

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 32, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

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**SERVICING CAPACITY ALLOCATION STRATEGY
INTERIM DISTRIBUTION REPORT
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Public Works, the Commissioner of Planning, the Director of Development/Transportation Engineering and the Director of Development Planning, dated September 2, 2014:

Recommendation

The Commissioner of Public Works, the Commissioner of Planning, the Director of Development / Transportation Engineering and the Director of Development Planning recommend:

1. THAT Draft Plan of Subdivision Files 19T-03V13, 19T-12V011, 19T-13V004, and 19T-13V005, and Site Development Files DA.12.079 and DA.13.072 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 1,150 residential units (3,669 persons equivalent).

Contribution to Sustainability

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

Economic Impact

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

Communications Plan

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

Purpose

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

Background - Analysis and Options

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

At its meeting on October 29, 2013, Council endorsed the City's last annual servicing capacity allocation strategy report. As part of this report, Council reserved and allocated available servicing capacity to active applications in accordance with the City's Servicing Capacity Distribution Protocol. The report further identified approximately 12,900 persons equivalent of remaining capacity to be reserved for future distribution to development applications proceeding to approval over the coming year. The majority of this capacity was restricted pending the completion of the Regional Southeast Sanitary Collector Sewer Project.

The Southeast Collector Sewer Project remains on schedule so the Region has recently released the restriction on the allocation of servicing capacity

On August 13, 2014, Regional staff confirmed that the Southeast Sanitary Collector Sewer project

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remains on schedule. Given the expected completion of the project in Q4-2014, York Region has released the restriction on the allocation of servicing capacity by the City to allow the registration of all ground related units to proceed.

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

Council has approved a number of development applications with holding provisions pending the allocation of servicing capacity. As well, one application was approved by the Ontario Municipal Board in December 2013. Given that servicing capacity is now unrestricted, staff is recommending the approved development applications noted below be allocated servicing capacity from the available balance of 12,900 persons equivalent in advance of the City's next annual update report in early 2015. This will allow developments to proceed in a timely manner.

The specific development applications are as follows:

1. On June 23, 2008, Vaughan Council approved Draft Plan of Subdivision File 19T-03V13, formerly known as Helmhorst Investments Limited. The proposed development is located within Block 12 (north of Major Mackenzie Drive and west of Bathurst Street). The total number of units proposed within this development totals 711 residential units (2,417 persons equivalent). Four hundred (400) of those units (1,432 persons equivalent) were previously allocated to the draft plan on December 11, 2012. Allocation to the remaining 311 units (1,113 persons equivalent) is necessary to accommodate expected unit sales.
2. Draft Plan of Subdivision File 19T-12V011 York Major Holdings Inc. was approved by Vaughan Council on June 24, 2014. The proposed development is located within Block 19 adjacent to the GO Transit railway line between McNaughton Road East and Mill Street (Maple GO Secondary Plan). The number of Phase 1 ground related units proposed within this development total 235 residential units (799 persons equivalent).
3. Draft Plan of Subdivision Files 19T-13V004 (110 townhouse units) and 19T-13V005 (95 townhouse units) Quadrant Holdings Inc. were approved by Vaughan Council on June 24, 2014. The proposed development is located in Block 11 and contains a total of 205 residential townhouse units (697 persons equivalent).
4. Site Plan Development File DA.12.079 FCHT Holdings (Ontario) Corporation was conditionally approved by the Ontario Municipal Board on December 5, 2013. The proposed development is located within Block 11 and contains a total of 250 residential apartment units (553 persons equivalent).
5. Site Plan Development File DA.13.072 Teefy Developments Inc. was approved by Vaughan Council on June 24, 2014. The proposed development is located within Block 10, on the west side of Bathurst Street and south of Rutherford Road. The number of units proposed within this development total 149 residential townhouse units (507 persons equivalent).

A summary of approved applications recommended for allocation of servicing capacity is provided in Table 1 below.

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Table 1 – Allocation Summary

Block	File	Approval Status	No. of Units	Persons Equivalent
12	19T-03V13	Draft Plan Approved	311	1,113
19	19T-12V011	Draft Plan Approved	235	799
11	19T-13V004	Draft Plan Approved	110	374
11	19T-13V005	Draft Plan Approved	95	323
11	DA.12.079	Site Plan Approved by OMB	250	553
10	DA.13.072	Site Plan Approved	149	507
		Total	1,150	3,669

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.

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

Regional Implications

Interim allocation strategy reports serve to inform York Region of the City's short term development projections and demonstrate the City's effectiveness in managing growth. A copy of this report will be forwarded to York Region through the normal reporting process.

Conclusion

On August 13, 2014, Regional staff released the restriction on the allocation of servicing capacity by the City to permit the registration of all ground related units to proceed. In order to accommodate priority ground related development applications approved since the last annual servicing capacity distribution update report, it is appropriate to allocate to the aforementioned development applications at this time.

Staff will report to Council on the overall status of servicing capacity in early 2015.

Attachments

None

Report prepared by:

Tony Artuso, Senior Engineering Assistant, Ext. 8396
Michael Frieri, Manager of Engineering Planning & Studies, Ext. 8729
Mauro Peverini, Manager of Development Planning, Ext.8407

COMMITTEE OF THE WHOLE – SEPTEMBER 2, 2014

SERVICING CAPACITY ALLOCATION STRATEGY INTERIM DISTRIBUTION REPORT WARD 4

Recommendation

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 Michael Frieri, Manager of Engineering Planning & Studies, Ext. 8729
 Mauro Peverini, Manager of Development Planning, Ext.8407

Respectfully submitted,

Paul Jankowski
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