

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 26, Report No. 48, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 11, 2012.

26

LONGYARD PROPERTIES INC. (19T-03V13) ALLOCATION OF SERVICING CAPACITY WARD 4 – VICINITY NORTH OF MAJOR MACKENZIE WEST OF BATHURST

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 27, 2012:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That Council rescind its assignment of 400 units (1,360 persons equivalent) of restricted servicing capacity to Draft Plan of Subdivision 19T-03V13 and pass the following resolution with respect to the allocation of unrestricted servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision 19T-03V13 Phase 1 is ALLOCATED servicing capacity from the York Sewage Servicing / Water Supply System for a total of 400 residential units (1,360 persons equivalent) subject to confirmation from the Block 12 Trustee that the owner (Longyard Properties Inc.) has signed the Block 12 Community Cost Sharing Agreement and is in good standing.”

Contribution to Sustainability

Allocation of servicing capacity to active development applications in accordance with the City's Servicing Capacity Distribution Protocol contributes to orderly and sustainable development. The policies and decision making framework associated with this report will assist in the pursuit of:

- Sustainable growth and development;
- Minimizing energy consumption;
- The conservation and protection of our long term water supply;
- The creation of a City with sustainable built form; and
- Sharing sustainable best practices and ideas between and among municipal staff and the community.

Economic Impact

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

Communications Plan

There is no specific communication plan associated with this report.

Purpose

The purpose of this report is to recommend the allocation of servicing capacity to the first phase of the development in Draft Plan of Subdivision 19T-03V13 pursuant to the City's Servicing Capacity Distribution Protocol.

Background

The Helmhorst Investments Ltd., Draft Plan of Subdivision 19T-03V13 comprises of 77 hectare

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parcel of land located at the northwest corner of Major Mackenzie Drive and Bathurst Street within Block 12 as shown on Attachment No1. The draft plan was approved by Council on June 23, 2008 and includes approximately 840 residential units, a stormwater management pond, a community park, an elementary school, valley lands and a commercial site. Until recently, the subject lands were owned by Helmhorst Investments Ltd., a non-participating land owner to the Block 12 Developers' Group. To date, Helmhorst Investments has not proceeded with the development of the property.

Residential development in the Block 12 Community has occurred in several phases over the last 10 years. The majority of the Block is now developed and occupied, with the exception of the Helmhorst Draft Plan. Because the Helmhorst lands wasn't developing, interim municipal services had to be constructed to facilitate development in Block 12 including a temporary wastewater pumping station. In addition, key linkages in the road and pedestrian networks in the Block are currently missing.

Servicing capacity was assigned to Draft Plan of Subdivision 19T-03V13 to stimulate development

In June 2012, Council assigned 400 units of servicing capacity to the Helmhorst Draft Plan of Subdivision 19T-03V13 through the City's annual allocation update report. This assignment of capacity was recommended by staff to stimulate development of the Draft Plan and the completion of the Block 12 Community.

Given the uncertainty of development timing, the assignment of servicing capacity to the Helmhorst Draft Plan was linked to the anticipated in-service date for the Regional Southeast Collector Trunk Sewer twinning. Based on current protocol, this restricts unit pre-sales and registration of the Plan to a period no sooner than 12 months and 6 months respectively, prior to the anticipated in service date for the Southeast Collector sewer, which is late 2014.

In August 2012, the Helmhorst Draft Plan was offered for sale. On October 16, 2012, staff was advised that Helmhorst Investments Ltd. had entered into an agreement with Longyard Properties Inc. for the purchase and sale of the lands with a closing date of November 8, 2012.

Staff has subsequently met with representatives of Longyard Properties Inc. and was advised they wish to proceed expeditiously with an initial phase of the development in early 2013. It is anticipated a detailed engineering submission will be made early in the new year with the objective of registering the first phase of the development in Q2-2013. Accordingly, to facilitate this development schedule, the landowners have requested the City consider exchanging the current assignment of restricted servicing capacity with the allocation of unrestricted capacity.

The initial phase of the development will include key community facilities

Longyard Properties Inc. has advised that the initial phase of the development will include 400 residential units and the following community elements:

- Community Park block
- Collector road links
- School block
- Dedication of the open space lands and construction of trail system
- Storm water management facilities

The construction of the collector road link and associated municipal services will also facilitate the decommissioning of two existing temporary wastewater pumping station (Block 12 and Northdale pumping stations).

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Unrestricted servicing capacity is available for distribution to active development applications proceeding to registration within the next 12 months

In June 2012, Council set aside 1,650 persons (485 single family units) of unrestricted servicing capacity for development applications proceeding to approval over the next 12 months in accordance with the City's protocol.

In consideration of the request from Longyard Properties, staff undertook a review of active development applications and is confident that there are no other development applications with an immediate need for this unrestricted servicing capacity at this time. Given the Longyard Draft Plan is approved and expected to proceed to develop in the next 6 to 8 months, it is recommended that the current assignment of 400 units of restricted servicing capacity to Draft Plan of Subdivision 19T-03V13 be rescinded and replaced with an equal amount of available unrestricted capacity to facilitate the initial phase of the development in 2013.

Longyard Properties Inc. must enter into the Block 12 Developers' Group Agreement

The Longyard Properties Inc. Draft Plan of Subdivision 19T-03V13 is located in Block 12. As a condition of draft plan approval, Longyard Properties Inc. is required to enter into the Block 12 Developers' Group Agreement and fulfill its obligation(s), financial or otherwise, according to the terms of the agreement. Given the area of the Longyard draft plan represents approximately 20 percent of the overall block, it is expected that Longyard's contribution to the common elements of the block development will be substantial. Accordingly, staff is recommending the allocation of servicing capacity be subject to confirmation from the Block 12 Trustee that the owner has signed the Block 12 Community Cost Sharing Agreement and is in good standing. This condition will effectively prevent pre-sales and the registration of the subdivision until Longyard has executed the Block 12 Developers' Group agreement. Staff has been informed that both Longyard Properties Inc. and the Block 12 Trustee are agreeable to this conditional allocation.

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 therefore consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

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

Conclusion

Longyard Properties Inc. has acquired ownership of the lands at the north-west corner of Block 12. These lands are subject to approved Draft Plan of Subdivision 19T-03V13. Longyard Properties Inc. wishes to proceed immediately with the development of the initial phase of the Draft Plan comprising of 400 units and associated community facilities including a park block, school block and a connected collector road network.

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Accordingly, staff recommends that the current assignment of 400 units of restricted servicing capacity to Draft Plan of Subdivision 19T-03V13 be rescinded and replaced with an equal amount of available unrestricted capacity to facilitate the initial phase of the development in 2013. The allocation of available servicing capacity should be conditional on Longyard Properties Inc., entering into the Block 12 Developers' Group Agreement.

Attachments

1. Longyard Properties Inc. (19T-03V13) Location Plan

Report prepared by:

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

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

COMMITTEE OF THE WHOLE – NOVEMBER 27, 2012

LONGYARD PROPERTIES INC. (19T-03V13) ALLOCATION OF SERVICING CAPACITY WARD 4 – VICINITY NORTH OF MAJOR MACKENZIE WEST OF BATHURST

Recommendation

The Commissioner of Engineering and Public Works recommends:

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Communications Plan

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Purpose

The purpose of this report is to recommend the allocation of servicing capacity to the first phase of the development in Draft Plan of Subdivision 19T-03V13 pursuant to the City's Servicing Capacity Distribution Protocol.

Background

The Helmhorst Investments Ltd., Draft Plan of Subdivision 19T-03V13 comprises of 77 hectare parcel of land located at the northwest corner of Major Mackenzie Drive and Bathurst Street within Block 12 as shown on Attachment No1. The draft plan was approved by Council on June 23, 2008 and includes approximately 840 residential units, a stormwater management pond, a community park, an elementary school, valley lands and a commercial site. Until recently, the subject lands were owned by Helmhorst Investments Ltd., a non-participating land owner to the

Block 12 Developers' Group. To date, Helmhorst Investments has not proceeded with the development of the property.

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Report prepared by:

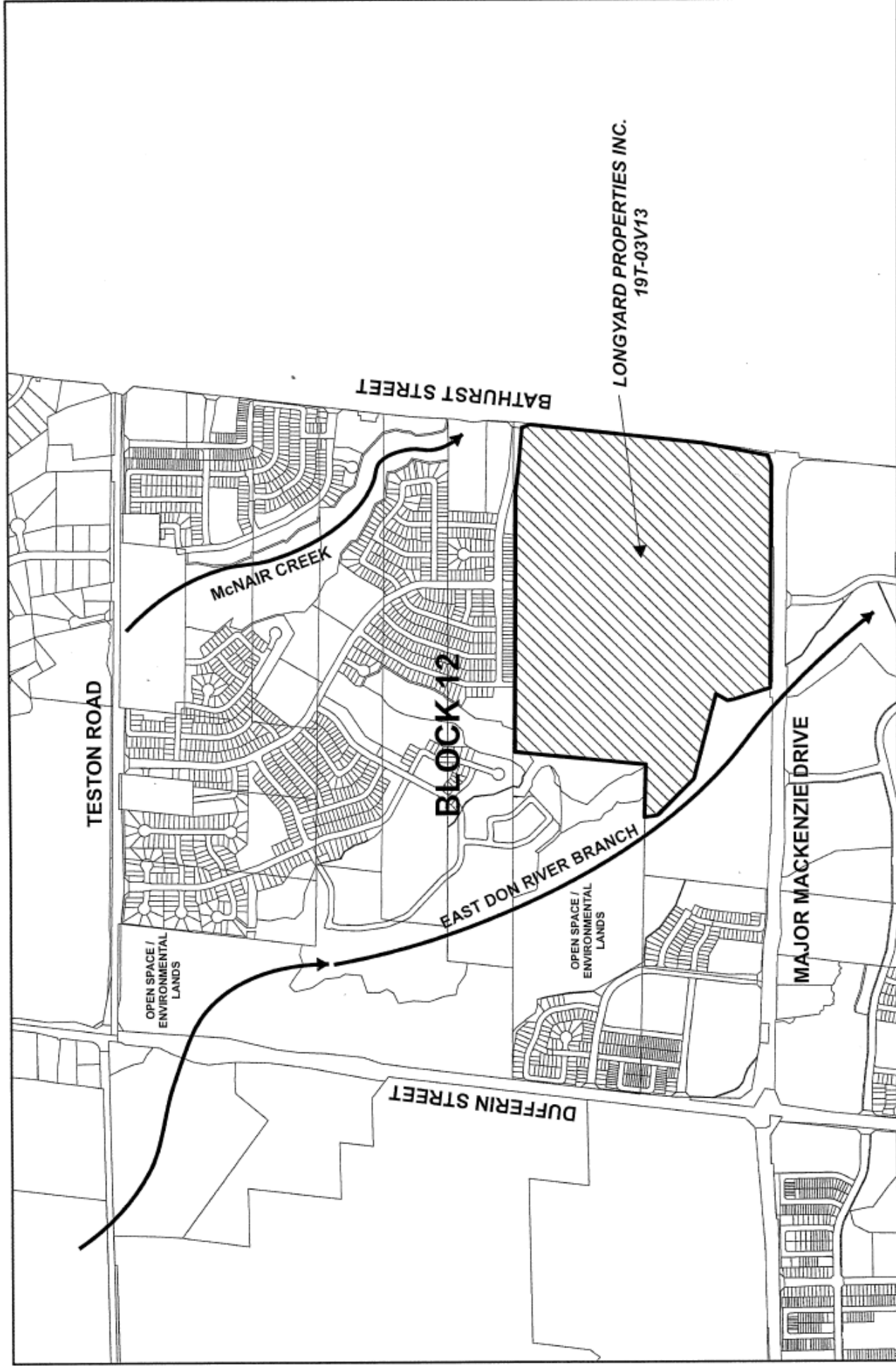
Tony Artuso, Senior Engineering Assistance, Ext. 8396
Jennifer Cappola-Logullo, Water / Wastewater Engineer, Ext. 8433
Michael Frieri, Manager of Engineering Planning & Studies, Ext. 8729

Respectfully submitted,

Paul Jankowski
Commissioner of Engineering
And Public Works

Andrew Pearce
Director of Development /
Transportation Engineering

ATTACHMENT NO. 1



LONGYARD PROPERTIES INC. (19T-03V13)
LOCATION PLAN