

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

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

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, Director of Development Engineering and Infrastructure Planning, and the interim Director of Development Planning, dated December 6, 2016, be approved;
- 2) That the following be approved in accordance with Communication C8, memorandum from the Deputy City Manager, Planning and Growth Management, dated December 5, 2016:
  1. That the reference to “Gold Park Homes Inc.” identified under Description/Owner/Developer on line 2 of Attachment 1 be replaced with “Lindvest” (19T-03V25); and
- 3) That the deputation by Mr. Mark Yarranton, Principal Planner, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of Lindvest, be received.

The Deputy City Manager, Planning and Growth Management, Director of Development Engineering and Infrastructure Planning, and the interim Director of Development Planning recommend:

- $\dots/2$

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- a) "THAT the development applications identified by File Numbers Z.13.005, DA.07.092, DA.14.007, DA.14.055, DA.15.071, DA.15.074, DA.15.085, DA.15.093, DA.16.064, 19T-04V12, 19T-14V002, 19T-14V011, 19T-15V012, 19T-15V013 and 19T-15V014 be reserved servicing capacity from the York Sewage / Water Supply System for a total of 2,201 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 2). This reservation shall automatically be revoked after a period of twelve (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".
- b) "THAT the development applications identified by File Numbers DA.13.021, DA.15.022, DA.15.060, DA.16.033 and Z.16.022 be reserved servicing capacity from the York Sewage / Water Supply System for a total of 5,748 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 2). This reservation shall automatically be revoked after a period of twelve (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 1,074 persons equivalent be RESERVED from the York Sewage/Water Supply System for distribution to development applications at Vaughan Council's discretion (as detailed on the Reservation Schedule included as Attachment No. 2);
5. THAT servicing capacity be RESERVED from the York Sewage / Water Supply System in accordance with the Reservation Schedule included as Attachment No. 2 as follows;
  - a) 5,000 persons equivalent (2,262 apartment units) for specific Vaughan Metropolitan Centre, Regional Centres/Corridors, High Density, LEEDs and Transit Oriented Development applications;
  - b) 2,592 persons equivalent for distribution to development applications within the Kleinburg-Nashville service area and development within the approved Kleinburg-Nashville Community Plan area; and,
  - c) 12,099 persons equivalent for distribution to active development applications proceeding to approval over the next year (and not included on any of the attached schedules) in accordance with the City's protocol;
6. THAT an annual review of the City's available servicing capacity, 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**

Efficient distribution of servicing capacity contributes to orderly and sustainable development. The availability of capacity is reliant on the City's active participation in long term water conservation initiatives and the reduction of extraneous flows within the sanitary sewer system. These efforts are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan) and will assist in the pursuit of:

- Sustainable growth and development;
- Minimizing energy consumption;

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- The conservation and protection of the City's long term water supply; and
- The creation of a City with sustainable built form.

#### **Economic Impact**

Not applicable.

#### **Communications Plan**

It is recommended that a copy of this report be forwarded to York Region. This report will also inform development applicants of the City's short term strategy for distributing available servicing capacity.

#### **Purpose**

The purpose of this report is to:

- Update Council on the availability of Regional servicing capacity to the City;
- Recommend distribution of servicing capacity to active development applications;
- Inform stakeholders that short term capacity needs have been met; and
- Inform stakeholders that capacity remains available for continued urban growth.

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

##### **Executive Summary:**

This report contains technical engineering related terms commonly used by local municipalities in describing the formal process whereby sewage and water servicing capacity is allocated to land development applications.

The Region of York supplies bulk water through large transmission mains to local area municipalities for domestic usage and fire protection. The Region of York is also responsible for providing trunk wastewater conveyance and treatment for local area municipalities. Accordingly, the Region of York establishes limits on sewage and water servicing capacity to each of the nine local area municipalities within York Region. Limits are set based on the overall availability and capacity of the Regional infrastructure network. Each local municipality is then responsible to allocate this capacity to individual land development applications. A formal servicing capacity allocation process is necessary to efficiently manage the distribution of the limited Regional capacity.

The report provides a summary of the Regional sewage and water capacity assigned to the City of Vaughan. It also summarizes how much of this capacity has been allocated to development applications so far and establishes how much capacity Vaughan has left to accommodate short term growth.

The report recommends a commitment of available capacity to active development applications. These applications and/or development areas are summarized in Attachments No. 1 and 2. The report also recommends that capacity reserves be established to accommodate future short term development and strategic development areas such as the Vaughan Metropolitan Centre.

The report concludes by confirming the overall short term sewage and water capacity needs throughout the City have been met, and that adequate capacity remains available to support continued urban growth.

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**Regional water and wastewater infrastructure is required to realize the Provincial investments in transportation infrastructure**

Significant Provincial investment in rapid transit and highway infrastructure projects continues to materialize throughout the City in support of higher density growth targets, the creation of complete communities and jobs, and overall sustainable economic growth.

The proposed Kirby GO Station (located within the City's new Block 27 Community Area) is the most recent addition to the list of provincially significant projects; in addition to expanded service on the GO Transit Barrie line, the Toronto-York Spadina Subway Extension, the Yonge North Subway Extension, the Highway 7 VIVA Next Rapidway transit service and the extension of Highway 427 to Major Mackenzie Drive. As these projects materialize, their presence will accelerate the rise of transit oriented development along key intensification corridors and allow for significant employment growth and job creation throughout the City's approved employment areas (primarily the West Vaughan Employment Area and the Highway 400 Corridor Employment Area). The Province's investment in transportation infrastructure will relieve the need for Regional road improvements.

Continued and sustained population and employment growth in Vaughan is central to the Province realizing their significant investment in transportation infrastructure. The City's Official Plan identifies residential and employment development areas requiring a commitment of allocation capacity and significant Regional investments in new water and wastewater infrastructure include:

- Block 27 - Kirby GO Station Transit Hub Development Area;
- Blocks 41, 60 East and 62 West;
- Carrville District Centre;
- Vellore District Centre;
- Intensification along the Highway 7 Viva Next Rapidway Corridor;
- Highway 400 North Employment Area; and
- West Vaughan Enterprise Zone / Employment Area

Accordingly, it is critical that Regional water and wastewater infrastructure projects (and related allocation capacity to Vaughan) are advanced in a timely manner so the City can continue to grow and the benefits of the Provincial infrastructure investments can be fully realized.

**York Region continues to distribute servicing capacity to local area municipalities on a regular basis to maintain the City's immediate development needs**

York Region distributes servicing capacity from the York Sewage / Water Supply System to all local municipalities. The distribution of capacity is typically based on historical growth rates and future growth projections, and is reviewed on an annual basis with the objective of maintaining a minimum five year development supply.

York Region's 2011, 2012, 2013 and 2016 distribution of capacity to the City of Vaughan will accommodate 50,357 new residents throughout the City. The availability of this capacity was linked to the anticipated construction completion date for improvements to the Southeast Collector Regional Trunk Sewer. With this project now complete, active development applications committed from this capacity are able to proceed with unit sales and final approval, once approved by Vaughan Council and/or the Ontario Municipal Board. A yearly summary of York Region's capacity distribution to Vaughan between 2011 and 2016 is provided in Table 1 below. The sum of Items 1, 2, 3 and 4 equals 50,357 people.

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From the 50,357 people, York Region further established a specific capacity limitation for development within the Humber Pumping Station drainage area. This includes: 3,500 people in 2011, 3,000 people in 2012 and 4,000 people in 2013, for a total of 10,500 people. In 2013, York Region also identified that capacity for 1,800 people is set aside for intensification and re-development along Regional Centres and Corridors.

**TABLE 1**  
**REGIONAL CAPACITY DISTRIBUTION TO VAUGHAN (2011 to 2016)**

| ITEM         | YEAR ID'D | PEOPLE        | REGIONAL INFRASTRUCTURE TRIGGER | TIMING FOR DELIVERY | STATUS       |
|--------------|-----------|---------------|---------------------------------|---------------------|--------------|
| 1            | 2011      | 12,377        | Southeast Collector             | Complete            | Unrestricted |
| 2            | 2012      | 8,070         | Southeast Collector             | Complete            | Unrestricted |
| 3            | 2013      | 10,544        | Southeast Collector             | Complete            | Unrestricted |
| 4            | 2016      | 19,366        | Identified in 2016              | September 2016      | Unrestricted |
| <b>TOTAL</b> |           | <b>50,357</b> |                                 |                     |              |

In September 2016, York Region confirmed an additional capacity distribution to Vaughan for approximately 19,366 people. This capacity is unrestricted; therefore, the total Regional distribution of capacity to Vaughan between 2011 and 2016 is 50,357 people as detailed in Table 1 above.

**Servicing capacity remains available to accommodate an additional 27,262 residents throughout the City**

The last annual servicing capacity allocation strategy was endorsed by Council on May 19, 2015. Since then, capacity equivalent to 23,095 people has been allocated to development applications that have proceeded to final approval. Refer to Table 2 below.

**TABLE 2**  
**REMAINING CAPACITY AVAILABLE FOR DISTRIBUTION**

|             | PEOPLE        | DESCRIPTION                                               |
|-------------|---------------|-----------------------------------------------------------|
|             | 50,357        | Total Distribution to Vaughan (2011-2016)<br>From Table 1 |
| <i>Less</i> | 23,095        | Allocated to date                                         |
|             | <b>27,262</b> | <b>REMAINING CAPACITY</b>                                 |

Seven (7) development applications reserved capacity in 2015 did not proceed to final approval and will be recommended for re-reservation in conjunction with this report. After accounting for development applications that have been allocated by Council resolution, servicing capacity

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remains available for 27,262 people. This unrestricted capacity consists of 7,896 people linked to the Southeast Collector Sewer improvement works, and 19,366 people identified and assigned to the City in September 2016. Refer to Table 3 below.

**TABLE 3  
BREAKDOWN OF REMAINING CAPACITY**

|             | PEOPLE        | DESCRIPTION                                  |
|-------------|---------------|----------------------------------------------|
|             | 7,896         | Linked to Southeast Collector (Unrestricted) |
| <i>Plus</i> | 19,366        | Identified in 2016 (Unrestricted)            |
|             | <b>27,262</b> | <b>REMAINING CAPACITY</b>                    |

In August 2014, York Region provided written confirmation that final approval or registration may proceed for all applications committed capacity linked to the Southeast Collector Sewer improvement works. Therefore capacity for 7,896 people remains unrestricted from that pool. In September 2016, York Region confirmed a further unrestricted assignment to Vaughan totaling approximately 19,366 persons. Refer to Table 3 above.

**Staff is recommending a strategy to provide for the short term distribution of available servicing capacity to active development applications**

On a go forward basis, and in consideration of the City's Servicing Capacity Distribution Protocol, staff has completed an assessment of the status 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.

Based on the City's current protocol, development applications are placed in one of two priority categories prior to receiving final allocation. Development applications are generally prioritized based on the status of planning approvals and anticipated timing of development. The Reservation priority category is used for applications proceeding to final approval within the next 12 months, while the Assignment priority category is used for applications proceeding to final approval within the next 12 to 24 months.

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 an intended use, followed by those that are Official Plan Amendment approved. Consideration was also given to those applications that represent infill development or completion of partially built communities.

A detailed summary of individual development applications being recommended for Allocation and Reservation is included in Attachments No. 1 and 2 to this report. Based on these schedules, capacity for approximately 15,359 people is recommended for distribution to active development applications meeting the requirements of the City's Servicing Capacity Distribution Protocol. It should be noted there are no development applications identified for assignment of capacity as part of this report.

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#### **Council's reserve will be maintained**

On October 29, 2013 Vaughan Council set aside a reserve capacity for 300 residential units (1,074 people). This reserve allows Council the ability to allocate capacity to development applications of strategic importance identified throughout the year. The capacity has not been utilized over the last year and has been recommended for re-reservation in this report.

#### **A servicing capacity reserve for transit-oriented development, in particular throughout the Vaughan Metropolitan Centre will be maintained**

Over the last few years, Vaughan Council has set aside reserve capacity for development applications qualifying for York Region's Sustainable Development through LEEDs program, Transit-Oriented Development (TOD), and applications within the Vaughan Metropolitan Centre (VMC) area.

In 2013 York Region further identified a capacity reserve for re-development and intensification along Regional Centres and Corridors (1,800 people). Since then, servicing capacity for applications within the VMC has been utilized and the difference reconciled in this report. Accordingly, it is recommended a total reserve for these priority intensification areas be 5,000 people.

#### **The City's distribution strategy remains in step with intensification targets established by Vaughan Official Plan 2010**

Table 4 below provides a summary of the total proposed distribution of capacity (15,163 people) and remaining balance. Upon consideration of all recommendations, unrestricted capacity for 12,099 people remains available for future distribution as necessary.

Individual applications identified for Allocation or Reservation are detailed on the Priority Schedules included as Attachments No. 1 and 2 respectively. There is no assignment of capacity identified in this report.

**TABLE 4  
PROPOSED DISTRIBUTION OF SERVICING CAPACITY (PEOPLE)**

| YEAR         | REGIONAL<br>COMMITMENT | CONSUMED<br>TO DATE | REMAINING<br>BALANCE | PROPOSED<br>DISTRIBUTION | REMAINING<br>BALANCE | STATUS       |
|--------------|------------------------|---------------------|----------------------|--------------------------|----------------------|--------------|
| 2011         | 12,377                 | 12,377              | 0                    | 0                        | 0                    | Unrestricted |
| 2012         | 8,070                  | 8,070               | 0                    | 0                        | 0                    | Unrestricted |
| 2013         | 10,544                 | 2,648               | 7,896                | 7,896                    | 0                    | Unrestricted |
| 2016         | 19,366                 | 0                   | 19,366               | 7,267                    | 12,099               | Unrestricted |
| <b>TOTAL</b> | <b>50,357</b>          | <b>23,095</b>       | <b>27,262</b>        | <b>* 15,163</b>          | <b>12,099</b>        |              |

*\*See Proposed Capacity Distribution Breakdown below*

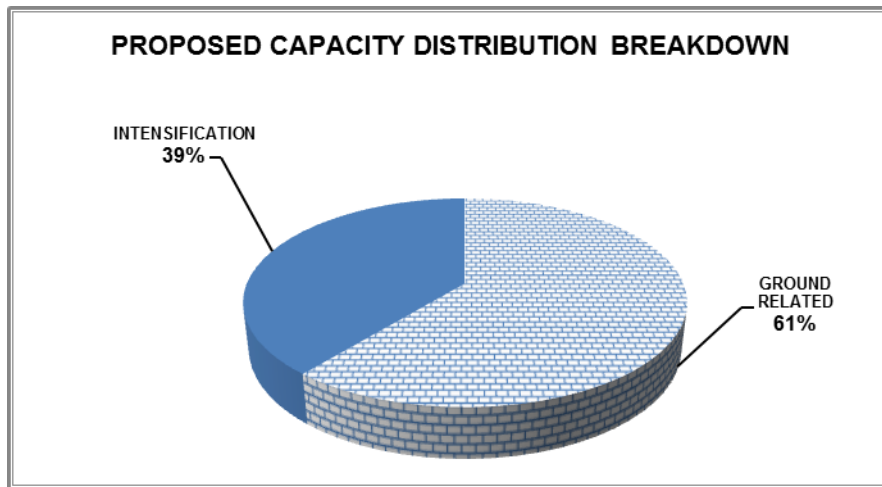
The City's short term development needs have been addressed in this report. Accordingly, staff is recommending the remaining capacity be set aside for future consideration by Vaughan Council, either in conjunction with the next annual allocation report or over the coming year if a development application comes forward for approval.

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The proposed distribution of capacity has accounted for all currently active low-density green-field residential development and priority intensification areas throughout the City. It is important to note the overall breakdown of the proposed distribution strategy remains in step with general intensification targets as established by the Vaughan Official Plan 2010. The chart below identifies the breakdown by percentage of total capacity as follows: 39% to intensification areas and 61% to ground related low density areas.



The development applications recommended for reservation of capacity (as detailed in Attachment No. 2) will require further consideration by Council as part of the usual development review and approvals process prior to formal allocation by Council resolution.

#### **Developer initiated Inflow / Infiltration Reduction Pilot Project continues to realize servicing capacity for development in Block 61**

As part of a Developer driven/funded pilot project, the Block 61 Developers' Group continues to identify sources of inflow and infiltration (I/I) throughout the City's local sewer system. Remediation efforts are ongoing. Based on proposed remediation works and flow monitoring data compiled to date, York Region has acknowledged capacity for approximately 1,607 residential units can be achieved upon successful completion of the planned remediation work.

On November 4, 2015 the Region accepted the Caldari Road repair and formally cleared 800 residential units. As well, on August 31, 2016, York Region formally cleared an additional 124 residential units increasing the total to 924 residential units. This capacity is above and beyond the capacity noted above in Tables 1 or 2.

To date, 821 residential units of servicing capacity have been allocated by Vaughan Council.

Staff is recommending that Vaughan Council allocate an additional 105 units (326 persons equivalent) to approved Draft Plan of Subdivision File 19T-10V004. The remaining 681 units will be held by the City for future distribution to Block 61.

The City has received written confirmation from the Block 61 Developers' Group Trustee that the above noted Owners remain in good standing. There are no other restrictions or triggers associated with this capacity.

#### **Servicing capacity remains available for an additional 2,592 residents in the Village of Kleinburg-Nashville from the Kleinburg Water Pollution Control Plant**



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Servicing capacity remains available to the Kleinburg Water Pollution Control Plant for an additional 2,592 persons. Further, York Region has now fully completed the conversion of the existing well-based water supply system to a lake based supply, which will provide adequate potable water for the planned growth in the Kleinburg/Nashville Community. This capacity is above and beyond any capacity noted above in Tables 1 or 2.

It is recommended this capacity be reserved for future distribution by Vaughan Council to specific development applications in Kleinburg and planned development within the approved Community Plan area.

#### **Proposed Modification Draft Plan of Subdivision File 19T-03V25 (Linvest)**

The Owner's (Linvest) application for a Draft Plan of Subdivision, consisting of 374 detached dwelling units and 44 townhouse dwelling units for a total of 418 residential units (1,474 persons equivalent), was approved by Council on July 16, 2015. Subsequent to Council's approval the application was appealed to the Ontario Municipal Board (OMB) on August 20, 2015 by the Owner.

The OMB issued its decision on April 6, 2016 and included a condition that "the Board withholds its final order ... until the Board is advised ... that revisions to the particular zoning by-law amendment, if any, are agreed upon to the satisfaction of the City of Vaughan and the Toronto and Region Conservation Authority". Prior to finalizing the amending by-law, the Owner has requested the City to modify the Draft Plan of Subdivision by increasing the unit count from 418 units to 444.5 units (1,548 persons equivalent), resulting in 359 detached dwelling units and 85.5 townhouse dwelling units. City staff has reviewed the request and has no concerns with the requested modification to the Draft Plan of Subdivision as it is consistent with the approved road pattern and overall planning objectives of the Block Plan. As such, City staff recommends the allocation be increased to support the modified Draft Plan of Subdivision.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The matters referred to in this report will support the following Council priorities:

- Invest, renew and manage infrastructure and assets;
- Attract investment and create jobs;
- Continue to cultivate an environmentally sustainable City; and
- Continue to advance a culture of excellence in governance

#### **Regional Implications**

Annual allocation status reports serve to inform York Region of the City's short term development projections and demonstrate the City's effectiveness in managing Regional capacity and overall growth.

As noted above, Regional water and wastewater infrastructure projects need to be advanced in a timely manner so the City can continue to grow and the benefits of the Provincial infrastructure investments in Vaughan can be fully realized.

#### **Conclusion**

Sufficient servicing capacity remains available within the York Sewage / Water Supply System to accommodate 27,262 new residents throughout the City. Staff is recommending capacity for 15,163 persons is committed to various active development applications and growth areas. The balance, equivalent to 12,099 people, will be held for future distribution. Refer to Table 4.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

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Servicing capacity for 2,592 people remains available to the Kleinburg Water Pollution Control Plant for distribution to future development applications within the Village of Kleinburg-Nashville.

Staff will coordinate with York Region to ensure that servicing capacity and infrastructure improvements remain in step with anticipated growth projections.

**Attachments**

1. Allocation Schedule
2. Reservation Schedule

**Report prepared by:**

Tony Artuso, Senior Engineering Assistant, ext. 8396  
Michael Frieri, Manager of Engineering Planning & Studies, ext. 8729  
Bill Kiru, Senior Manager of Development Planning, ext. 8633

(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.)



## memorandum



**DATE:** December 5, 2016

**TO:** Honourable Mayor and Members of Council

**FROM:** John MacKenzie, Deputy City Manager, Planning and Growth Management

**SUBJECT:** **Agenda Item No. 10, Attachment 1, Committee of the Whole, December 6, 2016**

**SERVICING CAPACITY ALLOCATION STRATEGY**  
**ANNUAL DISTRIBUTION AND UPDATE**  
**CITY WIDE**

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**Recommendation:**

That the reference to "Gold Park Homes Inc." identified under Description/Owner/Developer on line 2 of Attachment 1 be replaced with "Lindvest" (19T-03V25).

**Purpose:**

The purpose of this Communication is to inform Council of an administrative correction to be made to Attachment No. 1.

**Background:**

That the second line on Attachment 1 to report 10 made reference to an incorrect owners name for file no. 19T-03V25. The schedule references Gold Park Homes Inc. whereas it should be correctly identified as Lindvest.

Respectfully submitted,

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JOHN MACKENZIE  
Deputy City Manager,  
Planning & Growth Management

Copy to:

Daniel Kostopoulos, City Manager  
Jeffrey Abrams, City Clerk  
Andrew Pearce, Director of Development Engineering and Infrastructure Planning  
Mauro Peverini, Acting Director of Development Planning

**SERVICING CAPACITY ALLOCATION STRATEGY  
ANNUAL DISTRIBUTION AND UPDATE  
CITY-WIDE****Recommendation**

The Deputy City Manager, Planning and Growth Management, Director of Development Engineering and Infrastructure Planning, and the interim Director of Development Planning recommend:

1. THAT York Region is requested to advance the delivery of key Regional infrastructure projects including the Northeast Vaughan Water and Wastewater projects and the Northwest Vaughan Wastewater project so servicing capacity can be assigned to provide for continued growth in the City and the significant Provincial infrastructure investment in the Highway 427 Extension and Regional Express Rail projects can be fully realize;
2. THAT Vaughan Council pass the following resolutions with respect to the ALLOCATION of servicing capacity to specific development applications:
  - a) "THAT the development applications identified by File Numbers 19T-03V05, 19T-03V25, and DA.13.014 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 1,140 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 1)"; and
  - b) "THAT the development application identified by File Number 19T-10V004 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 326 persons equivalent in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City";
3. THAT Vaughan Council pass the following resolution with respect to the RESERVATION of servicing capacity to specific development applications:
  - a) "THAT the development applications identified by File Numbers Z.13.005, DA.07.092, DA.14.007, DA.14.055, DA.15.071, DA.15.074, DA.15.085, DA.15.093, DA.16.064, 19T-04V12, 19T-14V002, 19T-14V011, 19T-15V012, 19T-15V013 and 19T-15V014 be reserved servicing capacity from the York Sewage / Water Supply System for a total of 2,201 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 2). This reservation shall automatically be revoked after a period of twelve (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".
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6. THAT an annual review of the City's available servicing capacity, 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**

Efficient distribution of servicing capacity contributes to orderly and sustainable development. The availability of capacity is reliant on the City's active participation in long term water conservation initiatives and the reduction of extraneous flows within the sanitary sewer system. These efforts are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan) and will assist in the pursuit of:

- Sustainable growth and development;
- Minimizing energy consumption;
- The conservation and protection of the City's long term water supply; and
- The creation of a City with sustainable built form.

#### **Economic Impact**

Not applicable.

#### **Communications Plan**

It is recommended that a copy of this report be forwarded to York Region. This report will also inform development applicants of the City's short term strategy for distributing available servicing capacity.

#### **Purpose**

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## **Background – Analysis and Options**

### **Executive Summary:**

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The report provides a summary of the Regional sewage and water capacity assigned to the City of Vaughan. It also summarizes how much of this capacity has been allocated to development applications so far and establishes how much capacity Vaughan has left to accommodate short term growth.

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### **Regional water and wastewater infrastructure is required to realize the Provincial investments in transportation infrastructure**

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Continued and sustained population and employment growth in Vaughan is central to the Province realizing their significant investment in transportation infrastructure. The City's Official Plan identifies residential and employment development areas requiring a commitment of

allocation capacity and significant Regional investments in new water and wastewater infrastructure include:

- Block 27 - Kirby GO Station Transit Hub Development Area;
- Blocks 41, 60 East and 62 West;
- Carrville District Centre;
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- Highway 400 North Employment Area; and
- West Vaughan Enterprise Zone / Employment Area

Accordingly, it is critical that Regional water and wastewater infrastructure projects (and related allocation capacity to Vaughan) are advanced in a timely manner so the City can continue to grow and the benefits of the Provincial infrastructure investments can be fully realized.

**York Region continues to distribute servicing capacity to local area municipalities on a regular basis to maintain the City's immediate development needs**

York Region distributes servicing capacity from the York Sewage / Water Supply System to all local municipalities. The distribution of capacity is typically based on historical growth rates and future growth projections, and is reviewed on an annual basis with the objective of maintaining a minimum five year development supply.

York Region's 2011, 2012, 2013 and 2016 distribution of capacity to the City of Vaughan will accommodate 50,357 new residents throughout the City. The availability of this capacity was linked to the anticipated construction completion date for improvements to the Southeast Collector Regional Trunk Sewer. With this project now complete, active development applications committed from this capacity are able to proceed with unit sales and final approval, once approved by Vaughan Council and/or the Ontario Municipal Board. A yearly summary of York Region's capacity distribution to Vaughan between 2011 and 2016 is provided in Table 1 below. The sum of Items 1, 2, 3 and 4 equals 50,357 people.

From the 50,357 people, York Region further established a specific capacity limitation for development within the Humber Pumping Station drainage area. This includes: 3,500 people in 2011, 3,000 people in 2012 and 4,000 people in 2013, for a total of 10,500 people. In 2013, York Region also identified that capacity for 1,800 people is set aside for intensification and re-development along Regional Centres and Corridors.

**TABLE 1  
REGIONAL CAPACITY DISTRIBUTION TO VAUGHAN (2011 to 2016)**

| ITEM         | YEAR ID'D | PEOPLE        | REGIONAL INFRASTRUCTURE TRIGGER | TIMING FOR DELIVERY | STATUS       |
|--------------|-----------|---------------|---------------------------------|---------------------|--------------|
| 1            | 2011      | 12,377        | Southeast Collector             | Complete            | Unrestricted |
| 2            | 2012      | 8,070         | Southeast Collector             | Complete            | Unrestricted |
| 3            | 2013      | 10,544        | Southeast Collector             | Complete            | Unrestricted |
| 4            | 2016      | 19,366        | Identified in 2016              | September 2016      | Unrestricted |
| <b>TOTAL</b> |           | <b>50,357</b> |                                 |                     |              |

In September 2016, York Region confirmed an additional capacity distribution to Vaughan for approximately 19,366 people. This capacity is unrestricted; therefore, the total Regional distribution of capacity to Vaughan between 2011 and 2016 is 50,357 people as detailed in Table 1 above.

**Servicing capacity remains available to accommodate an additional 27,262 residents throughout the City**

The last annual servicing capacity allocation strategy was endorsed by Council on May 19, 2015. Since then, capacity equivalent to 23,095 people has been allocated to development applications that have proceeded to final approval. Refer to Table 2 below.

**TABLE 2  
REMAINING CAPACITY AVAILABLE FOR DISTRIBUTION**

|             | PEOPLE        | DESCRIPTION                                               |
|-------------|---------------|-----------------------------------------------------------|
|             | 50,357        | Total Distribution to Vaughan (2011-2016)<br>From Table 1 |
| <i>Less</i> | 23,095        | Allocated to date                                         |
|             | <b>27,262</b> | <b>REMAINING CAPACITY</b>                                 |

Seven (7) development applications reserved capacity in 2015 did not proceed to final approval and will be recommended for re-reservation in conjunction with this report. After accounting for development applications that have been allocated by Council resolution, servicing capacity remains available for 27,262 people. This unrestricted capacity consists of 7,896 people linked to the Southeast Collector Sewer improvement works, and 19,366 people identified and assigned to the City in September 2016. Refer to Table 3 below.

**TABLE 3  
BREAKDOWN OF REMAINING CAPACITY**

|             | PEOPLE        | DESCRIPTION                                  |
|-------------|---------------|----------------------------------------------|
|             | 7,896         | Linked to Southeast Collector (Unrestricted) |
| <i>Plus</i> | 19,366        | Identified in 2016 (Unrestricted)            |
|             | <b>27,262</b> | <b>REMAINING CAPACITY</b>                    |

In August 2014, York Region provided written confirmation that final approval or registration may proceed for all applications committed capacity linked to the Southeast Collector Sewer improvement works. Therefore capacity for 7,896 people remains unrestricted from that pool. In September 2016, York Region confirmed a further unrestricted assignment to Vaughan totaling approximately 19,366 persons. Refer to Table 3 above.



**Staff is recommending a strategy to provide for the short term distribution of available servicing capacity to active development applications**

On a go forward basis, and in consideration of the City's Servicing Capacity Distribution Protocol, staff has completed an assessment of the status 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.

Based on the City's current protocol, development applications are placed in one of two priority categories prior to receiving final allocation. Development applications are generally prioritized based on the status of planning approvals and anticipated timing of development. The Reservation priority category is used for applications proceeding to final approval within the next 12 months, while the Assignment priority category is used for applications proceeding to final approval within the next 12 to 24 months.

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 an intended use, followed by those that are Official Plan Amendment approved. Consideration was also given to those applications that represent infill development or completion of partially built communities.

A detailed summary of individual development applications being recommended for Allocation and Reservation is included in Attachments No. 1 and 2 to this report. Based on these schedules, capacity for approximately 15,359 people is recommended for distribution to active development applications meeting the requirements of the City's Servicing Capacity Distribution Protocol. It should be noted there are no development applications identified for assignment of capacity as part of this report.

**Council's reserve will be maintained**

On October 29, 2013 Vaughan Council set aside a reserve capacity for 300 residential units (1,074 people). This reserve allows Council the ability to allocate capacity to development applications of strategic importance identified throughout the year. The capacity has not been utilized over the last year and has been recommended for re-reservation in this report.

**A servicing capacity reserve for transit-oriented development, in particular throughout the Vaughan Metropolitan Centre will be maintained**

Over the last few years, Vaughan Council has set aside reserve capacity for development applications qualifying for York Region's Sustainable Development through LEEDs program, Transit-Oriented Development (TOD), and applications within the Vaughan Metropolitan Centre (VMC) area.

In 2013 York Region further identified a capacity reserve for re-development and intensification along Regional Centres and Corridors (1,800 people). Since then, servicing capacity for applications within the VMC has been utilized and the difference reconciled in this report. Accordingly, it is recommended a total reserve for these priority intensification areas be 5,000 people.

**The City's distribution strategy remains in step with intensification targets established by Vaughan Official Plan 2010**

Table 4 below provides a summary of the total proposed distribution of capacity (15,163 people) and remaining balance. Upon consideration of all recommendations, unrestricted capacity for 12,099 people remains available for future distribution as necessary.

Individual applications identified for Allocation or Reservation are detailed on the Priority Schedules included as Attachments No. 1 and 2 respectively. There is no assignment of capacity identified in this report.

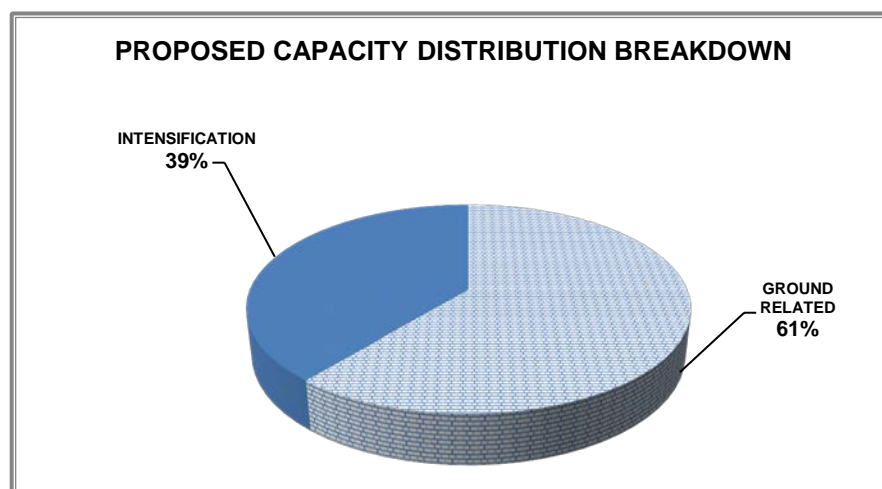
**TABLE 4**  
**PROPOSED DISTRIBUTION OF SERVICING CAPACITY (PEOPLE)**

| YEAR         | REGIONAL COMMITMENT | CONSUMED TO DATE | REMAINING BALANCE | PROPOSED DISTRIBUTION | REMAINING BALANCE | STATUS       |
|--------------|---------------------|------------------|-------------------|-----------------------|-------------------|--------------|
| 2011         | 12,377              | 12,377           | 0                 | 0                     | 0                 | Unrestricted |
| 2012         | 8,070               | 8,070            | 0                 | 0                     | 0                 | Unrestricted |
| 2013         | 10,544              | 2,648            | 7,896             | 7,896                 | 0                 | Unrestricted |
| 2016         | 19,366              | 0                | 19,366            | 7,267                 | 12,099            | Unrestricted |
| <b>TOTAL</b> | <b>50,357</b>       | <b>23,095</b>    | <b>27,262</b>     | <b>* 15,163</b>       | <b>12,099</b>     |              |

*\*See Proposed Capacity Distribution Breakdown below*

The City's short term development needs have been addressed in this report. Accordingly, staff is recommending the remaining capacity be set aside for future consideration by Vaughan Council, either in conjunction with the next annual allocation report or over the coming year if a development application comes forward for approval.

The proposed distribution of capacity has accounted for all currently active low-density green-field residential development and priority intensification areas throughout the City. It is important to note the overall breakdown of the proposed distribution strategy remains in step with general intensification targets as established by the Vaughan Official Plan 2010. The chart below identifies the breakdown by percentage of total capacity as follows: 39% to intensification areas and 61% to ground related low density areas.



The development applications recommended for reservation of capacity (as detailed in Attachment No. 2) will require further consideration by Council as part of the usual development review and approvals process prior to formal allocation by Council resolution.

**Developer initiated Inflow / Infiltration Reduction Pilot Project continues to realize servicing capacity for development in Block 61**

As part of a Developer driven/funded pilot project, the Block 61 Developers' Group continues to identify sources of inflow and infiltration (I/I) throughout the City's local sewer system. Remediation efforts are ongoing. Based on proposed remediation works and flow monitoring data compiled to date, York Region has acknowledged capacity for approximately 1,607 residential units can be achieved upon successful completion of the planned remediation work.

On November 4, 2015 the Region accepted the Caldari Road repair and formally cleared 800 residential units. As well, on August 31, 2016, York Region formally cleared an additional 124 residential units increasing the total to 924 residential units. This capacity is above and beyond the capacity noted above in Tables 1 or 2.

To date, 821 residential units of servicing capacity have been allocated by Vaughan Council.

Staff is recommending that Vaughan Council allocate an additional 105 units (326 persons equivalent) to approved Draft Plan of Subdivision File 19T-10V004. The remaining 681 units will be held by the City for future distribution to Block 61.

The City has received written confirmation from the Block 61 Developers' Group Trustee that the above noted Owners remain in good standing. There are no other restrictions or triggers associated with this capacity.

**Servicing capacity remains available for an additional 2,592 residents in the Village of Kleinburg-Nashville from the Kleinburg Water Pollution Control Plant**

Servicing capacity remains available to the Kleinburg Water Pollution Control Plant for an additional 2,592 persons. Further, York Region has now fully completed the conversion of the existing well-based water supply system to a lake based supply, which will provide adequate potable water for the planned growth in the Kleinburg/Nashville Community. This capacity is above and beyond any capacity noted above in Tables 1 or 2.

It is recommended this capacity be reserved for future distribution by Vaughan Council to specific development applications in Kleinburg and planned development within the approved Community Plan area.

**Proposed Modification Draft Plan of Subdivision File 19T-03V25 (Lindvest)**

The Owner's (Lindvest) application for a Draft Plan of Subdivision, consisting of 374 detached dwelling units and 44 townhouse dwelling units for a total of 418 residential units (1,474 persons equivalent), was approved by Council on July 16, 2015. Subsequent to Council's approval the application was appealed to the Ontario Municipal Board (OMB) on August 20, 2015 by the Owner.

The OMB issued its decision on April 6, 2016 and included a condition that "the Board withholds its final order ... until the Board is advised ... that revisions to the particular zoning by-law amendment, if any, are agreed upon to the satisfaction of the City of Vaughan and the Toronto and Region Conservation Authority". Prior to finalizing the amending by-law, the Owner has requested the City to modify the Draft Plan of Subdivision by increasing the unit count from 418 units to 444.5 units (1,548 persons equivalent), resulting in 359 detached dwelling units and 85.5

townhouse dwelling units. City staff has reviewed the request and has no concerns with the requested modification to the Draft Plan of Subdivision as it is consistent with the approved road pattern and overall planning objectives of the Block Plan. As such, City staff recommends the allocation be increased to support the modified Draft Plan of Subdivision.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The matters referred to in this report will support the following Council priorities:

- Invest, renew and manage infrastructure and assets;
- Attract investment and create jobs;
- Continue to cultivate an environmentally sustainable City; and
- Continue to advance a culture of excellence in governance

#### **Regional Implications**

Annual allocation status reports serve to inform York Region of the City's short term development projections and demonstrate the City's effectiveness in managing Regional capacity and overall growth.

As noted above, Regional water and wastewater infrastructure projects need to be advanced in a timely manner so the City can continue to grow and the benefits of the Provincial infrastructure investments in Vaughan can be fully realized.

#### **Conclusion**

Sufficient servicing capacity remains available within the York Sewage / Water Supply System to accommodate 27,262 new residents throughout the City. Staff is recommending capacity for 15,163 persons is committed to various active development applications and growth areas. The balance, equivalent to 12,099 people, will be held for future distribution. Refer to Table 4.

Servicing capacity for 2,592 people remains available to the Kleinburg Water Pollution Control Plant for distribution to future development applications within the Village of Kleinburg-Nashville.

Staff will coordinate with York Region to ensure that servicing capacity and infrastructure improvements remain in step with anticipated growth projections.

#### **Attachments**

1. Allocation Schedule
2. Reservation Schedule

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

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Respectfully submitted,

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Interim Director, Development Planning

| ATTACHMENT No. 1                                                                                                                |           |                                    |                           |                |      |      |      |                |            |                                                   |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------|---------------------------|----------------|------|------|------|----------------|------------|---------------------------------------------------|--|--|--|
| ALLOCATION SCHEDULE                                                                                                             |           |                                    |                           |                |      |      |      |                |            |                                                   |  |  |  |
| UNRESTRICTED CAPACITY - YDSS                                                                                                    |           |                                    |                           |                |      |      |      |                |            |                                                   |  |  |  |
| BLK                                                                                                                             | File No.  | Description / Owner / Developer    | Approval Status           | PROPOSED UNITS |      |      |      | Total<br>Units | Population | Required Infrastructure / Comments                |  |  |  |
|                                                                                                                                 |           |                                    |                           | Sing           | Semi | Town | Apmt |                |            |                                                   |  |  |  |
| 40 / 47                                                                                                                         | 19T-03V05 | Gold Park Homes Inc.               | Draft Plan Approved       | 9              |      |      |      | 9              | 32         | Additional Units Required to complete subdivision |  |  |  |
| 40 / 47                                                                                                                         | 19T-03V25 | Gold Park Homes Inc.               | Draft Plan Approved       | -15            |      | 41.5 |      | 27             | 73         | Additional Units Required to complete subdivision |  |  |  |
| 1                                                                                                                               | DA.13.014 | Blue Water Ranch Developments Inc. | OMB Approved              |                |      |      | 468  | 468            | 1,034      | Approved at OMB on February 9 2015 / March 6 2015 |  |  |  |
|                                                                                                                                 |           |                                    |                           | -6             | 0    | 42   | 468  | 504            | 1,140      | Unrestricted Capacity TOTAL                       |  |  |  |
|                                                                                                                                 |           |                                    |                           |                |      |      |      |                |            |                                                   |  |  |  |
|                                                                                                                                 |           |                                    | Allocation Schedule TOTAL |                |      |      |      | 504            | 1,140      |                                                   |  |  |  |
|                                                                                                                                 |           |                                    |                           |                |      |      |      | Units          | People     |                                                   |  |  |  |
| NOTES:                                                                                                                          |           |                                    |                           |                |      |      |      |                |            |                                                   |  |  |  |
| 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. Persons per unit (ppu) equivalent as follows: singles @ 3.58ppu, semis @ 3.41ppu, towns @ 3.06ppu, and apartments @ 2.21ppu. |           |                                    |                           |                |      |      |      |                |            |                                                   |  |  |  |

| ATTACHMENT No. 2                                                                                                                |                              |                                                                                               |                              |                |      |      |       |             |            |                                    |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------|------------------------------|----------------|------|------|-------|-------------|------------|------------------------------------|--|--|--|
| RESERVATION SCHEDULE                                                                                                            |                              |                                                                                               |                              |                |      |      |       |             |            |                                    |  |  |  |
| UNRESTRICTED CAPACITY - YDSS                                                                                                    |                              |                                                                                               |                              |                |      |      |       |             |            |                                    |  |  |  |
| BLK                                                                                                                             | File No.                     | Description / Owner / Developer                                                               | Approval Status              | PROPOSED UNITS |      |      |       |             | Population | Required Infrastructure / Comments |  |  |  |
|                                                                                                                                 |                              |                                                                                               |                              | Sing           | Semi | Town | Apmt  | Total Units |            |                                    |  |  |  |
| 25                                                                                                                              | 19T-14V002                   | Bevan Road Subdivision                                                                        | Draft Plan Approval Required | 8              |      |      |       | 8           | 29         |                                    |  |  |  |
| 11                                                                                                                              | 19T-04V12                    | Evelyn Charters                                                                               | Draft Plan Approval Required | 47             |      |      |       | 47          | 168        |                                    |  |  |  |
| 40                                                                                                                              | DA.14.007                    | Cicchino Holdings Limited                                                                     | Site Plan Approval Required  |                | 2    | 68   |       | 70          | 215        |                                    |  |  |  |
| 10                                                                                                                              | DA.15.074                    | Rutherford Contwo Investments Limited                                                         | Site Plan Approval Required  |                |      | 220  |       | 220         | 673        |                                    |  |  |  |
| 39                                                                                                                              | DA.16.064                    | St. Magnus Developments Inc.                                                                  | Site Plan Approval Required  |                | 4    | 19   |       | 23          | 72         |                                    |  |  |  |
| 12                                                                                                                              | 19T-15V012                   | Fumata Investment Corporation                                                                 | Draft Plan Approval Required | 30             |      |      |       | 30          | 107        |                                    |  |  |  |
| 55E                                                                                                                             | 19T-14V011                   | 1539028 Ontario Inc. (Gold Park Homes Inc.)                                                   | Draft Plan Approval Required | 35             |      |      |       | 35          | 125        |                                    |  |  |  |
| 44                                                                                                                              | DA.15.093                    | Housing York Inc.                                                                             | Site Plan Approval Required  |                |      |      | 162   | 162         | 358        |                                    |  |  |  |
| 51                                                                                                                              | DA.07.092                    | LCT Investments Limited (Kipling)                                                             | SPA Required                 |                |      | 12   |       | 12          | 37         |                                    |  |  |  |
| 20                                                                                                                              | 19T-15V013                   | Nulook Development Inc.                                                                       | Draft Plan Approval Required | 7              |      |      |       | 7           | 25         |                                    |  |  |  |
| 50                                                                                                                              | OP.13.003 / Z.13.005         | Portside Developments Inc.                                                                    | Site Plan Approval Required  |                |      | 43   |       | 43          | 132        |                                    |  |  |  |
| 44                                                                                                                              | DA.15.071                    | Gracegreen Real Estate Development Limited                                                    | Site Plan Approval Required  |                |      | 23   |       | 23          | 70         |                                    |  |  |  |
| 44                                                                                                                              | DA.15.085                    | Ravines of Islington Encore Inc.                                                              | Site Plan Approval Required  |                |      | 37   |       | 37          | 113        |                                    |  |  |  |
| 18                                                                                                                              | 19T-15V014                   | Centra (Keele) Inc.                                                                           | Site Plan Approval Required  |                |      | 19   |       | 19          | 58         |                                    |  |  |  |
| 18                                                                                                                              | DA.14.055                    | Centreville Homes Merino Inc.                                                                 | Site Plan Approval Required  |                |      | 6    |       | 6           | 18         |                                    |  |  |  |
|                                                                                                                                 |                              |                                                                                               |                              |                |      |      |       | 742         | 2,201      | Unrestricted Capacity Sub-Total    |  |  |  |
|                                                                                                                                 | COUNCIL                      | Council's Discretionary Reserve                                                               |                              | 300            |      |      |       | 300         | 1,074      |                                    |  |  |  |
|                                                                                                                                 | VMC / TOD                    | Vaughan Metropolitan Centre / High Density / TOD / LEEDs / New Regional Centres and Corridors |                              |                |      |      | 2,262 | 2,262       | 5,000      |                                    |  |  |  |
| UNRESTRICTED CAPACITY - YDSS - VMC / TRANSIT-ORIENTED DEVELOPMENT                                                               |                              |                                                                                               |                              |                |      |      |       |             |            |                                    |  |  |  |
| BLK                                                                                                                             | File No.                     | Description / Owner / Developer                                                               | Approval Status              | PROPOSED UNITS |      |      |       |             | Population | Required Infrastructure / Comments |  |  |  |
|                                                                                                                                 |                              |                                                                                               |                              | Sing           | Semi | Town | Apmt  | Total Units |            |                                    |  |  |  |
| VMC                                                                                                                             | DA.13.021                    | Liberty Development Corporation VMC                                                           | Site Plan Approval Required  |                |      |      | 800   | 800         | 1,768      |                                    |  |  |  |
| 43                                                                                                                              | OP.08.017 / Z.16.022         | 7553 Islington Holding Inc.                                                                   | OP / Zoning and SPA Required |                |      |      | 490   | 490         | 1,083      |                                    |  |  |  |
| 11                                                                                                                              | DA.15.022                    | Norstar Group of Companies                                                                    | Site Plan Approval Required  |                |      |      | 438   | 438         | 968        |                                    |  |  |  |
| 19                                                                                                                              | DA.15.060                    | York Major Holdings Inc.                                                                      | Site Plan Approval Required  |                |      |      | 256   | 256         | 566        |                                    |  |  |  |
| VMC                                                                                                                             | OP.15.003/Z.15.008/DA.16.033 | Berkley Developments Inc. (VMC)                                                               | OP / Zoning and SPA Required |                |      | 62   | 531   | 593         | 1,363      |                                    |  |  |  |
|                                                                                                                                 |                              |                                                                                               |                              |                |      |      |       | 2,577       | 5,748      | Restricted Capacity Sub-Total      |  |  |  |
|                                                                                                                                 |                              |                                                                                               | Reservation Schedule TOTAL   |                |      |      |       | 5,881       | 14,023     |                                    |  |  |  |
|                                                                                                                                 |                              |                                                                                               |                              |                |      |      |       | Units       | People     |                                    |  |  |  |
| NOTES:                                                                                                                          |                              |                                                                                               |                              |                |      |      |       |             |            |                                    |  |  |  |
| 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. Persons per unit (ppu) equivalent as follows: singles @ 3.58ppu, semis @ 3.41ppu, towns @ 3.06ppu, and apartments @ 2.21ppu. |                              |                                                                                               |                              |                |      |      |       |             |            |                                    |  |  |  |