	24,697	9
Total	288,301	100%	288,301	100%	288,301	100%

*The population data does not include adjustment for any undercount

2014 and 2018 Forecast Population - Regional Data

Based on the mandatory population targets provided by the Provincial Growth Plan, York Region has forecast population for Vaughan in 2016 to be 329,100 and in 2021 to be 360,600. These forecasts carried forward to 2031 represent Vaughan's share of the total population growth allocated to York Region by the Growth Plan.

Using these forecasts gives an average population increase between 2011 and 2016 of 8,160 people and between 2016 and 2021 of 6,300. For the election years, this translates to a population growth of 28,560 (three and a half years at 8,160 per year) for a 2014 total of 316,861. On this basis the next four years would have a growth of 28,920 persons (two years at 8,160 and two years at 6,300 per year) for a 2018 population of 345,781.

Servicing Allocations by Ward - City Data

The City of Vaughan prepares annual servicing reports that allocate servicing capacity to new subdivisions; the 2011 and 2012 servicing assignments were used as the basis for determining the location and magnitude of future growth on a ward basis. The 2011 report was used as the starting point to coincide with the data available from the 2011 Census. Census population numbers are as of May 2011.

The servicing reports provide the specific location of where new greenfield development is expected, but in some circumstances only indicate a general area for intensification. An allowance was made in the servicing reports for intensification in the core, the Vaughan Metropolitan Centre (VMC), and for Transit Oriented Development (TOD) as noted later in this report.

Some of the development provided for by the servicing allocation does not include a location as it is a reserve set aside for unanticipated projects. This allocation was distributed equally across each proposed ward except for the VMC, which was first given 50% of the total growth allocation based on the City policy directing growth to this area. The appendix provides the details of the calculations.

The 2011 City of Vaughan Servicing Allocation report provided the locations for a total population increase of 6,211, and the 2012 report for a population increase of 27,193, which included some of the 2011 allocation (beyond 6,211) that was unused. In total this is a population growth of 33,404 which, as indicated by the reports, includes all applications and anticipated applications for a 36 month time frame.

It is considered that a population increase of 33,404 is a reasonable expectation of growth over the 2011 to 2014 period. It is not inconsistent with the blended forecasts from York Region for Vaughan, which total 28,560 for that period. By way of comparison the City grew by 49,435 persons between 2006 and 2011. The various forms of development contemplated in the servicing reports are likely to have a 2 to 3 year build-out, as explained later in this letter.

Vaughan Corporate Centre and Transit Oriented Development

The servicing reports assign capacity to the VMC and to TOD. The VMC is proposed new Ward 4. The location of the TOD development is not known, so it was evenly allocated to all wards. The 2012 servicing report allocated a population capacity of 2,000 to the VMC and TOD - this has been assigned as 1167 to Ward 4 (VMC) and 167 to each of the other wards. The 2012 servicing report allocated a population capacity of 6,900 to the VMC and TOD - this has been assigned as 4025 to Ward 4 (VMC) and 575 to each of the other wards.

It is likely that a higher proportion of intensification will occur in the VMC in the later years of this projection, between 2014 and 2018. The subway will arrive at the VMC in 2015 and then the pace of development is likely to increase. As illustrated in Table 2, the projections meet the intensification targets of 40% and 45%.

The allocations in 2011 and 2012 were calculated by ward; which gave the following total additional population by ward:

Table 2: Servicing Allocations by Ward

Ward	2011*	2012-2014	Total Population	Percent of Growth
1	906	1560	2466	7.4%
2	851	3227	4078	12.2%
3	0	3230	3230	9.7%
4	82	5320	5402	16.2%
5	229	2276	2505	7.5%
6	4143	11580	15723	47%
Total	6211	27193	33404	100%

**only includes allocations assigned to specific developments, unused allocations are included in 2012-14 totals*

The population increase projected from the servicing reports is 33,404 as shown in Table 2. When this amount is added to the 2011 population of 288,301, the total population for 2014 is 321,705. The City of Vaughan servicing allocation reports are provided in an appendix to this letter.

Allocation of 2014 to 2018 Growth

For the 2014 to 2018 period the Regional population increase for Vaughan of 28,920 was used based on the annual growth of 7,230. The growth of 28,920 was discounted slightly by 1,367 persons to account for the slightly larger than forecast growth assumed in the 2012 to 2014 period (28,560 was assumed, 27,193 was forecast). This amount of growth was distributed to each of the proposed 6 wards based on where

population was expected and allocated according to the City of Vaughan servicing allocation reports of 2011 and 2012 as illustrated in Table 2. The growth was allocated proportionately such that if the servicing allocation for a particular ward was 30% of the 2011 and 2012 total it was assumed to be 30% of the total for the remainder of the forecast period between 2014-2018.

These forecasts were cross referenced for reasonableness with the Places to Grow allocations and the City of Vaughan Official Plan policies which mandate intensification within the built boundary to be at least 40% and 45% respectively over time. It was also cross-referenced for reasonableness with York Region Official Plan that estimated the population for Vaughan, using a blended rate, to be 345,781 in 2018. Most of the Greenfield development is located in the new proposed Ward 6 with some in the new Ward 4. This comparison confirmed the reasonableness of the amount and location of the projections.

The allocation results in the populations by ward by future year as shown in Table 3.

TABLE 3: PRESENT AND FUTURE POPULATION BY WARD

Ward	2011	2014	2018	% Growth
1	52,844	55,310	57,446	7.4%
2	52,440	56,518	60,049	12.2%
3	52,805	56,035	58,831	9.7%
4	47,017	52,419	57,095	16.2%
5	58,498	61,003	63,171	7.5%
6	24,697	40,420	54,033	47%
TOTAL	288,301	321,705	350,625	100%

SUMMARY OF FINDINGS

1. The calculations have used the best available data to estimate, as accurately as possible, where population growth will occur in Vaughan over the 2011 to 2018 period. The calculations are consistent with the legislated policy guidelines for growth at the Regional and Provincial level.

2. The City of Vaughan prepares annual servicing reports that allocate servicing capacity to new subdivisions; the 2011 and 2012 servicing assignments were used as the basis for determining the location and magnitude of future growth on a ward basis.
3. The allocations took into consideration the specific and detailed geography of development opportunities in the City of Vaughan based on data obtained from the City.
4. An allowance was made in the servicing reports and the ward growth forecasts for intensification in the Vaughan Metropolitan Centre (VMC) and for Transit Oriented Development (TOD).
5. It is considered that the population increases of 33,404 (2011-14) and 28,920 (2014-18) is a reasonable expectation of growth over the two periods. The amount of growth corresponds closely to the blended forecasts from York Region and policy of the City of Vaughan.
6. The resulting populations estimates by new ward are provided in Table 3.

Conclusion

While population projections at such a fine scale as municipal wards cannot be exact, the above assumptions and resulting projections are considered reasonable given the data available. The new Ward 6 will receive the majority of growth, which is consistent with historical trends for the City as the urban boundary expands and low rise units are in demand. These projections also allow for intensification within the more urban wards, which is also consistent with both recent trends and planning policy. When compared with policy documents such as the Vaughan Official Plan, the Regional Official Plan and the Growth Plan, the findings are considered to be reasonable.

As such, it is our opinion that these findings can be relied upon for the purpose of determining populations for electoral boundary alignments.

A handwritten signature in black ink, appearing to be 'R. Lehman', with a stylized flourish.

LEHMAN & ASSOCIATES INC.
Robert Lehman, F.C.I.P., R.P.P.

COMMITTEE OF THE WHOLE – JUNE 5, 2012

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

Recommendation

The Commissioner of Engineering and Public Works and the Commissioner of Planning, in consultation with the City Manager, recommend:

1. THAT Council pass the following resolutions with respect to the ALLOCATION of servicing capacity to specific development applications:
 - i) "IT IS HEREBY RESOLVED THAT development applications described by file numbers 19T-05V10, 19T-06V04, 19T-06V14, DA.10.052, DA.11.070 and consent applications B021/11, B034/11, B035/11 are allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 876 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 3)"; and
 - ii) "IT IS HEREBY RESOLVED THAT the development application described by file numbers 19T-84076 is allocated servicing capacity from the Kleinburg-Nashville Sewage Servicing / Water Supply System for a total of 167 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 3)".
2. THAT Council pass the following resolutions with respect to the RESERVATION of servicing capacity to specific development applications:
 - i) "IT IS HEREBY RESOLVED THAT the development applications described by file numbers 19T-08V01, 19T-11V002, 19T-11V003, 19T-12V001, DA.07.092, DA.09.070, DA.09.071, DA.09.078, DA.11.041, DA.11.069, DA.11.071, DA.12.018, DA.12.039, Z.06.005, Z.06.079, Z.08.022, Z.08.039, Z.11.032 are reserved servicing capacity from the York Sewage Servicing / Water Supply System for a total of 6,029 persons equivalent (as detailed on the Reservation Schedule included as Attachments No. 4 and 5). 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"; and
 - ii) "IT IS HEREBY RESOLVED THAT the development application described by file numbers 19T-08V06, DA.10.046 is reserved servicing capacity from the Kleinburg-Nashville Sewage Servicing / Water Supply System for a total of 264 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 5). 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 1,020 persons equivalent be RESERVED from the York Sewage Servicing / Water Supply System for distribution to development applications at Council's discretion;
4. THAT servicing capacity be RESERVED in accordance with the Reservation Schedule included as Attachment No. 5 as follows;

- i) 6,900 persons equivalent (3,450 apartment units) for specific Vaughan Metropolitan Centre, High Density and/or Transit Oriented Development applications;
 - ii) 3,400 persons equivalent (1,700 apartment units) for LEEDs development applications;
 - iii) 2,596 persons equivalent (unrestricted) 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
 - iv) 1,650 persons equivalent (unrestricted) 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 5,950 persons equivalent (1,750 residential units) be ASSIGNED in accordance with the Assignment Schedule included as Attachment No. 6;
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 efforts 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 budgetary 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 current position and priorities relating to development approvals and the distribution of servicing capacity.

Purpose

The purpose of this report is to provide Council with an update on the status of available servicing capacity and to obtain Council direction with respect to the Allocation, Reservation and Assignment of the City's available capacity.

Vaughan's available servicing capacity is adequate to meet short-term development needs

This report confirms adequate servicing capacity is available to meet the City's short-term development needs. On a move forward basis, York Region will generally maintain a four year supply to all local municipalities. Staff has reviewed the Region's capacity commitment and is satisfied with the methodology and approach. The capacity being recommended for distribution as part of this report will allow for the effective management of capacity and the orderly progression of development throughout the City.

A healthy reserve has been established for high-density development within the Vaughan Metropolitan Centre to support transit-oriented development. Servicing capacity remains available for distribution at Council's discretion to priority developments that may come forward over the next year.

Background – Analysis and Options

Council adopted protocol ensures servicing capacity is effectively and strategically managed to achieve sustainable growth

On November 14, 2005, Council adopted the City's Servicing Capacity Distribution Protocol as a means to effectively and strategically manage the distribution of Regional servicing capacity to development applications.

The Protocol has provided staff and Council with an efficient tool for prioritizing the allocation of the City's existing and future servicing capacity. Implementation of the protocol has proven itself successful in ensuring:

- Efficient allocation of Regional supply
- The prioritization of development applications based on specific qualifying criteria
- Fairness and equity amongst all development interests throughout the City
- Adequate local and regional infrastructure has been constructed
- Consistency and cooperation with Regional initiatives

To ensure infrastructure capacity is available at occupancy and to limit the premature sale of residential units, imposed restrictions on pre-sales and on final plan registration continue to be 12 months and 6 months respectively. This approach is reflected in the City's Protocol and continues to work well for low density residential developments (singles, semis and townhouses).

In order to accommodate longer construction periods for high density type developments and more complex hi-rise developments (greater than 200 units with multiple levels of underground parking), Regional Council has endorsed the City's ability to release building permits for these types of developments up to 18 months (for high density) and 36 months (for complex high-rise) prior to the completion of specific infrastructure triggers.

The complete Council approved 'Servicing Capacity Distribution Protocol' and 'Allocation Capacity / Development Approvals Timeline' are included as Attachments No. 1 and No. 2 respectively to this report.

City reconciles available servicing capacity

The City's last annual update report on available servicing capacity was approved by Council on May 24, 2011. A detailed reconciliation of available capacity has been conducted by staff accounting for development activity over the last year. The results of this review are described below and summarized in Tables 1 and 2.

Council's discretionary reserve still available

For a number of years, staff has recommended a Council reserve be set aside for allocation to priority development applications identified throughout the year. Typically, Council's discretionary reserve contains capacity for approximately 300 residential units (1,020 persons equivalent). Over the last year, Council's total reserve remains unchanged from the 2011 reserve. Thus, a total of 300 units (1,020 persons equivalent) will be carried over to the recommended 2012 Council reserve, as outlined in Item 1 of Table 1 below. This capacity remains unrestricted and available for distribution to applicable development applications.

LEED Buildings and Vaughan Metropolitan Centre reserves remain available

On May 24, 2011, Council reserved servicing capacity for development applications qualifying for York Region's Sustainable Development through LEEDs program and for transit-oriented development within the Vaughan Metropolitan Centre (VMC). Over the last year, minimal take up has occurred from these reserves with only one development application receiving allocation from the LEED Building reserve. No capacity has been used from the VMC reserve. The available capacity from 2011 has been carried over to 2012 as outlined in Item 2 of Table 1 below. This capacity remains unrestricted and available for distribution to applicable development applications.

Development applications reserved capacity in 2011 reconsidered

On May 24, 2011, Council reserved capacity to active development applications expected to proceed to final approval within one year. Based on a recent review by staff, the majority of these applications have proceeded to draft plan / site plan approval with allocation by Council resolution.

The other applications reserved capacity last year that have not proceeded to approval will be reserved capacity for an additional year as part of this report. Only two development applications have been automatically revoked reservation by Council resolution and will not be recommended for reservation again this year as they will be substantially revised. These applications are detailed below:

1) **Naser G. Jureci (OP.07.012, Z.07.050)** – The site is located at Highway 7 and Lansdowne Avenue. It was originally reserved 6 townhouse units (20 persons equivalent) in May of 2011. The applicant has advised a substantial change in density will now be proposed. However, no formal resubmission has been made as of yet. The application has been reserved for a number of years and has not proceeded to final approval.

2) **1620144 Ontario Inc. – The Maple Group (OP.06.003, Z09.014)** – The site is located at the southwest corner of Major Mackenzie Drive and Keele Street. It was originally reserved 39 townhouse units in May of 2011. The parcel was subsequently purchased by Gold Park (Woodbridge) Inc. A new set of development applications (OP.12.007 / Z.12.016 / DA.12.038) with a revised development proposal for 188 apartment units (376 persons equivalent) has now been submitted.

The capacity reserved to specific development applications and not allocated, amounting to 1,779 persons equivalent is now available for redistribution. This capacity remains unrestricted. Refer to Item 3 of Table 1 below.

2013 Regional commitment restricted by Southeast Collector Trunk Sewer

The City's 2011 Regional commitment of restricted capacity was 12,377 persons equivalent. This capacity is linked to the anticipated in-service date for the new Regional sanitary trunk sewer expected to serve as a twin to the existing Southeast Collector Trunk Sewer. Additional reserves were set aside last year from this capacity for LEED buildings and transit-oriented development within the Vaughan Metropolitan Centre. These reserves have not been used and remain available. A commitment to Block 40/47 was also made for 600 residential units (2,040 persons equivalent) which also remains available. Item 4 of Table 1 below identifies a current breakdown of this capacity.

Post-2013 Regional commitment targeted to ensure local municipalities have a minimum four year supply

Based on the Regional staff report to York Region's Environmental Services Committee meeting of April 11, 2012, Regional Council endorsed a post-2013 commitment of servicing capacity to four of the nine local municipalities. Based on the City's efficient management of capacity commitments to date, Vaughan was considered one of the four to receive a post-2013 commitment.

The City's post-2013 capacity commitment is 8,070 persons equivalent. Refer to Item 5 of Table 1 below. This capacity is also linked to the anticipated in-service date for the Southeast Collector Regional Trunk Sewer twinning. The Individual Environmental Assessment (IEA) for the Southeast Collector Sewer twinning was approved by the Ministry of the Environment on March 11, 2010. The construction timeline for the sewer remains on schedule with an anticipated completion date of late 2014.

This sewer is necessary to meet the projected growth in both York and Durham Regions for the next 25 years and will provide needed backup support for rehabilitation of the existing Southeast Collector Trunk sewer. The approved sewer route is approximately 15 kilometres in length spanning large sections of both Markham and Pickering in York and Durham Regions. The majority of the sewer will be constructed using four tunnel boring machines able to tunnel with minimal construction and groundwater related impacts.

**TABLE 1
2012 AVAILABLE SERVICING CAPACITY - YDSS**

Item / Description	Servicing Capacity (Persons Equivalent)
1. Council Reserve (300 units)	1,020
2. Committed / Unused	
LEED Building Applications (291 units)	582
VMC / Transit Oriented Development (1,000 units)	2,000
3. Applications Reserved in 2011 – Not Allocated	1,779
<hr/>	
UNRESTRICTED TOTAL:	5,381 people

4. 2013 Regional Commitment (Restricted):

LEED Building Applications (1,700 units)	3,400
VMC / Transit Oriented Development (2,000 units)	4,000
Block 40 / 47 Assignment (600 units)	2,040
Uncommitted 2011 Capacity	2,937

5. Post-2013 Regional Commitment (Restricted): 8,070

RESTRICTED TOTAL:	20,447 people
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City's available capacity to YDSS maintains adequate supply for development applications

Based on the above noted reconciliation, the City's available unrestricted capacity to the York-Durham Sewage System is 5,381 persons equivalent (Refer to Items 1, 2 and 3 of Table 1). All infrastructure triggers have been met for this capacity. It is available for reservation or allocation to active development applications.

In addition, 20,447 persons equivalent of restricted capacity is available for assignment. Refer to Items 4 and 5 of Table 1.

City's commitment to reduce inflow and infiltration and water conservation continues

Ministry of the Environment (MOE) approval for the Southeast Collector Sewer is based on specific sustainability targets related to inflow and infiltration reduction and water conservation. Any Regional capacity commitments related to the Southeast Collector are conditional upon successfully achieving these targets.

Since April of 2010, staff has participated in a joint Regional / Local Water and Wastewater Steering Committee to establish a strategy by which the MOE sustainability targets can be achieved.

On March 21, 2011, staff provided a report to Priorities and Key Initiatives Committee on the Inflow and Infiltration Reduction / Water Conservation Strategies developed in collaboration with York Region and all area municipalities.

Also in March of 2011, a second staff report to Priorities and Key Initiatives Committee was presented on the Inflow and Infiltration Reduction Pilot Project currently underway by the Huntington Landowners Trustee (Block 61 Developers). Developers in Block 61 continue to undertake field monitoring work to identify inflow and infiltration (I/I) within the City's sanitary sewer system. The main objective of the pilot project is to identify and remediate extraneous sources of flow within the sewer system in exchange for servicing capacity.

The pilot project is progressing well. With over one year of monitoring data now collected, a presentation to City and Regional staff will be made this summer to identify key findings. Once the data has been reviewed and approved, the release of servicing capacity will be staged as field remediation work (to eliminate the sources of extraneous flows) is proven successful. Accordingly, staff will report back later this year to summarize the key findings of the I/I Pilot Project and to outline a streamlined allocation process for development applications within Block 61.

Key infrastructure projects to support growth are underway to address system constraints

Future Regional capacity commitments to local area municipalities will be subject to successful completion of specific Regional infrastructure projects. The triggers associated with Vaughan's current and future capacity commitments are identified in Attachment No. 7.

Attachment No. 7 provides a summary of key Regional wastewater priority projects, anticipated in-service dates for these works and resulting serviceable population. The information is based on current Regional forecasts to a planning horizon year of 2031. Staff will continue to work closely with York Region to ensure availability of capacity remains in step with short and long-term development projections.

Regional four year capacity supply is adequate to meet Vaughan's current needs

The distribution of capacity by York Region has been updated to meet each local municipality's demonstrated growth rate based on previous assignments of capacity and on subsequent building activity. Additional capacity will be recommended by the Region in 2013 with the objective of maintaining a minimum four year supply for each local area municipality. Staff has reviewed the Region's calculations and is satisfied that Vaughan's allotment of capacity is adequate to meet the City's short-term growth projections.

Kleinburg-Nashville Community to receive lake-based water supply and connection to York-Durham Sewage System

The Kleinburg-Nashville service area must be connected to the existing lake-based Regional Water Supply System and York-Durham Sewage System (YDSS) in order to service the planned growth within the Community.

The existing Kleinburg Water Pollution Control Plant (KWPCP) has recently been expanded to service a maximum population of 7,500 persons. Sewage servicing capacity for the balance of the planned growth will be diverted to the YDSS with a new sanitary sewer along Huntington Road connecting to the Woodbridge Service Area and a proposed pump station to convey flows to the Maple Service Area.

To connect the Community to a lake-based water supply, the construction of new Regional trunk watermain along Huntington Road (Rutherford Road to Nashville Road) and along Islington Avenue (Sunset Ridge to Bindertwine Boulevard) is underway and scheduled for completion this summer.

Based on this servicing scheme and on the construction progress of the new Regional infrastructure, York Region has advised the City that pre-sales of allocated units within the Kleinburg-Nashville Community may proceed.

Table 2 below reconciles the available servicing capacity to the Kleinburg Water Pollution Control Plant. In May of 2011 a balance of 2,771 persons equivalent was available and reserved for future development. This capacity was not used over the last year and remains available. Refer to Item 1 of Table 2. Also, 256 persons equivalent reserved in 2011 (Item 2 of Table 2) has reverted back to the City as these development applications did not proceed to final approval but will be recommended for reservation once again or allocation as part of this report. Items 3 and 4 of Table 2 identify the amount of capacity from the KWPCP service area to be reserved and allocated as part of this report. A breakdown of individual applications is included in Attachments No. 3 and 5.

A balance of 2,596 persons equivalent remains available for distribution. Refer to Table 2 below.

Accordingly, it is recommended this capacity be reserved for distribution to development applications within the KWPCP service area as required to facilitate intensification in the core and development within the approved Community Plan area.

TABLE 2
2012 AVAILABLE CAPACITY
KLEINBURG-NASHVILLE WATER POLLUTION CONTROL PLANT (KWPCP)

Item / Description	Servicing Capacity (Persons Equivalent)
1. Remaining 2011 Capacity	2,771
2. Reserved Applications in 2011 – Not Allocated	<i>plus</i> 257
3. Proposed 2012 Allocation Schedule:	<i>minus</i> (167)
4. Proposed 2012 Reservation Schedule:	<i>minus</i> (264)
2012 BALANCE:	2,596 people

Capacity considerations to the proposed YDSS service areas within Kleinburg-Nashville Community are not represented in Table 2 above but have been considered in the YDSS section of this report.

Available capacity distributed to active development applications in accordance with City Protocol

On a move forward basis, and in consideration of the Servicing Capacity Distribution Protocol, staff has completed a detailed status assessment 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 the intended use, followed by those that are Official Plan approved. Consideration was also given to those applications that represent infill development or completion of partially built communities.

Table 3 below provides a summary of the recommended 2012 distribution of capacity from the YDSS. A detailed breakdown of individual development applications recommended for Allocation, Reservation and Assignment is included in Attachments No. 3 to 6.

An administrative adjustment for draft plan of subdivision 19T-00V21 of 892 persons equivalent has been noted as Items 2 and 7 in Table 3 below. This application was allocated phase one capacity for 446 residential apartment units (892 persons equivalent from the Bathurst / Langstaff Collector capacity stream) in 2006. The development proposal is located within the Vaughan Metropolitan Centre and will proceed in phases. The current proposal envisions 5 residential high-rise towers qualifying as complex high-rise. Accordingly, an administrative change has been made to replace the 2006 allocation with capacity from the City's 2013 Regional commitment. This allows staff to more effectively manage allocation capacity by aligning development timing

with available capacity. This change will have no impact on timing for development approvals or building permit release.

TABLE 3
2012 DISTRIBUTION OF AVAILABLE CAPACITY - YDSS

Item / Description	Servicing Capacity (Persons Equivalent)
1. Unrestricted Capacity	5,381
2. 19T-00V21 Adjustment (from Bathurst / Langstaff) *	<i>plus</i> 892
3. Proposed 2012 Allocation Schedule: (Attachment No. 3)	<i>minus</i> (876)
4. Proposed 2012 Reservation Schedules: (Attachments No. 4 & 5)	<i>minus</i> (3,747)
Unrestricted Uncommitted Balance:	1,650 people
5. 2013 Restricted Capacity	12,377
6. Post-2013 Restricted Capacity	<i>plus</i> 8,070
7. 19T-00V21 Adjustment (to Southeast Collector) *	<i>minus</i> (892)
8. Proposed 2012 Reservation Schedule: (Attachments No. 4 & 5)	<i>minus</i> (13,605)
9. Proposed 2012 Assignment Schedule: (Attachment No. 6)	<i>minus</i> (5,950)
2013 Restricted Capacity Balance:	0 people

** Exchange of available unrestricted capacity for 2013 restricted capacity. Based on the Region's policy for complex high-rise developments building permits can be issued 36 months in advance of infrastructure triggers being met. The current infrastructure trigger is the southeast collector (Q4-2014).*

Based on the recommended allocation, reservation and assignment schedules, 1,650 persons equivalent of unrestricted capacity remains available for future distribution.

In keeping with the City's protocol, and in order to maximize the efficient distribution of available capacity to high density and complex high-rise development applications, the proposed 2012 assignment schedule recommends that 13,605 persons equivalent be reserved for high density development applications. These include high density applications qualifying for the Region's Sustainable Development through LEEDs program and for transit oriented development particularly within the Vaughan Metropolitan Centre. Refer to Attachment No. 5.

In addition, it is recommended that 1,350 low density residential units (4,590 persons equivalent) be assigned to the Block 40/47 Trustee to allow for build-out of this block. An additional 400 low density units (1,360 persons equivalent) is recommended for assignment to the Helmhorst Investments Limited draft plan of subdivision 19T-03V13 in Block 12. It is expected these units will proceed to registration within the next 24 months.

In anticipation of the City's annual update report, eleven written requests for allocation have been received over the last few months. Each request has been formally acknowledged by staff and considered as part of the detailed review process associated with the preparation of this report. Two of the eleven requests could not be accommodated as there have been no formal development applications made by the applicants. The other nine requests have been recommended for allocation, reservation or assignment of capacity in accordance with the City's protocol.

Accordingly, it is recommended that applications identified on the Allocation, Reservation and Assignment Schedules included as Attachments No. 3 to 6 be committed servicing capacity in accordance with the City's protocol.

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 and the necessary resources have been allocated and approved.

Regional Implications

There is an opportunity for better coordination of development information between the Region and local municipalities

Regional staff has identified the need for better coordination of development information between local municipalities and consistency amongst reporting and accounting methods. Staff has prepared annual update reports on available servicing capacity for many years. Vaughan's yearly update reports and associated information tracking tools have been referenced as a leading model for consideration by all local municipalities. Staff will continue to work with York Region to share information as required.

Regional staff engaged with local municipalities on growth forecasts and objectives, capacity needs, continued inflow and infiltration reduction and water conservation efforts

Adoption of the City's 'Servicing Capacity Distribution Protocol' by Council has maintained consistency with Regional practices. Identification of the City's servicing capacity priority

schedules as included in Attachments No. 3, 4, 5 and 6 will ensure timely release of Regional development approval conditions. Accordingly, it is recommended that a copy of this report be forwarded to the Region of York.

Conclusion

Given the ongoing Regional limitations imposed on servicing capacity to all local area municipalities, the allocation, reservation and assignment of available capacity to development applications throughout the City must be effectively and strategically managed. The recommendations of this report will serve to implement the City's 'Servicing Capacity Distribution Protocol' and to allow the orderly progression of development within established urban boundaries.

Staff will continue to work closely with York Region to ensure the City's future servicing capacity requirements will be met in a timely manner. Yearly update reports will be brought forward to Committee of the Whole to reconcile available and future capacity.

The City's post-2013 allocation capacity as assigned by York Region (8,070 persons equivalent), is dependent upon the anticipated in-service date for the Southeast Collector Sewer twinning project (currently estimated to be the fourth quarter of 2014).

Attachments

1. Servicing Capacity Distribution Protocol
2. Allocation Capacity / Development Approvals Timeline
3. Allocation Schedule
4. Reservation Schedule (Page 1 of 2)
5. Reservation Schedule (Page 2 of 2)
6. Assignment Schedule
7. Key Infrastructure Capacity Triggers – YDSS Service Area

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Respectfully submitted,

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SERVICING CAPACITY DISTRIBUTION PROTOCOL

(Revised May 10, 2011)

In this policy, Servicing Capacity means water supply and wastewater treatment capacity within the York Sewage Servicing System, York Water Supply System or the Kleinburg/Nashville Sewage Servicing System as distributed by the Region of York and allocated by the City of Vaughan. Council will be solely responsible for the allocation of water and wastewater servicing capacity to specific developments as defined by the Region of York. The approval of all development applications shall be subject to the availability of adequate municipal services, including transportation related infrastructure at both the local and regional level.

Allocation, reservation or assignment of servicing capacity by Council resolution, is specific to a proposed development application. In the event that a development application is closed, withdrawn, or significantly revised (thereby requiring a site specific Official Plan Amendment), any previous commitment of servicing capacity shall become null and void and shall not be transferable to the subject lands or to a subsequent application for the subject lands.

Development Approvals

Where the availability of servicing capacity is not dependent on the construction of specific regional or local infrastructure improvements, development applications shall be allocated capacity by Council resolution in conjunction with development approval.

Where the availability of servicing capacity is dependent on the construction of specific regional or local infrastructure improvements, Council may consider granting development approval approximately 18 months prior to the anticipated operational/in-service date for the related infrastructure, subject to the implementation of a Holding Symbol on the implementing Zoning By-law and a No-Sale Agreement. Development applications which generally meet this timeframe shall be reserved servicing capacity.

Allocation of Servicing Capacity Linked to Infrastructure Improvements

Where the availability of servicing capacity is dependent on the construction of specific regional or local infrastructure improvements, development applications shall be allocated servicing capacity by Council resolution in conjunction with the removal of the Holding Symbol and enactment of the applicable Zoning By-law for the subject lands. This may occur no sooner than 6 months prior to the anticipated operational/in-service date for the related infrastructure improvements, thereby allowing a previously approved development application to proceed to registration.

Allocation Priority Categories

Residential development applications shall be placed in a cue for allocation of servicing capacity based on the following priority categories, Reservation and Assignment.

The reservation and assignment of available and/or future servicing capacity to an active development application shall be prioritized with consideration for; status of planning approvals, anticipated timing of development, location and density of built form, environmental sustainability, and the availability of adequate local and regional infrastructure including transportation.

RESERVATION of SERVICING CAPACITY

A development application shall qualify for reservation of servicing capacity where:

1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision will proceed to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) will be executed, within the next 12 months; and
2. The City is satisfied that adequate municipal services and transportation related infrastructure, both at the local and regional level will be available to service the development upon occupancy; and
3. A minimum of two of the following conditions apply;
 - a. Official Plan Approved, or
 - b. Zoning Approved with or without a Holding Symbol, or
 - c. Represents infill development or completion of a partially built community.

Development applications shall be reserved servicing capacity by Council resolution for a period of 12 months. The reservation shall automatically be revoked after a period of 12 months in the event that the 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.

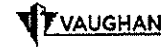
Servicing capacity may be reserved by Council resolution regardless of its dependency on specific regional or local infrastructure improvements.

ASSIGNMENT of SERVICING CAPACITY

A development application shall classify for assignment of servicing capacity where:

1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision will proceed to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) will be executed, within the next 12 to 24 months; and
2. The City is satisfied that adequate municipal services and transportation related infrastructure, both at the local and regional level will be available to service the development upon occupancy; and
3. A minimum of two of the following conditions apply;
 - a. Official Plan Approved, or
 - b. Zoning Approved with or without a Holding Symbol, or
 - c. Represents infill development or completion of a partially built community, or
 - d. Geographically located within an area where the City strategically chooses to provide for deliberate growth.

ATTACHMENT No. 1



Servicing capacity may be assigned by Council resolution regardless of its dependency on specific regional or local infrastructure improvements. The assignment of capacity to specific developments may be amended at any time.

High Density / Complex High-Rise Developments

The timing for release of building permits for high-density and complex high-rise developments may be advanced as noted below, in order to implement these larger complex intensification projects and to accommodate a longer construction period.

1. For High-Density Developments – Building Permits may be released up to 18 months prior to the completion of required Regional infrastructure; and
2. For Complex High-Rise Developments (consisting of over 200 units and multiple levels of underground parking) – Building Permits may be released up to 36 months prior to the completion of required Regional infrastructure.

Accordingly, the timing for allocation of servicing capacity to such development applications may occur in conjunction with Site Plan Approval and consistent with the release of building permits.

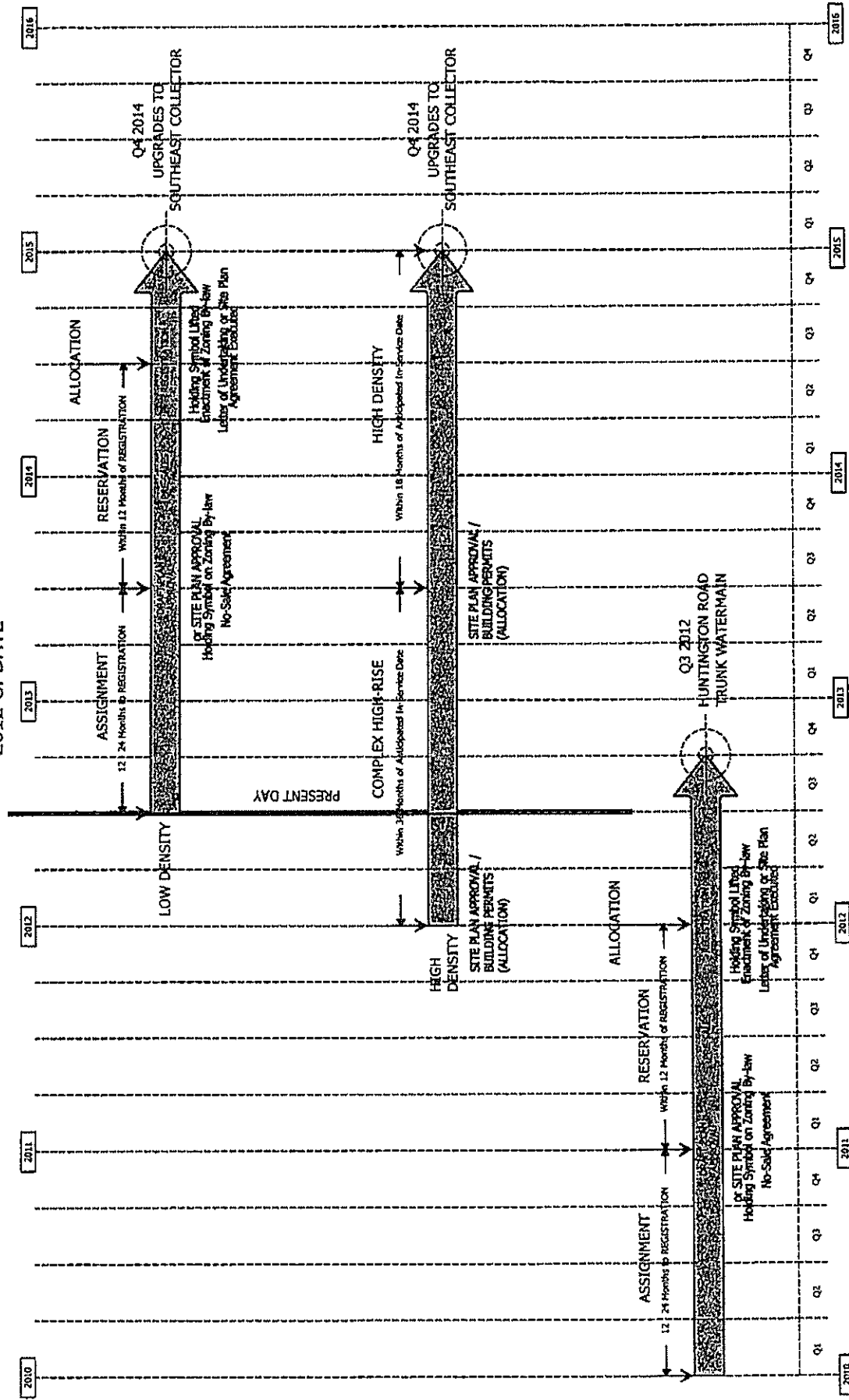
Sustainable Development Through LEED™ Program

If a development application meets all eligibility criteria required to participate in York Region's Sustainable Development Through LEED™ Program, and formal confirmation has been issued by the Region of York identifying the allocation credit applicable to the specific application; the application may be reserved or allocated servicing capacity from the City's LEED™ Reserve, thereby allowing the development to proceed with pre-sales and / or registration (final approval / building permit release) in a timely manner.

ATTACHMENT NO. 2

ALLOCATION CAPACITY / DEVELOPMENT APPROVALS TIMELINE

2012 UPDATE



ATTACHMENT No. 3

ALLOCATION SCHEDULE

UNRESTRICTED CAPACITY - YDSS

BLK	File No.	Description / Owner / Developer	Approval Status	Proposed Units	Residential	Commercial	Industrial	Required Infrastructure / Comments
28	DA-11-070	10-10-10-10	Site Plan Approved	10	16			541 Unrestricted Servicing Capacity
28	DA-10-052	Sandra Peltz	Site Plan Approved by OMB		97	97		161 Unrestricted Servicing Capacity
403	191-05V04	Greenbrook Developments Inc.	Draft Plan Approved	23	3			9 Unrestricted Servicing Capacity
81	191-05V10	Kawartha Developments Inc.	Draft Plan Approved	65	65			187 Unrestricted Servicing Capacity
81	191-05V14	10388 Knapton Inc.	Draft Plan Approved	124	124			422 Unrestricted Servicing Capacity
				182	0	18	295	868 Unrestricted Capacity SUB-TOTAL

UNRESTRICTED CAPACITY KLEINBURG - NASHVILLE APPLICATIONS TRIBUTARY TO KWFCP

BLK	File No.	Description / Owner / Developer	Approval Status	Proposed Units	Residential	Commercial	Industrial	Required Infrastructure / Comments
	B02/11	Richard Nelson and Marjorie May Fenton	Consent Approved	1	1			3 Unrestricted Servicing Capacity
	B03/11	Amelia D'Amico	Consent Approved	1	1			3 Unrestricted Servicing Capacity
	B03/11	Giovanni Spada and Luisa Carbone Spada	Consent Approved	1	1			3 Unrestricted Servicing Capacity
				3	0	0	3	10 Unrestricted Capacity SUB-TOTAL

UNRESTRICTED CAPACITY KLEINBURG - NASHVILLE APPLICATIONS TRIBUTARY TO KWFCP

BLK	File No.	Description / Owner / Developer	Approval Status	Proposed Units	Residential	Commercial	Industrial	Required Infrastructure / Comments
Kleinburg	191-04-076	Bedday Developments Inc.	Draft Plan Approved by OMB	45	45			167 Unrestricted Servicing Capacity
				45	0	0	45	167 Unrestricted Capacity SUB-TOTAL
				Grand Total	343	1,042		

NOTES:

1. SPA refers to Site Plan Approval.
2. DPA refers to Draft Plan Approval.
3. DIP refers to Official Plan.
4. Zon. refers to Zoning.
5. OMB refers to Ontario Municipal Board.
6. Persons per unit (ppu) calculated as follows: 1000 sq. ft. @ 3.4 ppu, 1000 sq. ft. @ 2.0 ppu.
7. Kleinburg - Nashville tributary to KWFCP calculated as follows: 1000 sq. ft. @ 3.4 ppu, 1000 sq. ft. @ 2.0 ppu.

RESERVATION SCHEDULE (1 of 2)

BLK.	File No.	Distribution / Owner / Developer Information - Use Category	Approves Status - Select "A" for Approved	Proposed Units - Total	Units Allowed in Structure / Comments
CITY	COUNCIL	City of Vaughan - Council Resolves	N/A	300	1,020 Unrestricted Servicing Capacity
				300	Unrestricted Capacity SUB-TOTAL

BLK	File No.	Description / Owner / Developer	General Status	Proposed Unit	Unit	Population	Required Infrastructure / Comments
				Single	Two or More	Unit	
10	197-12-0001	Kymco Development Inc.	SPA Required	38		38	Unrestricted Servicing Capacity
11	DA-08-078	Maddon Balfour Holdings Limited	SPA Required		162	162	Unrestricted Servicing Capacity
17	197-11-0002	Dufferin Ridge (Am) Limited	Zoning, DPA & SPA Required	31		31	Unrestricted Servicing Capacity
33W	197-11-0003	Nexus Acquisition Corporation	Zoning, DPA & SPA Required	71		105	Unrestricted Servicing Capacity
38	2-08-005	Royal Pine Homes (1808072 Ontario Inc.)	OP, Zoning and SPA Required		98	98	Unrestricted Servicing Capacity
39	DA-09-070	P. Gaudreau and Sons Limited	OP, Zoning and SPA Required		38	38	Unrestricted Servicing Capacity
39	DA-09-070	P. Gaudreau and Sons Limited	OP, Zoning and SPA Required		51	51	Unrestricted Servicing Capacity
40	2-08-038	City of Markham	SPA Required	70		70	Unrestricted Servicing Capacity
43	DA-12-018	Vocal Land (2245-091 Ontario Inc.)	OP, Zoning and SPA Required	122		122	Unrestricted Servicing Capacity
44	2-08-078	Markwell Inc. Holdings Inc.	SPA Required		79	79	Unrestricted Servicing Capacity
44	DA-12-039	Revivus of Lifeygen	SPA Required	13		13	Unrestricted Servicing Capacity
44	DA-11-071	1678575 Ontario Inc.	SPA Required		131	131	Unrestricted Servicing Capacity
44	DA-11-069	Vista Parc Limited	SPA Required		88	88	Unrestricted Servicing Capacity
51	DA-07-592	LCT Investments Limited (Kydco)	SPA Required		35	35	Unrestricted Servicing Capacity
				38	0	680	980
				TOTAL (1 of 2)		1,290	
						2,533	Unrestricted Capacity SUB-TOTAL
						3,553	

7. Kleinfahrt - Nachschiffen persons der unit (pou) equivalent as follows: singles, 1 unit & less @ 3.7 per apartment @ 2.0 per

ATTACHMENT No. 5

RESERVATION SCHEDULE (2 of 2)

SERVICING CAPACITY LINKED TO PINE VALLEY NORTH PUMP STATION AND WATER SYSTEM IMPROVEMENTS

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS			Population	Required Infrastructure / Comments
				Single	Two	Total		
405	161-05701	Induced Valley Development, Inc.	Draft Plan Approval Required	37		57	194	Pine Valley North Pump Station & Water Systeming
				57	0	0	57	Unrestricted Capacity SUB - TOTAL

RESTRICTED CAPACITY - YDSS - SOUTHEAST COLLECTOR IMPROVEMENTS (Q4 - 2014)

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS			Population	Required Infrastructure / Comments
				Single	Two	Total		
	VAC/100	Verghar-Mannickam Center / High Density / TOD			3,450	3,450	6,900	Southeast Collector Sewer Works
	1-FFC9	York Regional Properties			1,700	1,700	3,400	Southeast Collector Sewer Works
B	2-11-012	Liberty Development, Inc. (Thornhill)	OP Zoning and SPA Required		482	482	984	Concord Highway - Within 30 North Right-of-Way
33	2-08-012	Liberty Development, Inc. (Woodbridge)	OP Zoning and SPA Required		774	774	1,548	Concord Highway - Within 30 North Right-of-Way
62	DA-11-041	Woodstream Plaza Inc.	SPA Required	14	371	385	790	Concord Highway - Within 30 North Right-of-Way
				0	14	6,777	13,602	Unrestricted Capacity SUB - TOTAL

UNRESTRICTED CAPACITY KLEINBURG - NASHVILLE APPLICATIONS TRIBUTARY TO KWPCP

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS			Population	Required Infrastructure / Comments
				Single	Two	Total		
Kleinsburg	DA-10-040	Beckwith Properties Inc.	Site Plan Approved by OMB		45	45	90	
Kleinsburg	181-08708	14221 H. Ontario Inc. (Luka Vukobratovic)	DPA Required	47		47	124	
				47	0	45	92	Unrestricted Capacity SUB - TOTAL
							14,059	
							8,230	
							17,612	
							(1 of 2 + 2 of 2)	

NOTES:

1. SPA refers to Site Plan Approval
2. DPA refers to Draft Plan Approval
3. OP refers to Official Plan
4. SPA refers to Zoning
5. OMB refers to Ontario Municipal Board
6. Payable per unit (PPU) represents the relative impact of each project on the sewer system. It is based on the number of units and the relative impact of each project on the sewer system. It is based on the number of units and the relative impact of each project on the sewer system.
7. Property: 1. National Property for use (PPU) represents the relative impact of each project on the sewer system. It is based on the number of units and the relative impact of each project on the sewer system.

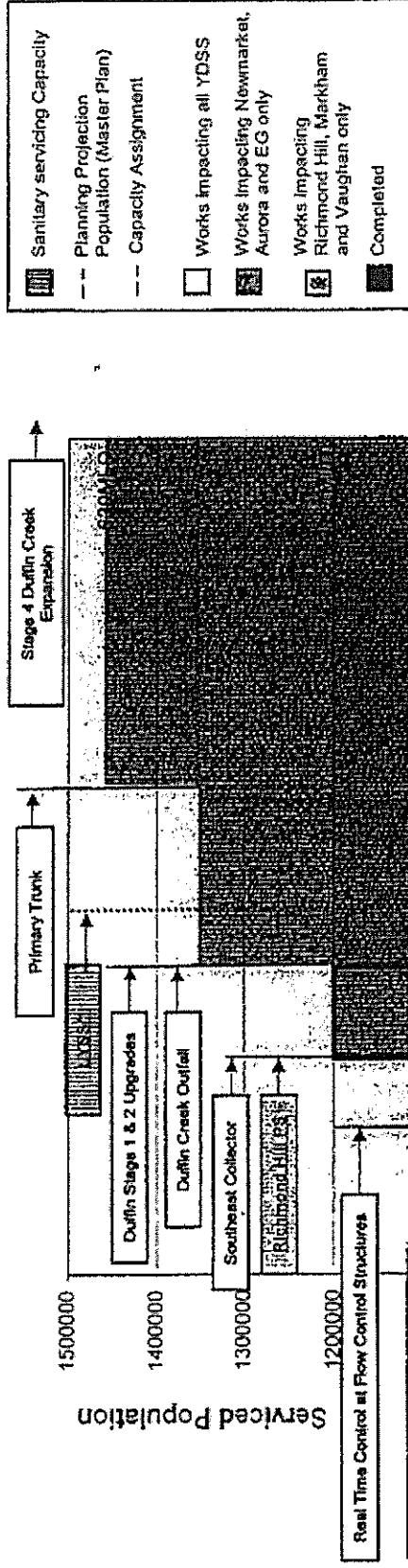
ASSIGNMENT SCHEDULE

[illegible]

1. SFA refers to Site Plan Approval.
2. DPA refers to Drag Plan Approval.
3. OP refers to Official Plan.
4. Zon. refers to Zoning.
5. OMB refers to Ontario Municipal Board.
6. Persans per unit (ppu) equivalent as follows: singles, semi's & towns @ 3.4ppu, apartments @ 2.0ppu.

Play now

Key Infrastructure Capacity Triggers YDSS Serviced Area**



** Assuming, Holland Landing, Sharon and Queensville are serviced by Duffin Creek

Baseline YDSS capacity is contingent on completion of Duffin Creek Collection sewer

COMMITTEE OF THE WHOLE – MAY 10, 2011

SERVICING CAPACITY ALLOCATION STRATEGY – ANNUAL UPDATE
CITY-WIDE

Recommendations

The Commissioner of Engineering and Public Works and the Commissioner of Planning, in consultation with the City Manager, recommend:

1. THAT the revised 'Servicing Capacity Distribution Protocol' and 'Allocation Capacity / Development Approvals Timeline' included as Attachments No. 1 and No. 2 respectively, be adopted by Council;
2. That Council pass the following resolutions with respect to the ALLOCATION of servicing capacity to specific development applications in accordance with the Allocation Schedule included as Attachment No. 3:

"IT IS HEREBY RESOLVED THAT development applications described by file numbers 19T-05V10, 19T-06V04, 19T-06V07, 19T-07V04, 19T-07V06, 19T-08V14, DA.08.024, DA.10.067 and consent applications B005/10, B016/10, B020-022/10, B039/10, B059/10 and B011/11 are allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 2,781 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 3)"; and

3. That Council pass the following resolutions with respect to the RESERVATION of servicing capacity to specific development applications in accordance with the Reservation Schedules included as Attachments No. 4 and No. 5:

i) "IT IS HEREBY RESOLVED THAT the development applications described by file numbers 19T-06V10, 19T-08V01, DA.09.089, DA.10.112, Z.06.035, Z.07.047, Z.07.050, Z.08.045, Z.08.048, Z.09.014, Z.09.040, OP.00.043 and Z.09.043 are reserved servicing capacity from the York Sewage Servicing / Water Supply System for a total of 3,421 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 4). 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"; and

ii) "IT IS HEREBY RESOLVED THAT the Block 61 Developers' Group Inc. (Block 61) Trustee is reserved servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,969 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 4). The distribution of this capacity is associated with the Inflow and Infiltration Reduction Pilot Project currently underway by Block 61; and

iii) "IT IS HEREBY RESOLVED THAT the development applications described by file numbers 19T-84076, 19T-03V02, 19T-08V04, 19T-08V05, and Z.07.031 are reserved servicing capacity from the Kleinburg-Nashville Sewage Servicing / Water Supply System for a total of 675 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 5). 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".

4. 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;
5. That servicing capacity be RESERVED in accordance with the Reservation Schedule included as Attachment No. 4 as follows;
 - i) 6,000 persons equivalent (3,000 apartment units) for specific Vaughan Metropolitan Centre and/or Transit Oriented Development applications; and
 - ii) 4,000 persons equivalent (2,000 apartment units) for LEEDs development applications; and
 - iii) 2,771 persons equivalent for distribution to development applications within the Kleinburg-Nashville service area as required to facilitate intensification in the core and completion of OPA 601 approved development areas; and
 - iv) 2,937 persons equivalent for future distribution to active development applications in conjunction with the City's next annual update report.
6. That servicing capacity for 2,040 persons equivalent (600 residential units) be ASSIGNED in accordance with the Assignment Schedule included as Attachment No. 6 to the Trustee for Block 40 / 47.
7. 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
8. That the City Clerk forward a copy of this report to the Region of York.

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 linked to the City's active participation in the joint Regional and Local Municipal Inflow and Infiltration Reduction and Long Term Water Conservation Task Force. These efforts are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan, April 2009). 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 budgetary 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 current position and priorities relating to development approvals and the distribution of servicing capacity.

Purpose

The purpose of this report is to provide Council with an update on the status of available servicing capacity and to obtain Council direction with respect to the Allocation, Reservation and Assignment of the City's available servicing capacity.

Background – Analysis and Options

City Servicing Capacity Distribution Protocol

On November 14, 2005, Council adopted the City's Servicing Capacity Distribution Protocol as a means to distribute available servicing capacity to development applications in an effective and strategic manner.

The Protocol has provided staff and Council with an efficient tool for prioritizing the allocation of the City's existing and future servicing capacity. Implementation of the protocol has proven itself successful in ensuring:

- Efficient allocation of Regional servicing capacity supply;
- The prioritization of development applications based on specific qualifying criteria;
- Fairness and equity amongst all development interests throughout the City;
- That adequate local and regional infrastructure has been constructed; and,
- Consistency and cooperation with Regional initiatives.

To ensure infrastructure capacity is available at occupancy and to limit the premature sales of residential units, imposed restrictions on pre-sales and on final plan registration continue to be 12 months and 6 months respectively. This approach is reflected in the City's Protocol and continues to work well for low density residential developments (singles, semis and townhouses).

In order to accommodate longer construction periods for high density type developments and more complex hi-rise developments (greater than 200 units and with multiple levels of underground parking), Regional Council has endorsed the City's ability to release building permits for these types of developments up to 18 months (for high density) and 36 months (for complex high-rise) prior to the completion of specific infrastructure triggers.

Accordingly, it is recommended that the City's amended 'Servicing Capacity Distribution Protocol' and 'Allocation Capacity / Development Approvals Timeline' included as Attachments No. 1 and No. 2 respectively, be adopted by Council. The amendments will align the City's protocol with current Regional initiatives and will assist in promoting higher density intensification forms of development.

Reconciliation of Available Servicing Capacity

The City's last annual update report on available servicing capacity was approved by Council on June 8, 2010. A detailed reconciliation of available servicing capacity has been conducted by staff which accounts for the development activity over the last year. The results of this review are outlined below.

Council's Discretionary Reserve

For a number of years, staff has recommended that a Council servicing capacity reserve be set aside for allocation to priority development applications that are identified during the year. Typically, Council's discretionary reserve contains capacity for approximately 300 residential units (1,020 persons equivalent). Over the last year, Council's total reserve remains un-changed from the 2010 reserve. Thus, the total of 300 units (1,020 persons equivalent) will be carried over to the proposed 2011 Council reserve, as outlined in Item 1 of Table 1 below. This capacity is unrestricted and available for allocation by Council in conjunction with the approval of applicable development applications.

Remaining Capacity for LEEDs Buildings and TOD

On June 8, 2010, Council reserved servicing capacity for development applications that qualify for York Region's Sustainable Development through LEEDs program, transit-oriented development (TOD) and consent/severance applications. Over the last year, these available capacity figures remained unchanged. As a result, the total number of available residential units remains unchanged from 2010 and have been carried over to 2011 as outlined in Item 2 of Table 1 below. This capacity remains unrestricted and available for allocation by Council in conjunction with the approval of applicable development applications.

2010 Reservation of Capacity

On June 8, 2010, Council reserved capacity to active development applications that were expected to proceed within one year. Three (3) of these applications did not proceed to site plan / draft plan approval. Based on a recent review by staff, it is anticipated that these applications will proceed to draft plan or site plan approval within the next twelve (12) months. Accordingly, the applications will be re-reserved capacity for an additional year. This capacity remains unrestricted and available for allocation by Council in conjunction with the approval of applicable development applications. Refer to Item 2 of Table 1 below.

Consent / Severance Applications

On June 8, 2010, Council assigned 15 units of capacity for severance applications. Over the past year, 8 new residential building lots have been created by way of Consent/Severance. Accordingly, it is recommended that the applicable development applications associated with these eight (8) units be allocated servicing capacity from the capacity that was set aside by Council specifically to facilitate Consent/Severance applications.

These development applications and associated unit counts are summarized in the Allocation Schedule included as Attachment No. 3 of this report. The available capacity for Consent / Severance applications is also identified in Item 2 of Table 1 below.

Uncommitted Capacity 2010

On June 8, 2010, Council assigned 2,338 persons equivalent (linked to the Duffin Creek Water Pollution Control Plant expansion works) to be held by the City for consideration and future distribution to active development applications in conjunction with the next City-wide annual update report. The expansion work to the Duffin Creek Water Pollution Control Plant is now complete. Accordingly, this capacity is now unrestricted and remains available for allocation by Council as identified in Item 3 of Table 1 below.

2011 Unrestricted Capacity – YDSS

Based on the above noted reconciliation, the City's current available unrestricted total capacity to the York Durham Sewage System (YDSS) is 11,791 persons equivalent (Refer to Items 1, 2 and 3 of Table 1 below). All Regional infrastructure triggers have been met for this capacity and it is available for distribution to active development applications.

TABLE 1
2011 AVAILABLE SERVICING CAPACITY - YDSS

Item / Description	Servicing Capacity (Persons Equivalent)
1. Council Reserve Capacity (300 units)- 2010 Update	1,020
2. Committed / Unused Capacity – 2010 Update	
1,180 Units – LEED Applications	2,360
2,800 Units – Transit Oriented Development Applications	5,600
Consent / Severance (15 units)	51
Reserved in 2010 – Not Allocated	422
3. Uncommitted Capacity – 2010 Update	2,338
UNRESTRICTED TOTAL:	11,791 people
4. 2013 Restricted Servicing Capacity: RESTRICTED TOTAL: (Southeast Collector, In-Service Q4 2014)	12,377 people

2013 Regional Commitment – Southeast Collector Trunk Sewer

On February 18, 2010, Regional Council endorsed a 2013 commitment of servicing capacity to the local municipalities. Vaughan's portion of the 2013 capacity assignment was established at 12,377 persons equivalent (Refer to Item 4 of Table 1 above). This capacity is linked to the anticipated in-service date for the new sanitary trunk sewer which will serve as a twin to the existing Southeast Collector Regional Trunk Sewer. The Individual Environmental Assessment (IEA) for the Southeast Collector Sewer twinning was approved by the Ministry of the Environment on March 11, 2010.

The Southeast Collector Sewer Twinning project is a joint infrastructure initiative between York and Durham Regions. The approved IEA Study was the culmination of more than five years of study. The new trunk sewer is expected to be in-service by the fourth quarter of 2014 and cost approximately \$546 million.

The sewer is necessary to meet the projected growth in both York and Durham Regions for the next 25 years and will provide needed backup support for rehabilitation of the existing Southeast Collector Trunk sewer. The approved sewer route is approximately 15 kilometres in length spanning large sections of both Markham and Pickering in York and Durham Regions. The majority of the sewer will be constructed using four Earth Pressure Balance Tunnel Machines

(EPBM) which are able to tunnel with minimal construction and groundwater related impacts.

MOE's approval for the Southeast Collector Sewer IEA is based on specific sustainability targets related to Inflow and Infiltration Reduction and Water Conservation. Accordingly, all 2013 capacity assignments to local area municipalities are conditional upon successfully achieving these targets.

Since April of 2010, staff has participated in a joint Task Force in order to establish a strategy by which the MOE sustainability targets can be achieved. Final strategy documents and detailed implementation plans were submitted to the MOE on March 31, 2011.

On March 21, 2011, staff provided a report to the Priorities and Key Initiatives Committee on the Inflow and Infiltration Reduction / Water Conservation Strategies that have been developed in collaboration with the area municipalities as endorsed by Regional Council on February 17, 2011.

Inflow and Infiltration Reduction Pilot Project

On March 21, 2011, staff provided a report to the Priorities and Key Initiatives Committee on the Inflow and Infiltration Reduction Pilot Project as proposed by the Huntington Landowners Trustee Inc. (Block 61 Developers' Group). In general, the developer is proposing to fund and undertake works that will identify inflow and infiltration within the City's sewer system, and will undertake remediation works as required in return for servicing capacity.

The development in Block 61 will require approximately 3,000 units of servicing capacity to provide for the full build out of the block. Based on a 2:1 ratio, the pilot project must identify a total of 6,000 units of capacity to reach this target.

In addition, staff have requested that the pilot project realize a further flow reduction equivalent to 800 units. It is anticipated that this additional 800 units will be provided to the City and may be allocated to active development applications within the City, regardless of catchment area, in accordance with the current Servicing Capacity Distribution Protocol as approved by Council.

Given that development in Block 61 will be in a position to proceed with Phase 1 development before the pilot project has been completed, it is necessary to reserve servicing capacity for an initial phase of development in Block 61. The reservation of this capacity is expected to be returned to the City after the pilot project is completed. As such, it is recommended that the Block 61 Trustee be reserved Phase 1 capacity for a total of 579 residential units. Refer to Attachment No. 4.

Any capacity realized through the Block 61 Inflow and Infiltration Reduction Pilot Project is in addition to the City's current Regional assignment of 2013 capacity.

YDSS Capacity Beyond 2013

In 2010, Regional Council assigned capacity to local municipalities to permit a total serviced population up to 1,078,328 within the York Durham Sewage System and Peel diversion service areas. The distribution of this capacity is intended to facilitate growth to the end of 2013. Further, the capacity assignment is subject to construction completion of specific Regional infrastructure projects or triggers. The triggers associated with Vaughan's current and future capacity assignment are identified in Attachment No. 7.

Attachment No. 7 provides a summary of key Regional priority projects (or triggers) applicable to Vaughan, the anticipated in-service dates for these works and resulting serviceable population at a Regional scale. This information is based on current Regional forecasts to a planning horizon year of 2031. Staff will continue to work closely with the Region to ensure the availability of capacity remains in step with development planning projections over the long term.

Kleinburg-Nashville Servicing Capacity

York Region has advised that the anticipated in-service date for expansion works currently underway at the Kleinburg-Nashville Water Pollution Control Plant (KWPCP) and the construction of the new Regional trunk watermain along Huntington Road (Rutherford Road to Nashville Road), and along Islington Avenue (Sunset Ridge to Bindertwine Boulevard), and the water booster station have been delayed. The new estimated completion date for these works is the second quarter of 2012. Accordingly, it is expected that the pre-sale of units associated with servicing allocation capacity in Kleinburg-Nashville may not occur prior to the second quarter of 2011 with registration beginning six (6) later (or six (6) months prior to the in-service date of the proposed infrastructure). Refer to Attachment No. 2. It is expected that the City will be notified in writing by York Region once these trigger dates have been achieved.

Based on the preferred wastewater servicing alternative for the City's on-going Kleinburg-Nashville Servicing Strategy Master Plan Class Environmental Assessment Study, servicing capacity previously allocated to Lake Rivers Inc. (File 19T-05V10) and Molise Kleinburg Estates Inc. (File 19T-06V14) totaling 818 persons (221 residential units @ 3.7 persons per unit) from the KWPCP can now be re-allocated from the York / Durham Sewage System (YDSS). Accordingly, 818 persons can be assigned to active development applications tributary to the Kleinburg-Nashville Water Pollution Control Plant (WPCP). These lands are now anticipated to be serviced by the York-Durham Sewage System via the Huntington Road sanitary sewer. Given that the draft plan of subdivision applications were previously allocated to the Kleinburg-Nashville WPCP an equivalent number of units / population equivalent will be replaced with allocation from the YDSS as identified in the Allocation Schedule (Attachment No. 3).

Five (5) applications are included in the Reservation Schedule (Attachment No. 5) based on their approval status and anticipated timing of draft plan / site plan approval. A total of 675 persons equivalent is proposed for reservation from the KWPCP. Table 2 below provides a summary of the available capacity to the Kleinburg-Nashville WPCP and its proposed distribution.

TABLE 2
2011 AVAILABLE SERVICING CAPACITY – KLEINBURG-NASHVILLE
WATER POLLUTION CONTROL PLANT (WPCP)

Item / Description	Servicing Capacity (Persons Equivalent)
1. Remaining 2010 Capacity	2,461
2. Regained Capacity Previously Allocated To WPCP	
Application File No. 19T-05V10 – Lake Rivers Inc. (145 units)	537
Application File No. 19T-06V14 – Molise Kleinburg Estates Inc. (76 units)	281
Remaining 2010 Reservation	167
Application File No. 19T-84076 – Berkley Developments Inc. (45 units)	
2011 TOTAL RESTRICTED: (Q2 2012)	3,446 people
3. Proposed 2011 Reservation Schedule:	(675)
2011 RESTRICTED BALANCE: (Q2 2012)	2,771 people

After considering the proposed reservation of capacity to the KWPCP, a balance of 2,771 persons equivalent remains available for distribution. Accordingly, it is recommended that this capacity be reserved for distribution to development applications within the Kleinburg-Nashville service area as required to facilitate intensification in the core and completion of OPA 601 approved development areas.

Proposed Allocation, Reservation and Assignment Schedules

On a move forward basis, and in consideration of the 'Servicing Capacity Distribution Protocol' (as amended), City Development Engineering and Development Planning staff has completed a detailed status assessment 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 servicing 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 the intended use, followed by those that are Official Plan approved. Consideration was also given to those applications that represent infill development or completion of partially built communities.

Table 3 below provides a summary of the proposed 2011 distribution of capacity from the YDSS.

TABLE 3
2011 DISTRIBUTION OF AVAILABLE SERVICING CAPACITY - YDSS

Item / Description		Servicing Capacity (Persons Equivalent)
1.	Unrestricted Capacity	11,791
2.	Proposed 2011 Allocation Schedule: (Attachment No. 3)	(2,781)
3.	Proposed 2011 Reservation Schedule: (Attachments No. 4 & 5)	(9,010)
Unrestricted Balance:		0 people
4.	2013 Restricted Capacity	12,377
5.	Proposed 2011 Reservation Schedule: (Attachments No. 4 & 5)	(7,400)
6.	Proposed 2011 Assignment Schedule: (Attachment No. 6)	(2,040)
2013 Restricted Capacity Balance:		2,937 people

Based on the proposed allocation, reservation and assignment schedules, 2,937 persons equivalent of restricted 2013 capacity remains available for future distribution.

In keeping with the City's protocol and in order to maximize the efficient distribution of available capacity to high density and complex high-rise development applications, the proposed 2011 assignment schedule recommends that a total of 10,000 persons equivalent be reserved for specific high density development initiatives. These include high density applications qualifying for the Region's Sustainable Development through LEEDs program and for transit oriented development particularly within the Vaughan Metropolitan Centre. Refer to Attachment No. 5.

In addition, it is recommended that 600 low density residential units be assigned to the Block 40/47 Trustee to allow for Phase 1 development within this block. A revised Master Environmental / Servicing Plan has recently been submitted in support of the Block Plan application. Block Plan approval is expected this fall with draft plan of subdivision applications following shortly thereafter.

Accordingly, it is recommended that applications identified on the Allocation, Reservation and Assignment Schedules included as Attachment Nos. 3, 4, 5 and 6 be committed servicing capacity in accordance with the City's protocol.

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 and the necessary resources have been allocated and approved.

Regional Implications

The proposed amendments to the City's 'Servicing Capacity Distribution Protocol' will ensure consistency with current Regional practices.

Identification of the City's servicing capacity priority schedules as included in Attachment Nos. 3, 4, 5 and 6 will ensure the timely release of Regional draft plan approval conditions. Accordingly, it is recommended that a copy of this report be forwarded to the Region of York.

Conclusion

Given the ongoing Regional limitations imposed on servicing capacity to all local area municipalities, the allocation, reservation and assignment of available capacity to development applications throughout the City must be carried out in an effective and strategic manner. The recommendations of this report will serve to implement the City's 'Servicing Capacity Distribution Protocol' and to allow the orderly progression of development within established urban boundaries.

Staff will continue to work closely with the Region of York to ensure the City's future servicing capacity requirements will be met in a timely manner. It is anticipated that a yearly update report will be brought forward to the Committee of the Whole to reconcile the City's available and anticipated future servicing capacity.

The City's 2013 allocation capacity as assigned by York Region (12,377 persons equivalent), is dependent upon the anticipated in-service date for the Southeast Collector Sewer twinning project (currently estimated to be the fourth quarter of 2014).

Attachments

1. Servicing Capacity Distribution Protocol, May 10, 2011 Revision
2. Allocation Capacity / Development Approvals Timeline
3. Allocation Schedule
4. Reservation Schedule (Page 1 of 2)
5. Reservation Schedule (Page 2 of 2)
6. Assignment Schedule
7. Key Regional Infrastructure Capacity Triggers – YDSS Service Area

Report prepared by:

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Respectfully submitted,

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John Zipay
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SERVICING CAPACITY DISTRIBUTION PROTOCOL

(Revised May 10, 2011)

In this policy, Servicing Capacity means water supply and wastewater treatment capacity within the York Sewage Servicing System, York Water Supply System or the Kleinburg/Nashville Sewage Servicing System as distributed by the Region of York and allocated by the City of Vaughan. Council will be solely responsible for the allocation of water and wastewater servicing capacity to specific developments as defined by the Region of York. The approval of all development applications shall be subject to the availability of adequate municipal services, including transportation related infrastructure at both the local and regional level.

Allocation, reservation or assignment of servicing capacity by Council resolution, is specific to a proposed development application. In the event that a development application is closed, withdrawn, or significantly revised (thereby requiring a site specific Official Plan Amendment), any previous commitment of servicing capacity shall become null and void and shall not be transferable to the subject lands or to a subsequent application for the subject lands.

Development Approvals

Where the availability of servicing capacity is not dependent on the construction of specific regional or local infrastructure improvements, development applications shall be allocated capacity by Council resolution in conjunction with development approval.

Where the availability of servicing capacity is dependent on the construction of specific regional or local infrastructure improvements, Council may consider granting development approval approximately 18 months prior to the anticipated operational/in-service date for the related infrastructure, subject to the implementation of a Holding Symbol on the Implementing Zoning By-law and a No-Sale Agreement. Development applications which generally meet this timeframe shall be reserved servicing capacity.

Allocation of Servicing Capacity Linked to Infrastructure Improvements

Where the availability of servicing capacity is dependent on the construction of specific regional or local infrastructure improvements, development applications shall be allocated servicing capacity by Council resolution in conjunction with the removal of the Holding Symbol and enactment of the applicable Zoning By-law for the subject lands. This may occur no sooner than 6 months prior to the anticipated operational/in-service date for the related infrastructure improvements, thereby allowing a previously approved development application to proceed to registration.

Allocation Priority Categories

Residential development applications shall be placed in a cue for allocation of servicing capacity based on the following priority categories, Reservation and Assignment.

The reservation and assignment of available and/or future servicing capacity to an active development application shall be prioritized with consideration for; status of planning approvals, anticipated timing of development, location and density of built form, environmental sustainability, and the availability of adequate local and regional infrastructure including transportation.

RESERVATION of SERVICING CAPACITY

A development application shall qualify for reservation of servicing capacity where:

1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision will proceed to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) will be executed, within the next 12 months; and
2. The City is satisfied that adequate municipal services and transportation related infrastructure, both at the local and regional level will be available to service the development upon occupancy; and
3. A minimum of two of the following conditions apply;
 - a. Official Plan Approved, or
 - b. Zoning Approved with or without a Holding Symbol, or
 - c. Represents infill development or completion of a partially built community.

Development applications shall be reserved servicing capacity by Council resolution for a period of 12 months. The reservation shall automatically be revoked after a period of 12 months in the event that the 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.

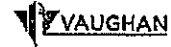
Servicing capacity may be reserved by Council resolution regardless of its dependency on specific regional or local infrastructure improvements.

ASSIGNMENT of SERVICING CAPACITY

A development application shall classify for assignment of servicing capacity where:

1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision will proceed to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) will be executed, within the next 12 to 24 months; and
2. The City is satisfied that adequate municipal services and transportation related infrastructure, both at the local and regional level will be available to service the development upon occupancy; and
3. A minimum of two of the following conditions apply;
 - a. Official Plan Approved, or
 - b. Zoning Approved with or without a Holding Symbol, or
 - c. Represents infill development or completion of a partially built community, or
 - d. Geographically located within an area where the City strategically chooses to provide for deliberate growth.

ATTACHMENT No. 1



Servicing capacity may be assigned by Council resolution regardless of its dependency on specific regional or local infrastructure improvements. The assignment of capacity to specific developments may be amended at any time.

High Density / Complex High-Rise Developments

The timing for release of building permits for high-density and complex high-rise developments may be advanced as noted below, in order to implement these larger complex intensification projects and to accommodate a longer construction period.

1. For High-Density Developments – Building Permits may be released up to 18 months prior to the completion of required Regional infrastructure; and
2. For Complex High-Rise Developments (consisting of over 200 units and multiple levels of underground parking) – Building Permits may be released up to 36 months prior to the completion of required Regional infrastructure.

Accordingly, the timing for allocation of servicing capacity to such development applications may occur in conjunction with Site Plan Approval and consistent with the release of building permits.

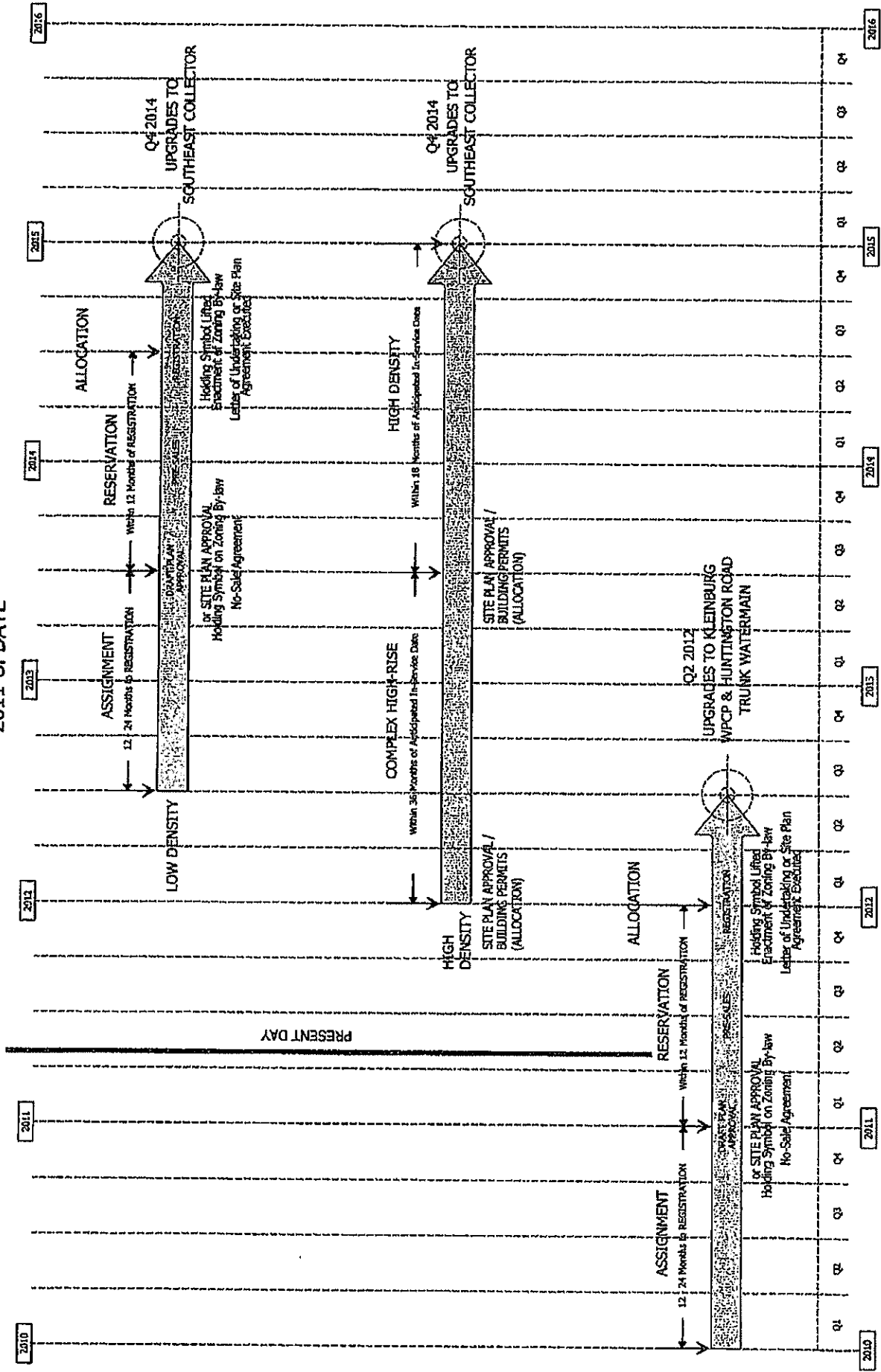
Sustainable Development Through LEED™ Program

If a development application meets all eligibility criteria required to participate in York Region's Sustainable Development Through LEED™ Program, and formal confirmation has been issued by the Region of York identifying the allocation credit applicable to the specific application; the application may be reserved or allocated servicing capacity from the City's LEED™ Reserve, thereby allowing the development to proceed with pre-sales and / or registration (final approval / building permit release) in a timely manner.

ATTACHMENT NO. 2

ALLOCATION CAPACITY / DEVELOPMENT APPROVALS TIMELINE

2011 UPDATE



ATTACHMENT No.3

ALLOCATION SCHEDULE

BLK	File No.	Description/Owner/Developer	Approval Status	PROPOSED UNITS			Population	Required Infrastructure / Comments
				Low Density	Apmt	Total Units		
Serving Capacity Previously Allocated to the Kothburg - Nashville WPCP and now Tributary to the YDSS								
61	18T-05V10	Lake Rivers Inc.	Draft Plan Approved	145		145	537	Unrestricted Servicing Capacity
61	19T-06V14	Wolke Kothburg Inc.	Draft Plan Approved	78		78	281	Unrestricted Servicing Capacity
						221	818	
UNRESTRICTED REGIONAL CAPACITY								
1	DA-04.024	Draft Plans / Site Plans						
44	DA-10.067	Micro Yonge and Arnold Avenue Autumn Ridge Homes Inc. (Previously Bungalow Inc.)	Site Plan Approved Site Plan Approved	6 6	147 147	6 6	294 294	Unrestricted Servicing Capacity - LEEDS Application Unrestricted Servicing Capacity
40S 40S	18T-05V04 18T-05V07	Greenbrook Developments Inc. Belmont Properties (Weston) Inc.	Draft Plan Approved Draft Plan Approved	162.5 258		163 258	553 877	Unrestricted Servicing Capacity Unrestricted Servicing Cap / Pine Valley N. Pumping Stn.
40S 40S	18T-07V04 18T-07V06	CalWood Developments Inc. MM Inv. Inc. & M3DC Cap. Corp. & 4074 MM Inc.	Draft Plan Approved Draft Plan Approved	4.5 52	5 52	5 52	15 177	Unrestricted Servicing Capacity Unrestricted Servicing Capacity
						530	1,938	Sub-Total Block 40 South
UNRESTRICTED REGIONAL CAPACITY								
	8035/10	Consent Applications						
	8016/10	Azalea Tomatoes	Consent Approved	1		1	3	Unrestricted Servicing Capacity
	8020-22/10	Vincent and Eda Frohni	Consent Approved	1		1	3	Unrestricted Servicing Capacity
	8035/10	Odardo and Anna Sivestri	Consent Approved	3		3	10	Unrestricted Servicing Capacity
	8053/10	Maria Oliveira	Consent Approved	1		1	3	Unrestricted Servicing Capacity
	8059/10	Anna D'Amico	Consent Approved	1		1	3	Unrestricted Servicing Capacity
	8017/11	Giuseppe Lombardi	Consent Approved	1		1	3	Unrestricted Servicing Capacity
						5	27	
				712	147	859	2,781	GRAND TOTAL

RESERVATION SCHEDULE (1 of 2)

UNRESTRICTED REGIONAL CAPACITY									
BLK		File No.	Description / Owner / Developer	Approved Status	PROP. OCCUPANTS				Remarks
					Sing	Seal	Town	Total Units	Point #/sq. Feet
CITY	COUNCIL		City of Vaughan - Council Reserve	N/A	300			300	1,020 Unrestricted Servicing Capacity
					300	0	0	300	1,020 Unrestricted Capacity SUB-TOTAL

UNRESTRICTED REGIONAL CAPACITY

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Requiring Infrastructure / Comments
				Selling	Swim	Tennis	Ampt			
57	DA-09-083	1231674 Oneida Inc.	SPA Required					8	27	Unrestricted Servicing Capacity
44	Z-08-045	1575575 Oneida Inc.	SPA Required		3			131	262	Unrestricted Servicing Capacity
17	Z-09-023	Cullman Ridge (AM) Limited	Zoning, DPA & SPA Required			31		31	108	Unrestricted Servicing Capacity
25	OP-08-008 Z-09-040	Avail Investments Inc. (Kashan Horvath Ltd.)	CP, Zoning and SPA Required			43		53	318	Unrestricted Servicing Capacity
25	OP-07-009 Z-07-042	Jawa Roth Development Inc.	CP, Zoning and SPA Required			228		250	800	Unrestricted Servicing Capacity
25	OP-09-003 Z-09-014	1520144 Outlets Ltd. (The Maple Group)	SPA Required			39		59	133	Unrestricted Servicing Capacity
33W	OP-03-045	Meadel Acquisition Corporation	Zoning, DPA & SPA Required			71		71	241	Unrestricted Servicing Capacity
44	Z-10-031, DA-10-112	William King Ltd. & Ambrosia-Marie Aglen	SPA Required			49		49	187	Unrestricted Servicing Capacity & Prev. All 34 Units
44	OP-07-012 Z-07-050	Maier G. Jansz	SPA Required			9		6	20	Unrestricted Servicing Capacity
44	OP-06-013 Z-04-035	Rea Construction Inc.	SPA Required			80		84	258	Unrestricted Servicing Capacity & Prev. All 16 Units
44	OP-08-013 Z-08-048	William Reginald Redwood Subst-Sale	SPA Required			94		94	320	Unrestricted Servicing Capacity
				0	8	721	131	890	2,741	Unrestricted Capacity - SUB-TOTAL

KLEINBURG - NASHVILLE WATER SUPPLY SYSTEM IMPROVEMENTS (Q2 - 2012)

B.R. No.	Site No.	Destination / Owner / Developer	Approval Status	PROPOSED UNITS			Total Apmt. Units	Population	Required Infrastructure / Comments
				Stg	Town	Apmt			
51	Block 61 West	Block 61 Developer's Group Inc (Trustee)	Block Plan Approval Pending	579			579	1,969	UI Reduction Pkt Project
				579	0	0	579	1,969	Unrestricted Capacity - SUB-TOTAL
				TOTAL (1 of 2)			1,739	5,729	

2107

- | | |
|---|---|
| 1 | DOA refers to City Plan Approval |
| 2 | DOA refers to Site Plan Approval |
| 3 | DOA refers to Ordinance Approval |
| 4 | DOA refers to Official Plan |
| 5 | DOA refers to Zoning |
| 6 | DOA refers to Ontario Municipal Board |
| 7 | Persons per unit (ppu) |
| 8 | Persons per unit (ppu) equivalent as follows: single, semi & town 2.5, 3.5, 4.5, 5.5, 6.5, 7.5, 8.5, 9.5, 10.5, 11.5, 12.5, 13.5, 14.5, 15.5, 16.5, 17.5, 18.5, 19.5, 20.5, 21.5, 22.5, 23.5, 24.5, 25.5, 26.5, 27.5, 28.5, 29.5, 30.5, 31.5, 32.5, 33.5, 34.5, 35.5, 36.5, 37.5, 38.5, 39.5, 40.5, 41.5, 42.5, 43.5, 44.5, 45.5, 46.5, 47.5, 48.5, 49.5, 50.5, 51.5, 52.5, 53.5, 54.5, 55.5, 56.5, 57.5, 58.5, 59.5, 60.5, 61.5, 62.5, 63.5, 64.5, 65.5, 66.5, 67.5, 68.5, 69.5, 70.5, 71.5, 72.5, 73.5, 74.5, 75.5, 76.5, 77.5, 78.5, 79.5, 80.5, 81.5, 82.5, 83.5, 84.5, 85.5, 86.5, 87.5, 88.5, 89.5, 90.5, 91.5, 92.5, 93.5, 94.5, 95.5, 96.5, 97.5, 98.5, 99.5, 100.5, 101.5, 102.5, 103.5, 104.5, 105.5, 106.5, 107.5, 108.5, 109.5, 110.5, 111.5, 112.5, 113.5, 114.5, 115.5, 116.5, 117.5, 118.5, 119.5, 120.5, 121.5, 122.5, 123.5, 124.5, 125.5, 126.5, 127.5, 128.5, 129.5, 130.5, 131.5, 132.5, 133.5, 134.5, 135.5, 136.5, 137.5, 138.5, 139.5, 140.5, 141.5, 142.5, 143.5, 144.5, 145.5, 146.5, 147.5, 148.5, 149.5, 150.5, 151.5, 152.5, 153.5, 154.5, 155.5, 156.5, 157.5, 158.5, 159.5, 160.5, 161.5, 162.5, 163.5, 164.5, 165.5, 166.5, 167.5, 168.5, 169.5, 170.5, 171.5, 172.5, 173.5, 174.5, 175.5, 176.5, 177.5, 178.5, 179.5, 180.5, 181.5, 182.5, 183.5, 184.5, 185.5, 186.5, 187.5, 188.5, 189.5, 190.5, 191.5, 192.5, 193.5, 194.5, 195.5, 196.5, 197.5, 198.5, 199.5, 200.5, 201.5, 202.5, 203.5, 204.5, 205.5, 206.5, 207.5, 208.5, 209.5, 210.5, 211.5, 212.5, 213.5, 214.5, 215.5, 216.5, 217.5, 218.5, 219.5, 220.5, 221.5, 222.5, 223.5, 224.5, 225.5, 226.5, 227.5, 228.5, 229.5, 230.5, 231.5, 232.5, 233.5, 234.5, 235.5, 236.5, 237.5, 238.5, 239.5, 240.5, 241.5, 242.5, 243.5, 244.5, 245.5, 246.5, 247.5, 248.5, 249.5, 250.5, 251.5, 252.5, 253.5, 254.5, 255.5, 256.5, 257.5, 258.5, 259.5, 260.5, 261.5, 262.5, 263.5, 264.5, 265.5, 266.5, 267.5, 268.5, 269.5, 270.5, 271.5, 272.5, 273.5, 274.5, 275.5, 276.5, 277.5, 278.5, 279.5, 280.5, 281.5, 282.5, 283.5, 284.5, 285.5, 286.5, 287.5, 288.5, 289.5, 290.5, 291.5, 292.5, 293.5, 294.5, 295.5, 296.5, 297.5, 298.5, 299.5, 300.5, 301.5, 302.5, 303.5, 304.5, 305.5, 306.5, 307.5, 308.5, 309.5, 310.5, 311.5, 312.5, 313.5, 314.5, 315.5, 316.5, 317.5, 318.5, 319.5, 320.5, 321.5, 322.5, 323.5, 324.5, 325.5, 326.5, 327.5, 328.5, 329.5, 330.5, 331.5, 332.5, 333.5, 334.5, 335.5, 336.5, 337.5, 338.5, 339.5, 340.5, 341.5, 342.5, 343.5, 344.5, 345.5, 346.5, 347.5, 348.5, 349.5, 350.5, 351.5, 352.5, 353.5, 354.5, 355.5, 356.5, 357.5, 358.5, 359.5, 360.5, 361.5, 362.5, 363.5, 364.5, 365.5, 366.5, 367.5, 368.5, 369.5, 370.5, 371.5, 372.5, 373.5, 374.5, 375.5, 376.5, 377.5, 378.5, 379.5, 380.5, 381.5, 382.5, 383.5, 384.5, 385.5, 386.5, 387.5, 388.5, 389.5, 390.5, 391.5, 392.5, 393.5, 394.5, 395.5, 396.5, 397.5, 398.5, 399.5, 400.5, 401.5, 402.5, 403.5, 404.5, 405.5, 406.5, 407.5, 408.5, 409.5, 410.5, 411.5, 412.5, 413.5, 414.5, 415.5, 416.5, 417.5, 418.5, 419.5, 420.5, 421.5, 422.5, 423.5, 424.5, 425.5, 426.5, 427.5, 428.5, 429.5, 430.5, 431.5, 432.5, 433.5, 434.5, 435.5, 436.5, 437.5, 438.5, 439.5, 440.5, 441.5, 442.5, 443.5, 444.5, 445.5, 446.5, 447.5, 448.5, 449.5, 450.5, 451.5, 452.5, 453.5, 454.5, 455.5, 456.5, 457.5, 458.5, 459.5, 460.5, 461.5, 462.5, 463.5, 464.5, 465.5, 466.5, 467.5, 468.5, 469.5, 470.5, 471.5, 472.5, 473.5, 474.5, 475.5, 476.5, 477.5, 478.5, 479.5, 480.5, 481.5, 482.5, 483.5, 484.5, 485.5, 486.5, 487.5, 488.5, 489.5, 490.5, 491.5, 492.5, 493.5, 494.5, 495.5, 496.5, 497.5, 498.5, 499.5, 500.5, 501.5, 502.5, 503.5, 504.5, 505.5, 506.5, 507.5, 508.5, 509.5, 510.5, 511.5, 512.5, 513.5, 514.5, 515.5, 516.5, 517.5, 518.5, 519.5, 520.5, 521.5, 522.5, 523.5, 524.5, 525.5, 526.5, 527.5, 528.5, 529.5, 530.5, 531.5, 532.5, 533.5, 534.5, 535.5, 536.5, 537.5, 538.5, 539.5, 540.5, 541.5, 542.5, 543.5, 544.5, 545.5, 546.5, 547.5, 548.5, 549.5, 550.5, 551.5, 552.5, 553.5, 554.5, 555.5, 556.5, 557.5, 558.5, 559.5, 560.5, 561.5, 562.5, 563.5, 564.5, 565.5, 566.5, 567.5, 568.5, 569.5, 570 |

ATTACHMENT No. 5

RESERVATION SCHEDULE (2 of 2)

SERVICING CAPACITY LINKED TO PINE VALLEY NORTH PUMPING STATION AND WATER SYSTEM IMPROVEMENTS

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Shop	Small	Town	Appl.			
40S	187-00010	Moran's Properties Inc.	On/Off Plan Approval Required	143				143	485	Pine Valley North Pumping Station & Water System Imp.
40S	187-00001	Milford Valley Developments Inc.	On/Off Plan Approval Required	57				57	184	Pine Valley North Pumping Station & Water System Imp.
				200	0	0	0	200	690	Unrestricted Capacity - SUB - TOTAL

SERVICING CAPACITY LINKED SOUTHEAST COLLECTOR SEWER (04 - 2014)

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Shop	Small	Town	Appl.			
	VNO / TOD	Vaughan Metropolitan Centre & Transit-Oriented Development					2,000	2,000	4,000	Southeast Collector Sewer Works
		Vaughan Metropolitan Centre & Transit-Oriented Development					1,000	1,000	2,000	Unrestricted capacity
	LEEDs	York Regional Program					1,700	1,700	3,400	Southeast Collector Sewer Works
		York Regional Program					500	500	600	Unrestricted capacity
				0	0	0	5,000	5,000	10,000	SUB - TOTAL

SERVICING CAPACITY LINKED TO KLEINBURG WPCP EXPANSION AND WATER SUPPLY SYSTEM IMPROVEMENTS (ANTICIPATED IN-SERVICE DATE Q3 2013)

BLK	File No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS				Total Units	Population	Required Infrastructure / Comments
				Shop	Small	Town	Appl.			
Kleinburg	187-00002	132182 Ontario Inc.	On/Off Plan Approval Required	503				503	167	KCN WPCP Exp., Water System Imp., Ex. San. Pumping Sta. Imp.
Kleinburg	187-00004	11336 Highway 27 Partnership Limited	On/Off Plan Approval Required	543				543	202	KCN WPCP Exp., Water System Imp., Ex. San. Pumping Sta. Imp.
Kleinburg	187-00005	Plannit Estates Inc.	On/Off Plan Approval Required	8				8	50	KCN WPCP Exp., Water System Imp., Ex. San. Pumping Sta. Imp.
Kleinburg	2-07-031	11090 Midway Avenue & Julie and Fabio Aviani	Site Plan Approved by OMB				45	45	90	KCN WPCP Exp., Water System Imp., Ex. San. Pumping Sta. Imp.
Kleinburg	187-00078	Berkley Developments Inc.	On/Off Plan Approval by OMB	45				45	167	KCN WPCP Exp., Water System Imp., Ex. San. Pumping Sta. Imp.
				158	0	0	45	203	675	Unrestricted Capacity - SUB - TOTAL
				TOTAL (2 of 2)				5,403	11,355	
				GRAND TOTAL (1 of 2 + 2 of 2)				7,142	17,084	

NOTES:

1. SPA refers to Site Plan Approval.
2. OPA refers to On/Off Plan Approval.
3. OPA refers to On/Off Plan.
4. Zon. refers to Zoning.
5. OMB refers to Ontario Municipal Board.
6. Percent per unit (sqm) equivalent as follows: single, semi & town (3-4 approx. apartments @ 2,000sqm).
7. Kleinburg - Nashville parcels per unit (sqm) equivalent as follows: single, semi & town (3-4 approx. apartments @ 2,000sqm).

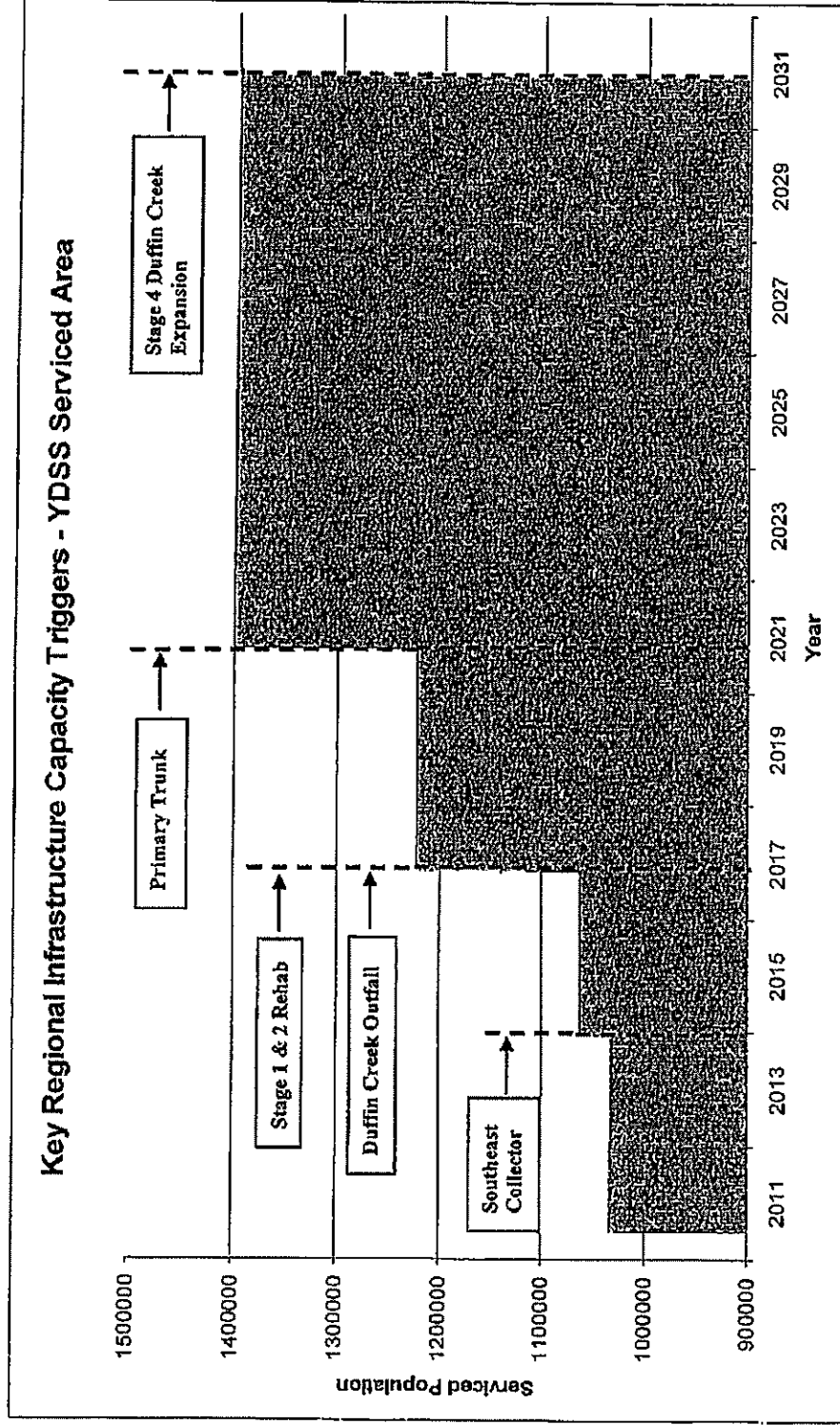
ASSIGNMENT SCHEDULE

SERVICING CAPACITY LINKED SOUTHEAST COLLECTOR SEWER (Q4 - 2014)

BLK	Pits No.	Description / Owner / Developer	Approval Status	PROPOSED UNITS			Total Units	Required Infrastructure / Compliance
				Single	Town	Apmt.		
40 / 47	BLOCK 40/47	Block 40 / 47 Developers (Susa Inc. (Phase 1) Trusts)	Block Plan Approved Pending	600			600	Pena Valley North Pumping Station & Wreier System Improvements Southeast Collector Sewer Works
				600	0	0	600	2,040 SUB - TOTAL
				GRAND TOTAL			600	2,040

1. SPA refers to Site Plan Approval.
2. DPA refers to Draft Plan Approval.
3. OP refers to Official Plan.
4. Zon. refers to Zoning.
5. OMB refers to Ontario Municipal Board.
6. Parsons park unit (ppu) equivalent is 1.0 ha.

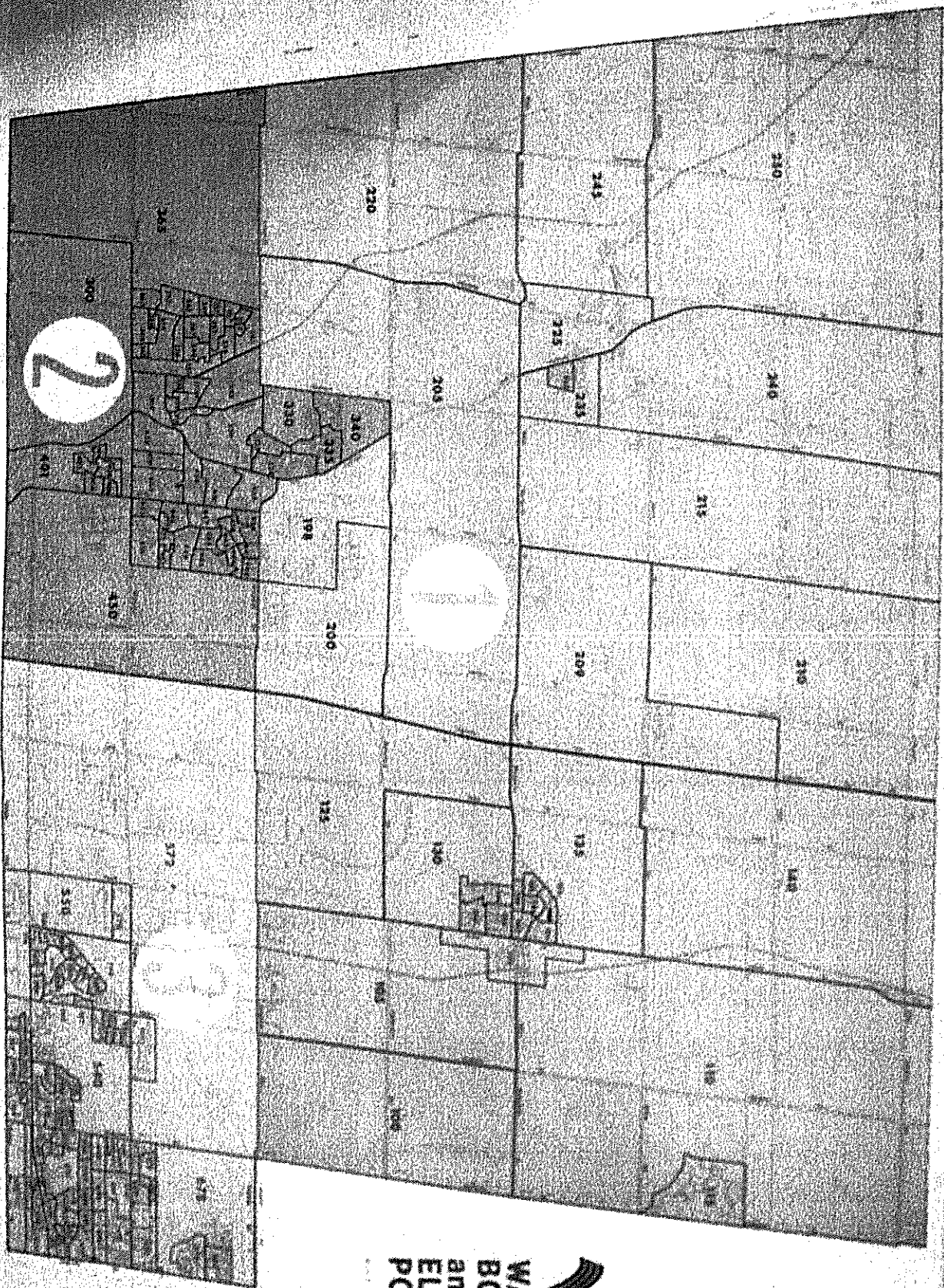
ATTACHMENT NO. 7



Southeast Collector

Works impacting all YDSS

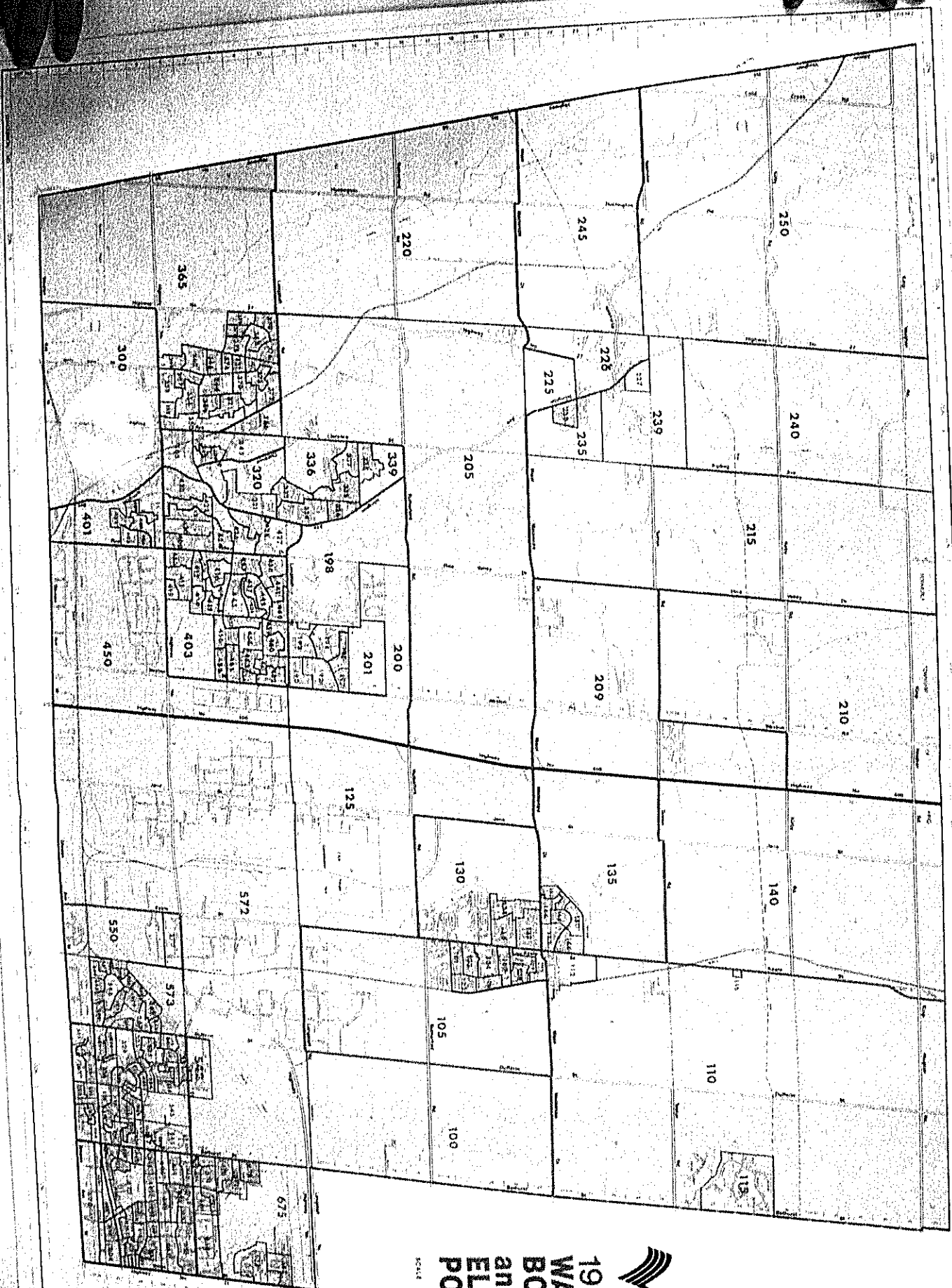
Note: Total serviced population is subject to completion of Regional YDSS Infrastructure works.

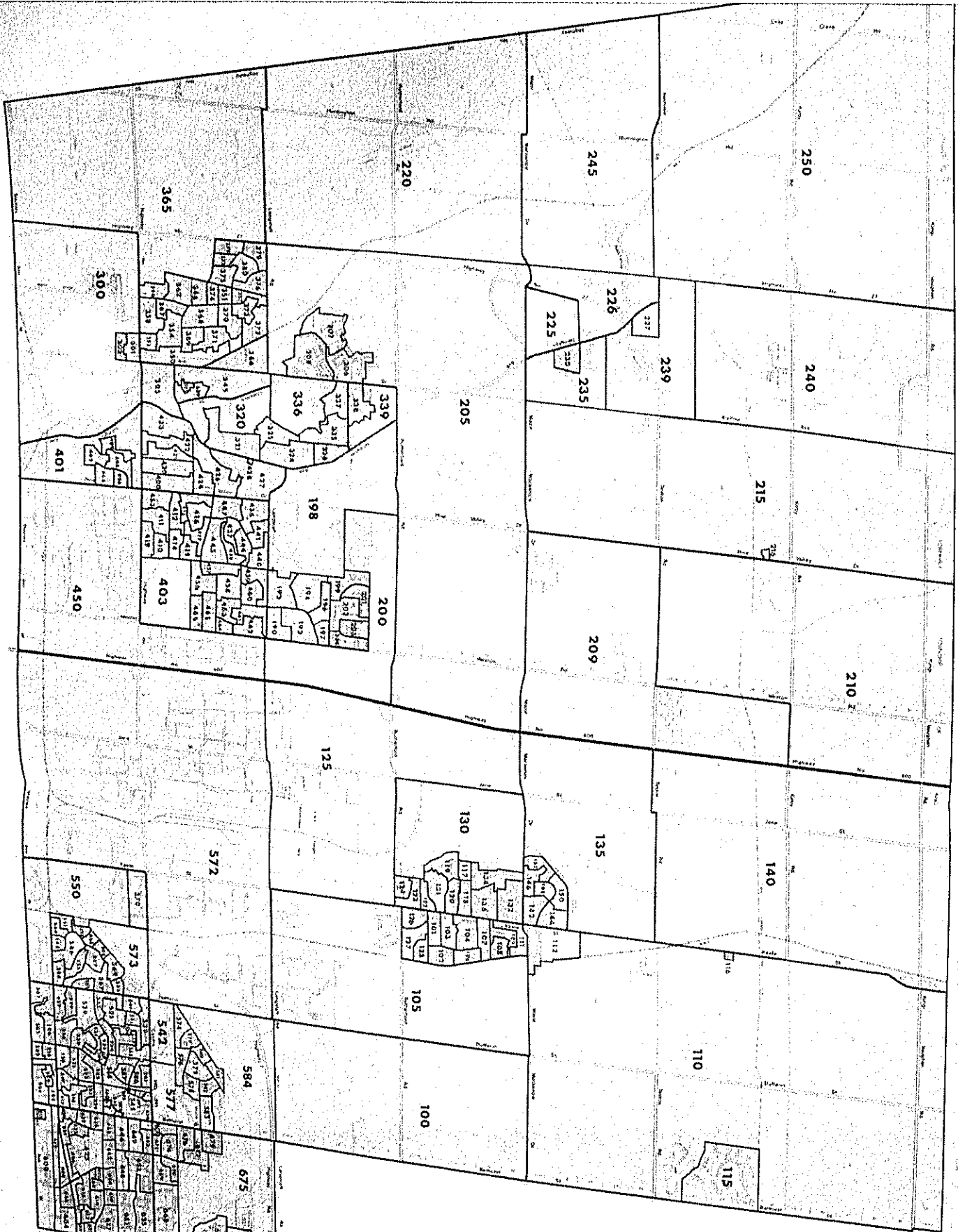


Vaughan
WARD
BOUNDARIES
and
ELECTORAL
POLLS

**1988
WARD
BOUNDARIES
and
ELECTORAL
POLLS**

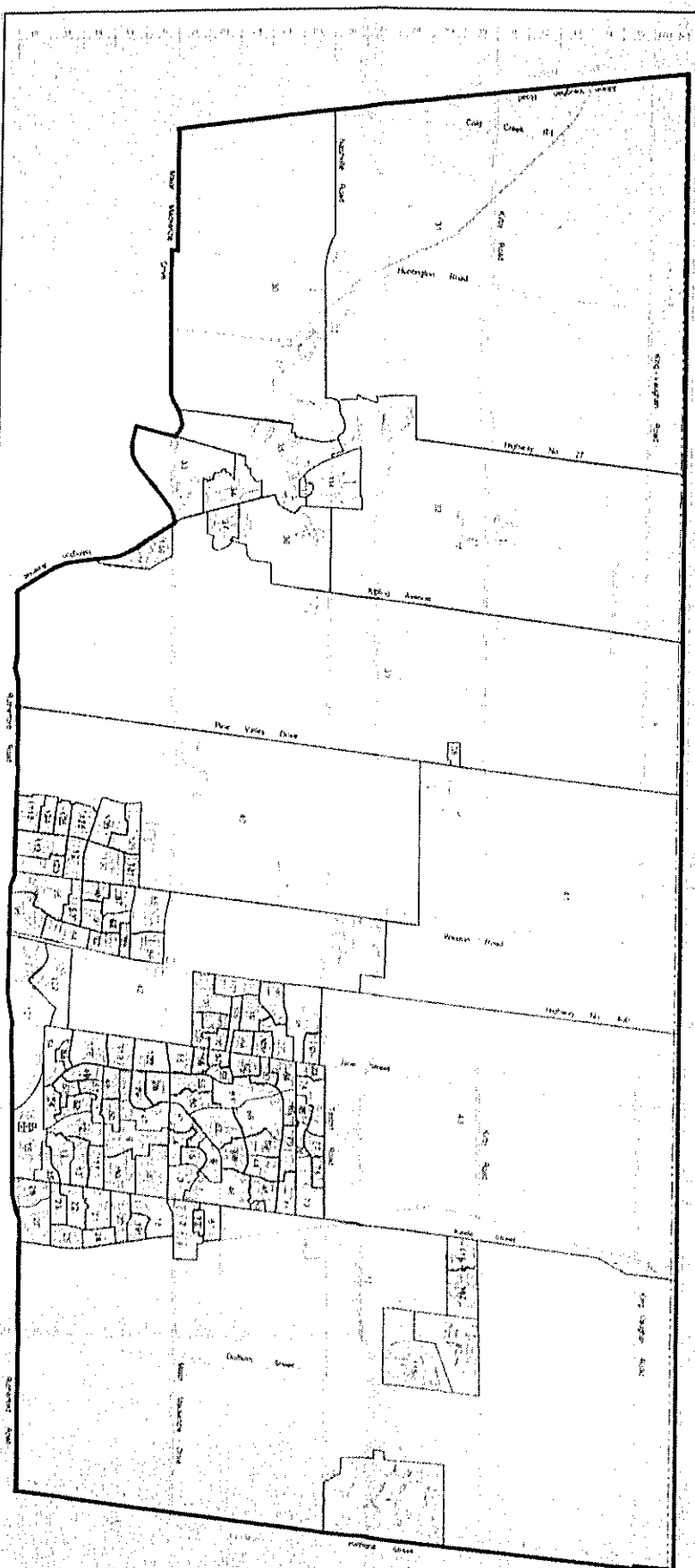
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**1991
WARD
BOUNDARIES
and
ELECTORAL
POLLS**

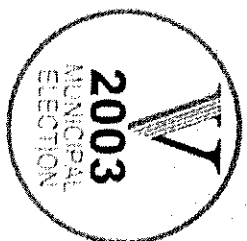
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**2003
WARD 1
BOUNDARY
AND
ELECTORAL
POLLS**

The City of
Vaughan
Vaughan
The City of Vaughan Toronto

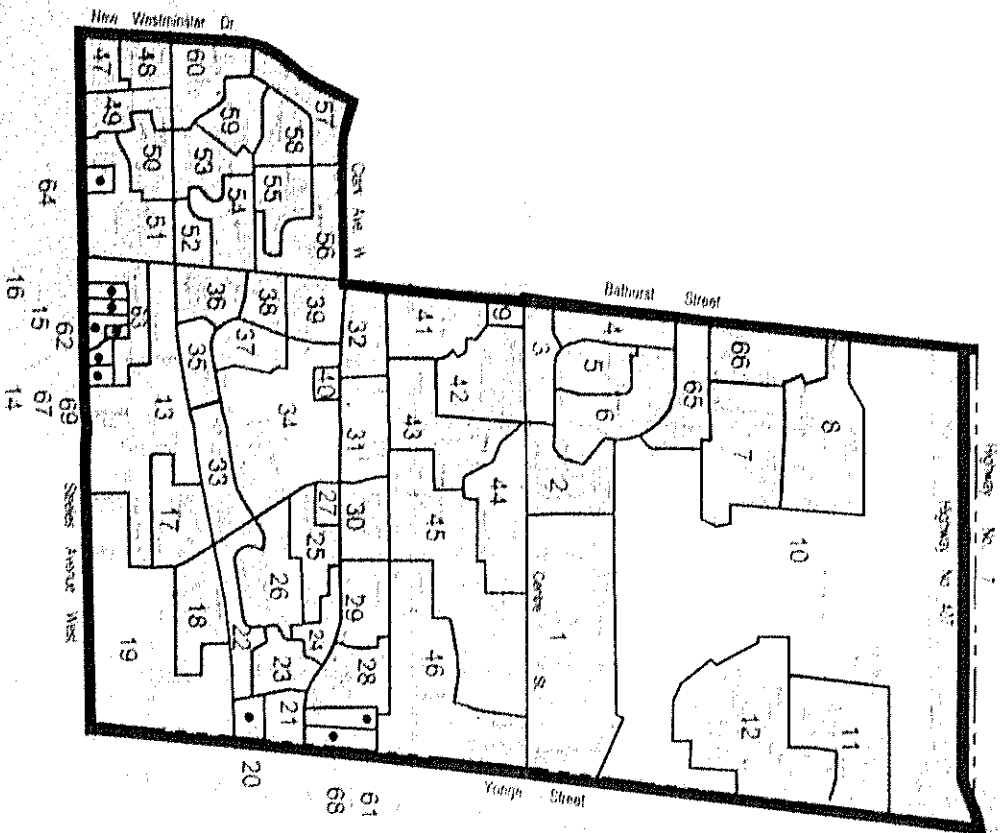


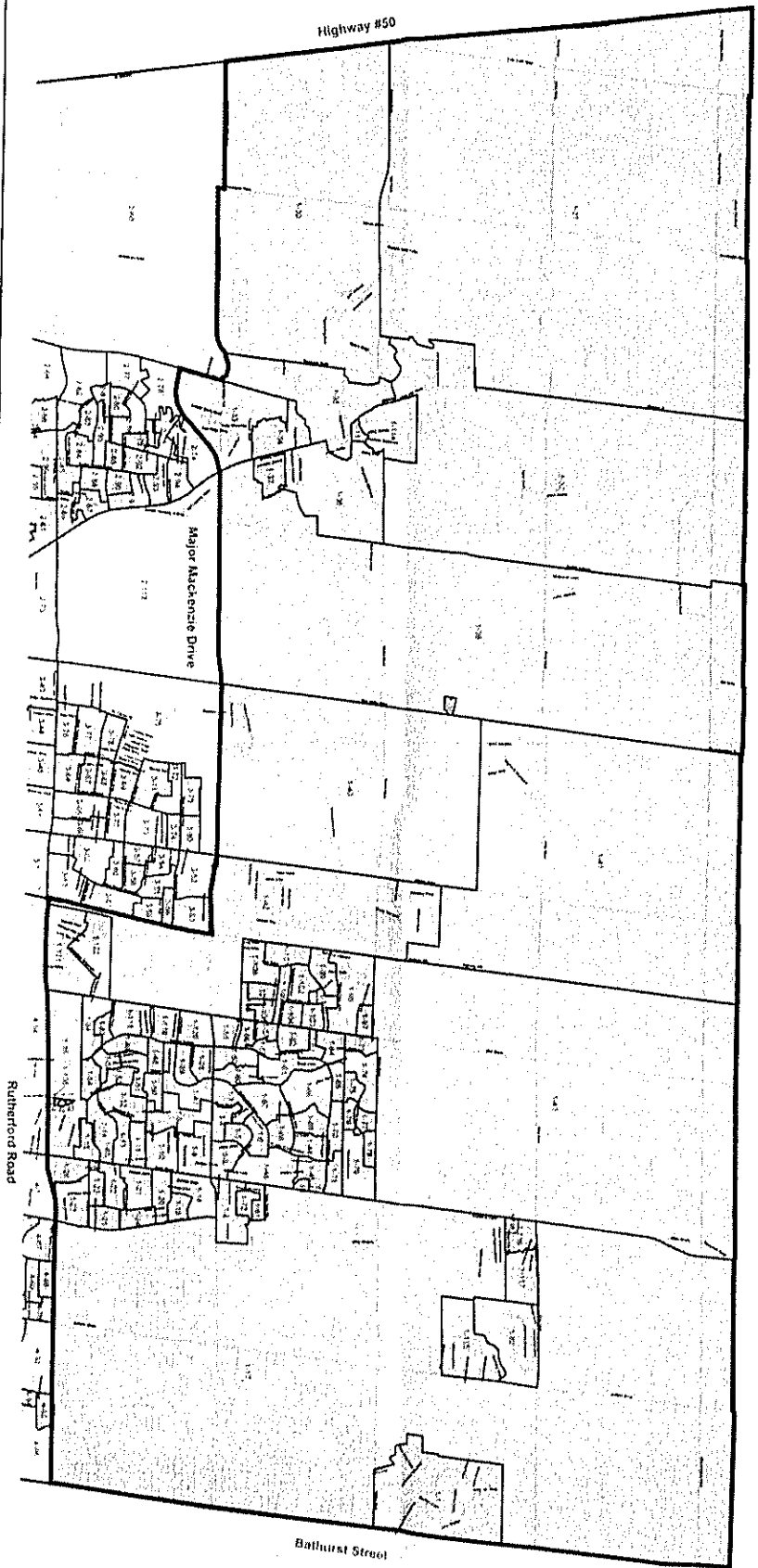


City of Vaughan

The City Above Toronto

**2003
WARD 5
BOUNDARY
AND
ELECTORAL
POLLS**





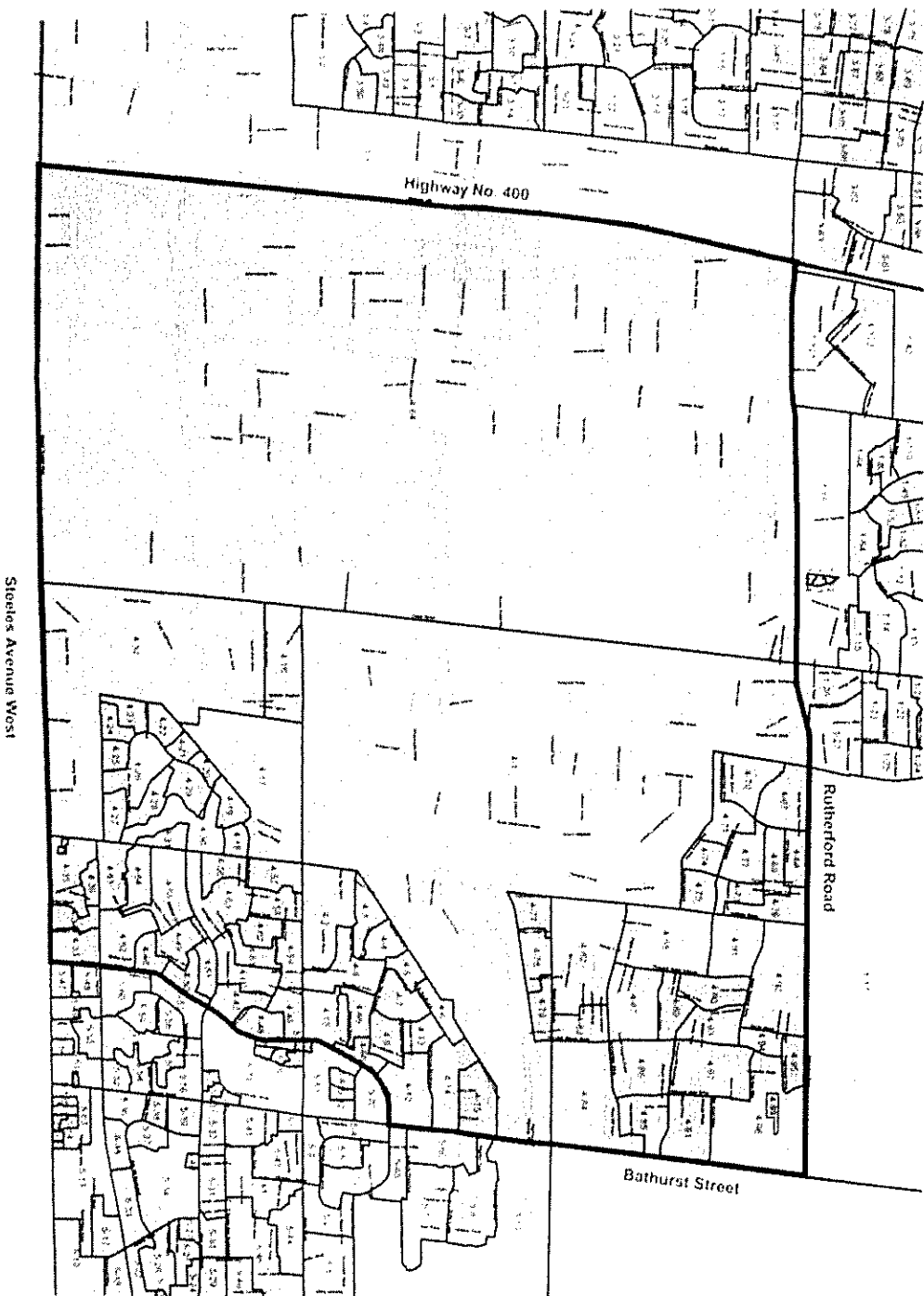
**City of
Vaughan**
The City Above Town

2006 WARD 1 BOUNDARY AND ELECTORAL POLLS



City of Vaughan
The City Above Toronto

2006 WARD 4 BOUNDARY AND ELECTORAL POLLS





City of Vaughan
The City Above Toronto

2006 WARD 5 BOUNDARY AND ELECTORAL POLLS

