

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

Item 50, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

**50**

**COUNCIL RESERVE CAPACITY  
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 Director of Development/ Transportation Engineering, dated June 18, 2013:**

**Recommendation**

The Commissioner of Engineering and Public Works and the Director of Development / Transportation Engineering in consultation with Commissioner of Planning recommends:

1. THAT the practice of reserving 300 units of servicing capacity for allocation by Council to development applications of strategic importance to the City be continued;
2. THAT Council pass the following resolution with respect to the ALLOCATION of servicing capacity to specific development applications:

“IT IS HEREBY RESOLVED THAT development applications described by file numbers 19T-12V010, 19T-12V003, 19T-12V008, 19T-12V006, DA.12.060 and DA.12.089 are allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 385 residential units (as detailed on Attachment No.1)”; and

3. THAT Council pass the following resolution with respect to the RESERVATION of servicing capacity to specific development application:

“IT IS HEREBY RESOLVED THAT the development application described by the file number 19T-12V009 from the York Sewage Servicing / Water Supply System for a total of 240 units from the post 2013 Regional capacity assignment. 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.”

**Contribution to Sustainability**

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

**Economic Impact**

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

**Communications Plan**

There is no communications plan resulting from the adoption of this report.

**Purpose**

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, directed:

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

This report has been prepared in response to Council's above noted direction.

#### **Background – Analysis and Options**

Annual servicing capacity distribution reports have been prepared by staff since September 2003. Vaughan's annual reports provide the status of the active development applications City-wide so Council has the necessary information to strategically assign, reserve and allocate servicing capacity to active development applications as a means of effectively managing capacity and the orderly progression of development throughout the City.

To assist in prioritizing the allocation and reservation of servicing capacity, Council adopted a Servicing Capacity Distribution Protocol in November 2005. The objective of the Protocol is to provide guidance and establish a frame work for staff to follow in developing the recommended annual servicing capacity distribution strategy.

#### **Council established a small reserve of unrestricted capacity for priority projects in 2008**

In March 2008, staff recommended that Council reserve a small amount of servicing capacity (355 residential units) for allocation to priority low rise residential development applications that are identified throughout the year. There are no restrictions or triggers associated with this reserve capacity which provides Council with the ability to strategically allocate to individual development applications that are deemed a priority by the City. Although there are no formal principles guiding the allocation of this reserve of capacity, the Servicing Capacity Distribution Protocol have been considered in the past.

#### **Council has allocated capacity from the reserve on two occasions since 2008**

Over the past 5 years, Council has allocated servicing capacity from this reserve to two individual development applications as identified in Table 1 below.

In October 2008, Council allocated 58 residential units to Woodvalley Development Inc. Plan of Subdivision 19T-95063 in order to facilitate the full build out of the third phase of the development in Block 11. Subsequently, in June 2009, Council allocated 86 residential units to a high rise residential site development in the Woodbridge Core area (Site Plan Application DA.09.038, 1504546 Ontario Ltd.). Accordingly, over the last 5 years, a total of 144 residential units (490 persons equivalent) has been allocated from Council reserve capacity. On an annual basis, Council's reserve has been replenished and maintained at approximately 300 units.

**TABLE 1 – Council Reserve Capacity Allocated to Specific Development Applications**

Occurrence	Date of Allocation	Development Name	Total Units Allocated
1	October 27, 2008	Woodvalley Development Inc.	58
2	June 30, 2009	1504546 Ontario Ltd.	86
<b>Total Units Allocated from Council Reserve Capacity</b>			<b>144 units (490 Persons Equivalent*)</b>

\*Assumes 3.4 average persons per unit.

**Unrestricted servicing capacity is available for distribution to priority development applications at Council's discretion**

On April 9, 2013, Council received a staff report on the status of servicing capacity in the City as

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

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of December 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. The report identified a balance of approximately 385 units of unrestricted servicing capacity 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. There are no restrictions or triggers associated with these 385 units of servicing capacity. It should be noted that the 385 units of servicing capacity will be the only unrestricted capacity available until approximately Q2-2014.

#### **Allocation of servicing capacity is available to accommodate immediate development needs**

A number of development applications have recently been approved by Council with a holding provision or are currently being considered for approval under separate items on the June 18, 2013 Committee of the Whole agenda as identified in Attachment No.1 to this report.

These six development applications can be classified as infill developments or ones that complete an existing residential community. There is a high expectation that the majority of these developments can proceed in the next few months. The number of proposed units in these six applications totals 385 residential units, which coincidentally is equivalent to the available unrestricted capacity. Given that these applications meet the intent of the Allocation Protocol, staff is recommending the allocation of servicing capacity (385 units) to accommodate these immediate development needs.

Two other development applications are before Council for approval with a holding provision as identified in Attachment No.1. Servicing capacity for Pinestaff Development Inc. (Draft Plan Application 19T-10V005) will come from the Inflow/Infiltration Reduction Pilot Project in accordance with the Tri-Party Agreement between the City, Region and the Block 61 Landowners Group. The Nine-Ten West Ltd. (Draft Plan Application 19T-12V009) is considered an emerging development area within Block 11 (Carville District Centre). The City has 400 units of restricted capacity (linked to the completion of the South-East Collector Sewer) that is available to Council for assignment or reservation to active development application. Accordingly, staff is recommending that 240 units of available restricted capacity be reserved for Nine-Ten West Ltd. (Draft Plan Application 19T-12V009) to allow at least the first phase of this development to proceed in the next year.

#### **The practice of reserving 300 units of servicing capacity for allocation by Council to development applications of strategic importance to the City be continued**

For a number of years, staff has recommended that Council set aside a small amount of unrestricted servicing capacity for allocation to priority development applications identified throughout the year, as exemplified in Attachment No.1. Typically, Council's discretionary reserve contains capacity for approximately 300 residential units (1,020 persons equivalent). Since this practice was implemented in 2008, Council has allocated a total of 144 units to two individual development applications. In order to deal with similar emerging development applications in the future, staff recommend that the practice of reserving a small amount of unrestricted servicing capacity for allocation by Council to development applications of strategic importance to the City be continued in the short term. Council could consider the existing Servicing Capacity Distribution Protocol when considering the allocation of this capacity to a development application.

#### **The Region is expected to assign additional restricted servicing capacity to the local municipalities in June 2013**

Regional staff has advised that additional restricted servicing capacity is expected to be assigned

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to the City of Vaughan in June. The proposed assignment will provide a longer term outlook for servicing capacity to 2021 and will be subject to infrastructure triggers including the completion of the South-East Collector Sewer, which is currently under construction and expected to be completed by Q4-2014. Accordingly, there is a significant amount of servicing capacity coming on line in the near future to support 2021 growth and beyond. Staff will bring forward the annual servicing capacity distribution report with further details on the next assignment of capacity to the Committee of the Whole in September. Given that additional capacity is forthcoming, staff is recommending that Council allocate the available unrestricted servicing capacity (385 units) to the development applications that have recently been approved with a holding provision or are currently being considered for approval under a separate item on the June 18, 2013 Committee of the Whole agenda as identified in Attachment No.1 to this report.

#### **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**

There are no Regional implications associated with the recommendations of this report.

#### **Conclusion**

In order to deal with priority low rise development applications that are identified throughout the year, staff recommends that the practice of reserving 300 units of unrestricted servicing capacity for allocation by Council to development applications of strategic importance to the City be continued in the short term.

It is anticipated that the Region will be assigning additional servicing capacity to the City in the near future which will be sufficient to accommodate 2021 growth and beyond. Accordingly, staff recommend that Council consider allocating the available unrestricted servicing capacity (385 units) to the development applications that have recently been approved with a holding provision.

#### **Attachments**

1. Development Applications Approved With a Holding Provision

#### **Report prepared by:**

Jennifer Cappola-Logullo, Water / Wastewater Engineer, Ext. 8433  
Tony Artuso, Senior Engineering Assistant, Ext. 8396

(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.)

## **COMMITTEE OF THE WHOLE – JUNE 18, 2013**

### **COUNCIL RESERVE CAPACITY CITY-WIDE**

#### **Recommendation**

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### **Report prepared by:**

Jennifer Cappola-Logullo, Water / Wastewater Engineer, Ext. 8433  
Tony Artuso, Senior Engineering Assistant, Ext. 8396

Respectfully submitted,

Paul Jankowski  
Commissioner of Engineering  
And Public Works

Andrew Pearce  
Director of Development/  
Transportation Engineering



## ATTACHMENT NO. 1

### DEVELOPMENT APPLICATIONS APPROVED WITH A HOLDING PROVISION

DEVELOPMENT APPLICATION	APPLICATION NO.	BLOCK	RES. UNITS	WARD	APPROVAL DATE	STATUS BASED ON PROTOCOL CONDITIONS		
						Planning Approval <sup>1</sup>	Infill Development	Completion of Block <sup>2</sup>
Woodbridge Crossing Ltd.	Z.12.014 19t-12V004 DA.12.060	51	53	2	April 9, 2013	✓	✓	
Kipco Lands Developments Ltd.	Z.12.038 19T-12V010	51	56	2	April 30, 2013	✓	✓	
1668135 Ontario Inc.	Z.12.024 19T-12V003	52	57	2	Subject to June 18, 2013 COW		✓	
Majorwest Development Corp.	19T-12V008	32W	43	3	Subject to June 18, 2013 COW		✓	
Nonnodesto Income Inc.	19T-12V006	12	34	4	April 30, 2013	✓		✓
King Jane Developments Inc.	Z.12.037 OP.12.016 DA.12.089	11	142	4	Subject to June 18, 2013 COW			✓
TOTAL			385					
Total Available Unrestricted Capacity			385					
SERVICING CAPACITY STRATEGY								
Pinestaff Development Inc.	19T-10V005	61	176	1	Subject to June 18, 2013 COW	Servicing capacity will come from the Inflow/Infiltration Reduction Pilot Project Tri-Party Agreement		
Nine-Ten West Ltd.	Z.12.047 19T-12V009 OP.12.015	11	795	4	Subject to June 18, 2013 COW	400 units of restricted servicing capacity linked to the South-East Collector (Q4-2014) is available for reservation to this development		

Notes:

<sup>1</sup>OPA or zoning approval with a Holding Provision.

<sup>2</sup>Completion of partially built community.