

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 13, Report No. 14, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 23, 2013, as follows:

By approving the following:

That staff report back, with recommendations, on the Servicing Capacity Policy of reserving 300 units for Council to allocate on a yearly basis; and

That Communication C8 from the Commissioner of Engineering and Public Works, dated April 23, 2013, be received.

13

**SERVICING CAPACITY STATUS UPDATE
CITY-WIDE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Commissioner of Planning, dated April 9, 2013:

Recommendation

The Commissioner of Engineering and Public Works and the Commissioner of Planning recommend:

1. THAT this report be received and a copy be forwarded to the Region of York.

Contribution to Sustainability

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

The availability of future servicing capacity is dependent upon the City's active participation in joint Regional and Local Municipal Inflow and Infiltration Reduction and Long Term Water Conservation initiatives. These programs are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan). The policies, decision making framework and implementation strategies related to the reduction of inflow and infiltration, water conservation, and the procurement of long-term servicing capacity will assist in the pursuit of:

- Building a City with sustainable growth and development and built form;
- Minimizing energy consumption;
- Conserving and protecting of our long term water supply; and
- Sharing sustainable best practices and ideas between and among municipal staff and the community.

Economic Impact

There is no economic impact related to this report.

Communications Plan

A copy of this report will be forwarded to the Region of York for consideration with the annual assignment of additional servicing capacity to the City.

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EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

Item 13, CW Report No. 14 – Page 2

Purpose

The purpose of this report is to provide Council with an update on the status of servicing capacity as of December 31, 2012.

Background – Analysis and Options

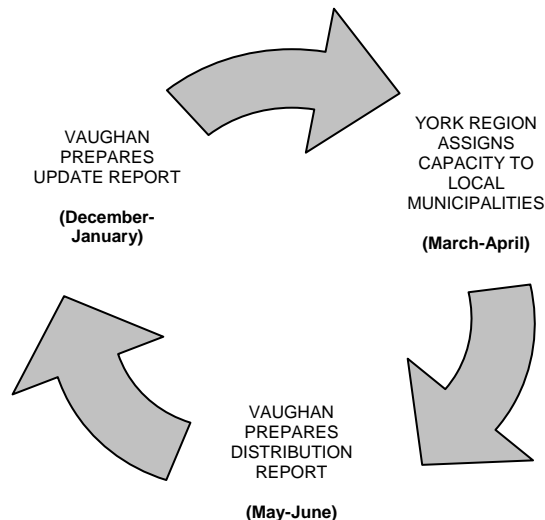
On a regular basis, York Region assigns additional servicing capacity to local area municipalities in order to maintain sustainable growth objectives and to ensure all municipalities have a minimum four year servicing capacity supply to meet short term development needs.

Mid-year status reports will help York Region better align capacity with anticipated growth needs

In advance of York Region's next servicing capacity assignment (anticipated in May-June 2013), Regional staff has requested each local municipality to prepare a mid-year servicing capacity status report. This mid-year report will provide the Region with an update on the status of the previously assigned capacity, which will help inform future capacity needs and the timing of infrastructure improvements. In addition, Regional staff has collaborated with the local municipality to establish a common reporting process and terminology. This initiative is intended to facilitate the exchange of the necessary servicing capacity information between the Region and the local area municipalities.

The mid-year status report will detail the servicing capacity usage over the preceding months and include an assessment of future needs, both short and long term. These status reports will provide input to York Region's annual reporting cycle for distribution of additional servicing capacity to all local area municipalities. The process of updating and distributing servicing capacity will now become a continuous yearly cycle between York Region and local area municipalities as illustrated below.

VAUGHAN ANNUAL REPORTING CYCLE



York Region has collaborated with local area municipalities to adopt a common terminology for preparing annual update reports

In consultation with the local area municipalities, York Region staff has established common terminology for tracking and reporting on the availability of servicing capacity.

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This terminology classifies servicing capacity into the following three categories:

Uncommitted Capacity is capacity not distributed to specific development applications by a local Council.

Committed Capacity is capacity distributed to specific development applications by a local Council.

Gone Capacity is capacity allocated to a specific development application by a local Council and where the development application has proceeded to registration or final approval.

The new common terminology aligns well with the terminology that has been adopted by the City for many years in the distribution of servicing capacity as outlined in Table 1 below:

**TABLE 1
COMMON TERMINOLOGY**

New Common Terminology	City Allocation Terminology
Uncommitted	Uncommitted
Committed	Reserved and Assigned
Gone	Allocated and Registered

The status of Vaughan's servicing capacity as of December 2012 has been summarized in a standard reporting template

In addition to the common terminology, York Region and local area municipalities have adopted a detailed tracking table which provides a status of development related information. Using this reporting template, staff has prepared a summary of the status of the servicing capacity that has been assigned to Vaughan over the last four years, which is included as Attachment No.1 and summarized below in Table 2. This data will provide York Region with the necessary background information to prepare annual reports for the assignment of additional servicing capacity to all local area municipalities.

**TABLE 2
STATUS OF SERVICING CAPACITY**

Development Period	Regional Trigger	Capacity	Status of Servicing Capacity (People)					
By Year	In-Service Date	People	Gone		Committed		Uncommitted	
2011 / 2012	Duffin Creek Expansion (Q4 2010)	20,254	17,261	85%	2,684	13%	1,401	7%
2013 / Post-2013	Southeast Collector (Q4 2014)	20,425	1,628	8%	17,342	85%	1,456	7%
TOTAL		40,679	18,889	46%	18,934	47%	2,857	7%

Note: 2001 Census Data applied to population rates for singles, semi's, town's and apartments.

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EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 23, 2013

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The City's current available 'Uncommitted', 'Committed', and 'Gone' servicing capacity represents approximately 7% (2,857 persons equivalent); 47% (18,934 persons equivalent); and 46% (18,889 persons equivalent) of the Region's total capacity assignment respectively, over the last four years.

York Region maintains a minimum four year supply of servicing capacity to local area municipalities

The distribution of servicing capacity to local area municipalities is subject to the in-service/construction completion dates of specific Regional infrastructure projects and historical market absorption rates for number of building permits issued. Current Regional policy is to provide sufficient servicing capacity to each local area municipality to maintain a minimum of a four year supply, based on historical building permit absorption rates.

Development activity in Vaughan is expected to remain strong in the near term

A trend analysis of the City's development activity since 2007 was conducted by staff. On average, approximately 3,000 low-rise (9,500 persons equivalent) building permits were issued annually between 2007 and 2011.

In preparation of this report, City and Regional staff met to establish the methodology for assigning servicing capacity to local area municipalities. Additional assignment of servicing capacity is currently based on a 4 year supply with consideration of other factors such as growth pressures and development in centres and corridors.

Based on the active development applications, a total of approximately 5,130 units or 11,614 persons equivalent are likely to proceed to approval within the next 12 to 24 months as summarized in Table 3 below. It is important to note that this growth projection is not accommodated in the summary of servicing capacity provided in Table 2 above. This information suggests that development activity in Vaughan will remain strong in the near term. Accordingly, Vaughan will need additional servicing capacity from York Region in 2013 to accommodate Vaughan's growth expectations.

**TABLE 3
IMMEDIATE GROWTH PROJECTIONS**

DEVELOPMENT AREA	POPULATION
Vaughan Metropolitan Centre (VMC)	2,522
Primary Intensification Corridors	3,618
Other Active Applications	5,478
TOTAL	11,618 (5,128 units)

Note: 2001 Census Data applied to population rates for singles, semi's, town's and apartments.

In addition to the above, landowners in a number of the new urban expansion areas are initiating the necessary planning process to develop their blocks. Accordingly, servicing capacity for these emerging development areas will be required in the foreseeable future.

Vaughan's next servicing capacity distribution report is postponed to Fall 2013 due to the new mid-year reporting process.

The City's Servicing Capacity Distribution Protocol was approved by Vaughan Council in November 2005. Since then, annual allocation distribution reports have been prepared by staff.

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The objective of the Protocol is to prioritize the allocation of servicing capacity and to ensure capacity is distributed to development applications effectively and strategically. The Protocol ensures capacity that has been reserved or assigned does not sit idle and follows the *'use it or lose it'* principle.

On June 26, 2012, Council approved the City's latest annual capacity distribution report. An annual review and distribution of the City's available servicing capacity will continue to be undertaken by staff and brought forward to future Committee of the Whole meetings. The implementation of the new mid-year reporting process will result in Regional staff not reporting on the assignment of additional servicing capacity until May or June 2013. Accordingly, Vaughan's next annual servicing capacity distribution report will be postponed until September 2013.

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.

Regional Implications

Annual servicing capacity update reports will ensure adequate capacity is available to maintain a four year supply

Coordination of development information between York Region and local area municipalities will ensure consistent annual servicing capacity reporting and York Region maintains a minimum four year supply of servicing capacity to local area municipalities.

This update report identifies the status of the City's servicing capacity. It will inform York Region of the City's anticipated development activity to ensure adequate additional capacity is assigned. Accordingly, it is recommended that a copy of this report be forwarded to York Region.

Conclusion

York Region and local area municipalities have collaborated and developed a standardized reporting process for tracking servicing capacity, which includes a mid-year status update. This status report will be used by York Region for the purpose of calculating the assignment of future capacity. Annual servicing capacity update reports will be undertaken by staff in the usual manner and brought forward to future Committee of the Whole meetings.

The implementation of the new mid-year reporting process will result in Regional staff not reporting on the assignment of additional servicing capacity until June 2013. Accordingly, Vaughan's next annual servicing capacity distribution report will be postponed until September 2013.

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Given that approximately 93% of the available servicing capacity is Gone and Committed, Vaughan will require additional servicing capacity to meet the immediate and future growth expectations.

Staff will continue to work closely with York Region to ensure Vaughan's servicing capacity needs are addressed.

Attachments

1. Allocation Capacity Monitoring Table

Report prepared by:

Jennifer Cappola-Logullo, Water / Wastewater Engineer, Ext. 8433

Tony Artuso, Senior Engineering Assistant, Ext. 8396

Michael Frieri, Manager of Engineering Planning & Studies, Ext. 8729

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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.

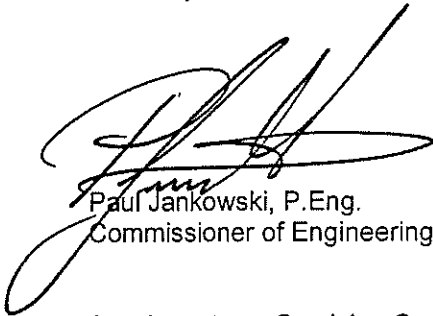
DEVELOPMENT NAME	APPLICATION	RESIDENTIAL UNITS	STATUS
BLOCK 51			
Woodbridge Crossing Ltd. Kipling Corridor **	Z.12.014 19T-12V004 DA.12.060	53*	No Allocation / Reservation/ Assignment
BLOCK 12			
Nonnodesto Income Inc.	OP.12.013 Z.12.031 19T-12V006	34*	No Allocation / Reservation/ Assignment
BLOCK 61			
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.

COMMITTEE OF THE WHOLE – APRIL 9, 2013

SERVICING CAPACITY STATUS UPDATE CITY-WIDE

Recommendation

The Commissioner of Engineering and Public Works and the Commissioner of Planning recommend:

1. THAT this report be received and a copy be forwarded to the Region of York.

Contribution to Sustainability

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

The availability of future servicing capacity is dependent upon the City's active participation in joint Regional and Local Municipal Inflow and Infiltration Reduction and Long Term Water Conservation initiatives. These programs are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan). The policies, decision making framework and implementation strategies related to the reduction of inflow and infiltration, water conservation, and the procurement of long-term servicing capacity will assist in the pursuit of:

- Building a City with sustainable growth and development and built form;
- Minimizing energy consumption;
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- Sharing sustainable best practices and ideas between and among municipal staff and the community.

Economic Impact

There is no economic impact related to this report.

Communications Plan

A copy of this report will be forwarded to the Region of York for consideration with the annual assignment of additional servicing capacity to the City.

Purpose

The purpose of this report is to provide Council with an update on the status of servicing capacity as of December 31, 2012.

Background – Analysis and Options

On a regular basis, York Region assigns additional servicing capacity to local area municipalities in order to maintain sustainable growth objectives and to ensure all municipalities have a minimum four year servicing capacity supply to meet short term development needs.

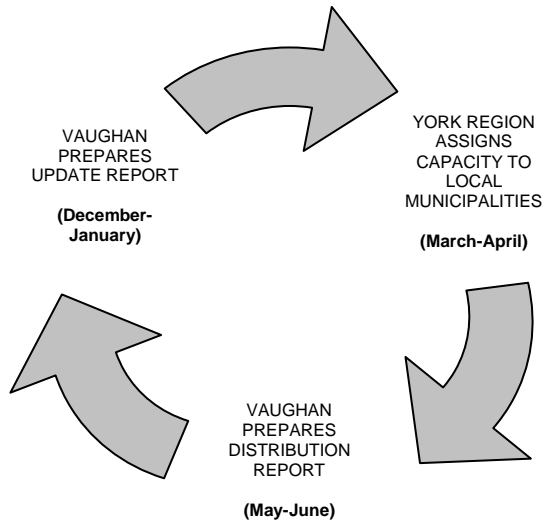
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improvements. In addition, Regional staff has collaborated with the local municipality to establish a common reporting process and terminology. This initiative is intended to facilitate the exchange of the necessary servicing capacity information between the Region and the local area municipalities.

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The new common terminology aligns well with the terminology that has been adopted by the City for many years in the distribution of servicing capacity as outlined in Table 1 below:

**TABLE 1
COMMON TERMINOLOGY**

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This update report identifies the status of the City's servicing capacity. It will inform York Region of the City's anticipated development activity to ensure adequate additional capacity is assigned. Accordingly, it is recommended that a copy of this report be forwarded to York Region.

Conclusion

York Region and local area municipalities have collaborated and developed a standardized reporting process for tracking servicing capacity, which includes a mid-year status update. This status report will be used by York Region for the purpose of calculating the assignment of future capacity. Annual servicing capacity update reports will be undertaken by staff in the usual manner and brought forward to future Committee of the Whole meetings.

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Given that approximately 93% of the available servicing capacity is Gone and Committed, Vaughan will require additional servicing capacity to meet the immediate and future growth expectations.

Staff will continue to work closely with York Region to ensure Vaughan's servicing capacity needs are addressed.

Attachments

1. Allocation Capacity Monitoring Table

Report prepared by:

Jennifer Cappola-Logullo, Water / Wastewater Engineer, Ext. 8433
Tony Artuso, Senior Engineering Assistant, Ext. 8396
Michael Frieri, Manager of Engineering Planning & Studies, Ext. 8729

Respectfully submitted,

Paul Jankowski
Commissioner of Engineering
And Public Works

John Mackenzie
Commissioner of Planning

Andrew Pearce
Director of Development /
Transportation Engineering

Grant Uyeyama
Director of Development Planning

ATTACHMENT NO. 1

ALLOCATION CAPACITY MONITORING TABLE
(AS OF DECEMBER 31, 2012)

Name of Development	Subdivision /Site Plans	Total		Stage in Application (Population)			Latest Regional Distribution to Vaughan		Comments
		POP	UNITS	Uncommitted	Council Committed (Reserved or Assigned)	Registered or Executed Site Plan Agreement, Gone (Allocated)	2011 / 2012	2013 / Post 2013	
							20,254	20,425	
CITY OF VAUGHAN, 2012 REGISTRATION SCHEDULE									
Camarvale Holdings Inc.	19T-03V03	226	74			226	226		BUILDING PERMIT
Camarvale Holdings Inc.	19T-03V03	150	49			150	150		
Cal-Wood Developments – Phase IA	19T-07V04	18	5			18	18		
Elm Thornhill Woods Inc. (2010)	19T-10V03	156	51			156	156		
1711479 Ont. Ltd (formerly Major Mack) – Ph. IA	19T-07V06	169	52			169	169		
Mosaik Pinewest Inc.	19T-06V10	521	143			521	521		
Greenbrooke Developments Inc. – Phase III	19T-06V04	604	166			604	604		
Belmont (Weston) Inc. – Phase III	19T-06V07	939	258			939	939		
Molise Kleinburg – Phase II	19T-06V14	728	200			728	728		
Dufferin Ridge	19T-11V002	95	31			95	95		
Nashville Developments et al	19T-10V004	1,456	400			1,456	1,456		
Kleindor Developments Inc. – Humber Trails	19T-05V10	728	200			728	728		
Berkid Investments Limited	DA.07.069	4	1			4	4		
Country Wide Homes	DA.11.108	46	15			46	46		
Ozner Corporation (South)	DA.11.036	202	66			202	202		
Saifish Builders	DA.11.044	205	67			205	205		
Wycliffe Kipling Ltd	DA.10.112	199	65			199	199		
Arvit Investments (Mosaik)	DA.11.075	285	93			285	285		
Bralawn Developments	DA.11.042	205	67			205	205		
Tiffany Park Homes	DA.11.110	15	5			15	15		
Nine Ten West Limited	DA.12.001	116	38			116	116		
Vista Parc Limited	DA.11.069	237	122			237	237		
Royal 7 Developments Inc., Phase 1	19T-00V21	865	446			865		865	
2012 Consent Applications	Various	11	3			11	11		
Ravines of Islington Holdings	DA.12.039	40	13			40	40		
CITY OF VAUGHAN ALLOCATION SCHEDULE - UP TO DECEMBER 2012 - UNRESTRICTED SERVICING CAPACITY TO THE YDSS									
Oskar Group	DA.11.070	49	16			49	49		PENDING DESIGN, REGISTRATION & BUILDING PERMIT
Kylemount Developments Inc.	19T-12V001	138	38			138	138		
Madison Bathurst Holdings Inc.	DA.09.078	314	162			314	314		
1678575 Ontario Inc.	DA.11.071	254	131			254	254		
Sandro Palazzo	DA.10.052	188	97			188	188		
Woodstream Plaza Inc.	DA.11.041	763	385			763		763	
Longyard Properties Inc.	19T-03V13	1,456	400			1,456	1,456		
CITY OF VAUGHAN RESERVATION SCHEDULE - UP TO DECEMBER 2012 - UNRESTRICTED SERVICING CAPACITY TO THE YDSS									
City of Vaughan - Council Reserve	COUNCIL	1,092	300	1,092			1,092		PENDING SITE PLAN / DRAFT PLAN APPROVAL
Millwick Acquisition Corporation	19T-11V003	217	71		217		217		
Royal Pine Homes (1668872 Ontario Inc.)	Z.06.005	190	98		190		190		
P. Gabriele and Sons Limited	DA.09.070	70	36		70		70		
P. Gabriele and Sons Limited	DA.09.071	99	51		99		99		
Cicchino Holdings Limited	Z.08.039	214	70		214		214		
Vince Leto (2245106 Ontario Inc.)	DA.12.018	373	122		373		373		
Market Lane Holdings Inc.	Z.06.079	153	79		153		153		
LCT Investments Limited (Kipling)	DA.07.092	68	35		68		68		
Millwood Valley Developments Inc.	19T-08V01	207	57		207		207		
CITY OF VAUGHAN RESERVATION SCHEDULE - UP TO DECEMBER 2012 - RESTRICTED SERVICING CAPACITY TO THE YDSS									
Vaughan Metropolitan Centre / High Density / TOD	VMC / TOD	6,693	3,450		6,693			6,693	PENDING SITE PLAN / DRAFT PLAN APPROVAL
LEEDs (York Region Program)	LEEDs	3,298	1,700		3,298			3,298	
Liberty Developments Inc. (Thornhill)	Z.11.032	935	482		935			935	
Liberty Developments Inc. (Woodbridge)	Z.08.022	1,502	774		1,502			1,502	
CITY OF VAUGHAN ASSIGNMENT SCHEDULE - UP TO DECEMBER 2012 - RESTRICTED SERVICING CAPACITY TO THE YDSS									
Block 40 / 47 Group Trustee	BLOCK 40/47	4,914	1,350		4,914			4,914	PENDING BLOCK PLAN & DRAFT PLAN APPROVAL
UNCOMMITTED SERVICING CAPACITY									
Assigned in 2012 Update - Available for Redistribution	Various	1,456	400	1,456				1,456	
Unrestricted Servicing Capacity - Available for Distribution	Various	309	85	309			309		
CITY OF VAUGHAN, 2011 REGISTRATION SCHEDULE									
GONE IN 2011						7506	7506		
GONE IN 2012						11,383	12,748		
TOTAL		33,173	13,019	2,857	18,934	18,889	20,254	20,425	

SUMMARY OF 2012 SERVICING CAPACITY		
PERCENTAGE	STAGE IN APPLICATION	POPULATION (PERSONS EQUIV.)
7%	UNCOMMITTED	2,857
47%	COMMITTED	18,934
46%	GONE	18,889
100%		40,680
REGIONAL ASSIGNMENT	Trigger Year	Servicing Capacity
	2011 / 2012	20,254
	2013 / Post 2013	20,425
Total		40,680