

DATE: April 23, 2013

TO: Hon. Maurizio Bevilacqua, Mayor and Members of Council

FROM: Paul Jankowski, P. Eng. Commissioner of Engineering and Public Works

RE: **Communications**
Committee of the Whole Report No. 14, Item 13
Servicing Capacity Status Update - City Wide

On April 9, 2013, the Committee of the Whole received a staff report on the status of servicing capacity in the City as of December 31, 2012. This report was prepared to provide input to York Region's annual reporting cycle for the distribution of additional servicing capacity to all local area municipalities.

A servicing capacity tracking table was included in the report that provided an update on development related information and identified the status of the City's servicing capacity. Based on that table, a balance of approximately 385 units of unrestricted servicing capacity (meaning all infrastructure triggers have been satisfied) remains available for distribution by Council. From this total, 85 units of this capacity is left over from the previous distribution in June 2012 and the remaining 300 units is available in Council's discretionary reserve, which was set aside for allocation to priority development applications. These 385 units of unrestricted servicing capacity will be the only available capacity until Q2-2014.

In addition, 400 units of restricted capacity linked to the completion of the South-East Collector in Q4-2014 is also available for assignment or reservation to development application at this time.

Following the discussions at the Committee of the Whole meeting on April 9th, 2013, staff has prepared a list of development applications that have been recently approved with a Holding Symbol "(H)" because servicing capacity was not previously reserved for the application in the last annual distribution report on June 26, 2012. To date, there have been five development applications with holding zones as noted in the table below.

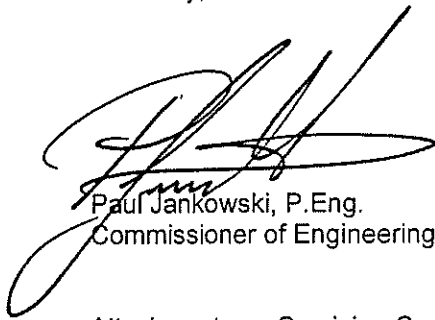
DEVELOPMENT NAME	APPLICATION	RESIDENTIAL UNITS	STATUS
BLOCK 51			
Woodbridge Crossing Ltd. Kipling Corridor **	Z.12.014 19T-12V004 DA.12.060	53*	No Allocation / Reservation/ Assignment
BLOCK 12			
Nonnodesto Income Inc.	OP.12.013 Z.12.031 19T-12V006	34*	No Allocation / Reservation/ Assignment
BLOCK 61			
Nashville Developments Inc.	19T-10V004	1,345*	Unallocated units in the Draft Plan
Kleindor Development Inc.	19T-05V10	111*	Unallocated units in the Draft Plan
Molise Kleinburg Estates Inc.	19T-06V14	249*	Unallocated units in the Draft Plan
Total		1,792	

Notes: *Development Applications with Draft Plan / Site Plan Approval containing a Holding Symbol "(H)"
** Recommended for approval by Committee of the Whole on April 9, 2013 but subject to final approval by Council on April 23, 2013
1. Development application within the York-Durham Servicing Scheme only (excluding Kleinburg/Nashville)
2. Developments in Block 61 may benefit from servicing capacity realized through the on-going Inflow/Infiltration Reduction Pilot Project.

It is anticipated that Vaughan's next annual servicing capacity distribution report will be brought forward to Council in September 2013. Notwithstanding this, should Council wish to allocate servicing capacity to active priority development application in the interim, 385 units of unrestricted capacity is currently available for allocation in accordance with the City's Allocation Protocols (copy attached).

It is important to note that the City is currently processing development applications comprising approximately 5,130 units or 11,614 persons equivalent. Some of these applications may wish to proceed to approval before the South-East Collector is completed and servicing capacity becomes available for allocation in Q2-2014.

Sincerely,



Paul Jankowski, P.Eng.
Commissioner of Engineering & Public Works

Attachment: Servicing Capacity Distribution Protocol – May 10, 2011 – Revision 3

Copy: Barbara Cribbett, Acting City Manager / Commissioner of Finance & City Treasurer
Marlon Kallideen, Commissioner of Community Services
MaryLee Farrugia, Commissioner of Legal & Administrative Services & City Solicitor
John Mackenzie, Commissioner of Planning
Joseph Pittari, Commissioner of Strategic & Corporate Services
Jeffrey Abrams, City Clerk
Andrew Pearce, Director of Development / Transportation Engineering

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.

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.