

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

Item 2, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2018.

2 SERVICING CAPACITY ALLOCATION STRATEGY **ANNUAL DISTRIBUTION AND UPDATE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Public Works, dated February 6, 2018, be approved; and
- 2) That the following be approved in accordance with Communication C1, Memorandum from the Deputy City Manager, Planning and Growth Management dated January 31, 2017:
 1. That Recommendation No. 2 in the above noted report be replaced with the following revised wording:

“THAT development applications Z.13.005, Z.15.030, Z.16.037, Z.16.044, Z.17.020, DA.13.021, DA.14.007, DA.15.022, DA.15.074, DA.17.015, DA.17.023, DA.17.041, DA.17.062, 19T-04V12, 19T-14V002, 19T-15V007, 19T-16V007, 19T-17V001, 19T-17V002, 19T-17V003 and 19T-17V009 be RESERVED servicing capacity from the York Sewage / Water Supply System for a total of 12,089 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”.

Purpose

This Report updates Council on the availability of Regional servicing capacity and recommends distribution of same to active development applications. The Report also informs stakeholders that short-term capacity needs have been met and capacity remains available for continued growth.

Recommendations

1. “THAT development application File Numbers DA.15.081 and 19T-06V12 be ALLOCATED servicing capacity from the York Sewage / Water Supply System for a total of 135 persons equivalent (as detailed on the Allocation Schedule included as Attachment No. 1)”.

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2. “THAT development applications Z.13.005, Z.15.030, Z.16.037, Z.16.044, Z.12.020, DA.13.021, DA.14.007, DA.14.007, DA.15.022, DA.15.074, DA.17.015, DA.17.023, DA.17.062, 19T-04V12, 19T-14V002, 19T-15V007, 19T-16V007, 19T-17V001, 19T-17V002, 19T-17V003 and 19T-17V009 be RESERVED servicing capacity from the York Sewage / Water Supply System for a total of 12,089 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”.
3. 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).
4. 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. 2,492 persons equivalent for distribution to development applications within the Kleinburg-Nashville service area; and
 - c. 1,432 persons equivalent for distribution to active development applications proceeding to approval over the next year (not included on any of the attached schedules) in accordance with the City's protocol.
5. THAT an annual review of the City's available servicing capacity, and related development process / distribution protocol, be undertaken by staff and brought forward to a future Committee of the Whole meeting.
6. THAT a copy of this report be forwarded to York Region.

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Report Highlights

- To update Council on the availability of Regional servicing capacity
- To recommend distribution of servicing capacity to active development applications
- To inform stakeholders that short-term capacity needs have been met
- To inform stakeholders that capacity remains available for continued growth

Background

York Region supplies bulk water through large transmission mains to local area municipalities for daily consumption and fire protection. York Region is also responsible for providing trunk wastewater conveyance and treatment for local area municipalities. Accordingly, York Region establishes limits on sewage and water servicing capacity to each of the nine local area municipalities within the 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.

York Region continues to distribute servicing capacity to local area municipalities to maintain development needs throughout the Region

The distribution of Regional servicing capacity amongst local area municipalities 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 three-year development supply.

In September 2016, York Region confirmed an additional capacity distribution to Vaughan for approximately 19,366 people. The resulting total Regional capacity distribution to Vaughan between 2011 and 2016 was 50,357 people from the York Sewage / Water Supply System (excludes capacity from the Kleinburg Water Resource Recovery Facility).

York Region did not provide a servicing capacity update in 2017 but expects to provide a capacity distribution update and future outlook report in Q3-2018.

Regional servicing capacity remains available to accommodate an additional 19,731 residents throughout the City

The last annual servicing capacity allocation strategy was endorsed by Council on December 13, 2016. Since then, capacity equivalent to 30,626 people has been allocated to development applications that have proceeded to final approval.

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Eight (8) development applications reserved capacity in 2016 did not proceed to final approval and will be recommended for re-reservation in conjunction with this report. After accounting for development applications allocated by Council resolution, capacity remains available for 19,731 people. This capacity is linked to the Southeast Collector Sewer improvement works which have now been completed by York Region.

Developer initiated Inflow / Infiltration Reduction Pilot Project successful in realizing city-wide servicing capacity; now nearing completion

Based on proposed sanitary sewer remediation projects and flow monitoring data compiled to date, York Region has acknowledged that capacity for approximately 4,982 people can be achieved upon successful completion of planned remediation work.

Of the 4,982 persons equivalent of capacity, the Block 61 Developer initiated Inflow / Infiltration Pilot Project was successful in realizing approximately 2,886 persons equivalent of servicing capacity to date.

Remediation projects have been successfully completed in conjunction with the ongoing phased development of the Block. All projects have been inspected and approved by York Region and realized capacity has subsequently been allocated by Vaughan Council. The remaining remediation work equivalent to approximately 2,096 persons of capacity will be completed over the next year.

The Block 61 Developers' Group has notified the City of their intention to complete the I-I Pilot Project. The Group is committed to fulfilling the terms of the agreement by undertaking one final remediation project to satisfy their agreement obligations and to close out the agreement with the City of Vaughan.

Servicing capacity remains available for an additional 2,492 residents in Kleinburg-Nashville from the Kleinburg Water Resource Recovery Facility

Servicing capacity remains available to the Kleinburg Water Resource Recovery Facility for an additional 2,492 persons.

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.

Previous Reports/Authority

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0505_15_17.pdf

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW1206_16_10.pdf

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Analysis and Options

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

On a go forward basis, and in consideration of the City's current Servicing Capacity Distribution Protocol included in Attachment No. 3, staff has completed an assessment of the status of all active development applications so that new Allocation, Reservation and Assignment Schedules may be established to effectively distribute the City's available capacity.

Based on the 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 that have received Draft Plan of Subdivision or Site Development approval. In sequential order of priority, consideration was also given to those applications that have the appropriate zoning in place for an intended use, are Official Plan compliant, and/or 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 18,299 people is recommended for distribution to active development applications. 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. As this capacity is allocated, the reserve is topped up on a yearly basis as necessary. 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

Vaughan Council has set aside reserve capacity for development applications qualifying for York Region's Sustainable Development through LEEDs program, Transit-Oriented

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Development (TOD), and applications within the Vaughan Metropolitan Centre (VMC) area.

Over the past year, since the last annual update to Council, 4,390 persons equivalent of servicing capacity has been allocated to development applications in the VMC. Accordingly, it is recommended the reserve for these priority intensification areas be topped up to 5,000 people once again.

Secondary suites will be allocated servicing capacity in conjunction with subsequent annual distribution/update reports

In 2017 Council approved the City's Secondary Suite Policy. Moving forward it will be necessary to consider allocation of servicing capacity to individual secondary suites as a component of the permitting process. Accordingly, secondary suite permits may proceed on an as needed basis. These permits will be tracked and allocated capacity in conjunction with subsequent annual distribution/update reports to Council. To date there have not been any secondary suites approved within the City.

The City's distribution strategy remains in step with intensification targets

Upon consideration of all recommendations, unrestricted capacity for 1,432 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.

The City's short-term development needs (approximately a 3-year outlook) have been addressed. 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, should any development applications come forward for Council approval.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

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.

York Region's anticipated capital delivery timing for the necessary Northeast Vaughan infrastructure improvements are programmed for 2028. This timing remains a concern for

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City staff and for members of the Building Industry and Land Development Association (York Chapter).

Accordingly, staff will continue to discuss the merits of amending York Region's current Development Charge Credit Policy to make it financially viable for members of the Building Industry and Land Development Association (York Chapter) to advance delivery timing of Regional infrastructure as necessary to service Vaughan's new community areas

The timely delivery of Regional water and wastewater related infrastructure for Vaughan and the resulting distribution of Regional servicing capacity to the City will:

- Maximize population and employment land development potential;
- Accelerate Development Charge revenue collections for York Region and the City;
- Support Provincial, Regional and City objectives to create jobs, economic growth and housing options;
- Maximize intensification potential along Regional corridors and within the Vaughan Metropolitan Centre by dedicating existing residual water and wastewater system capacity to these areas; and
- Capitalize on the 20,000 transit riders expected to be moving through the Vaughan Metropolitan Centre on a daily basis.

Regional water and wastewater infrastructure projects should 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 19,731 new residents throughout the City. Staff is recommending capacity for 18,299 persons be committed to various active development applications and growth areas. The balance, equivalent to 1,432 people, will be held for future distribution.

Servicing capacity for 2,492 people remains available to the Kleinburg Water Resource Recovery Facility for distribution to future development applications within the Kleinburg-Nashville Service Area.

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

York Region expects to provide a capacity assignment update and future distribution outlook in Q3-2018.

For more information, please contact: Tony Artuso (Ext.8396) or Michael Frieri (Ext. 8729).

Attachments

1. Allocation Schedule
2. Reservation Schedule
3. Servicing Capacity Distribution Protocol

Prepared by

Tony Artuso, Senior Engineering Assistant, Ext. 8396

Michael Frieri, Manager of Engineering & Infrastructure Planning, 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.)



memorandum

C	<u>1</u>
COMMUNICATION	
CW -	<u>FEB 6 / 18</u>
ITEM -	<u>2</u>

DATE: JANUARY 31, 2018

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: STEPHEN COLLINS, DEPUTY CITY MANAGER, PUBLIC WORKS

RE: ITEM 2, REPORT 6 - COMMITTEE OF THE WHOLE, FEBRUARY 6, 2018
SERVICING CAPACITY ALLOCATION STRATEGY
ANNUAL DISTRIBUTION AND UPDATE
ADMINISTRATIVE CORRECTIONS TO RECOMMENDATION NO. 2

Purpose

To advise Council of the following necessary administrative corrections to Recommendation No. 2 in the above noted report:

- a) Development Application DA.14.007 was inadvertently listed twice;
- b) Development Application DA.17.020 was incorrectly noted as DA.12.020; and
- c) Development Application DA.17.041 was inadvertently omitted.

Recommendation

1. That Recommendation No. 2 in the above noted report be replaced with the following revised wording:

"THAT development applications Z.13.005, Z.15.030, Z.16.037, Z.16.044, Z.17.020, DA.13.021, DA.14.007, DA.15.022, DA.15.074, DA.17.015, DA.17.023, DA.17.041, DA.17.062, 19T-04V12, 19T-14V002, 19T-15V007, 19T-16V007, 19T-17V001, 19T-17V002, 19T-17V003 and 19T-17V009 be RESERVED servicing capacity from the York Sewage / Water Supply System for a total of 12,089 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".

There are no further changes required to the balance of the report.

Respectfully submitted,

Stephen Collins
Deputy City Manager, Public Works
(Ext. 8247)

Item:



Committee of the Whole Report

DATE: Tuesday, February 06, 2018

WARD(S): ALL

**TITLE: SERVICING CAPACITY ALLOCATION STRATEGY
ANNUAL DISTRIBUTION AND UPDATE**

FROM:

Stephen Collins, Deputy City Manager, Public Works

ACTION: DECISION

Purpose

This Report updates Council on the availability of Regional servicing capacity and recommends distribution of same to active development applications. The Report also informs stakeholders that short-term capacity needs have been met and capacity remains available for continued growth.

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5. THAT an annual review of the City's available servicing capacity, and related development process / distribution protocol, be undertaken by staff and brought forward to a future Committee of the Whole meeting.
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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.

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Regional servicing capacity remains available to accommodate an additional 19,731 residents throughout the City

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Eight (8) development applications reserved capacity in 2016 did not proceed to final approval and will be recommended for re-reservation in conjunction with this report. After accounting for development applications allocated by Council resolution, capacity remains available for 19,731 people. This capacity is linked to the Southeast Collector Sewer improvement works which have now been completed by York Region.

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Based on proposed sanitary sewer remediation projects and flow monitoring data compiled to date, York Region has acknowledged that capacity for approximately 4,982 people can be achieved upon successful completion of planned remediation work.

Of the 4,982 persons equivalent of capacity, the Block 61 Developer initiated Inflow / Infiltration Pilot Project was successful in realizing approximately 2,886 persons equivalent of servicing capacity to date.

Remediation projects have been successfully completed in conjunction with the ongoing phased development of the Block. All projects have been inspected and approved by

York Region and realized capacity has subsequently been allocated by Vaughan Council. The remaining remediation work equivalent to approximately 2,096 persons of capacity will be completed over the next year.

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Servicing capacity remains available to the Kleinburg Water Resource Recovery Facility for an additional 2,492 persons.

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.

Previous Reports/Authority

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0505_15_17.pdf

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW1206_16_10.pdf

Analysis and Options

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

On a go forward basis, and in consideration of the City's current Servicing Capacity Distribution Protocol included in Attachment No. 3, staff has completed an assessment of the status of all active development applications so that new Allocation, Reservation and Assignment Schedules may be established to effectively distribute the City's available capacity.

Based on the 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.

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

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.

Over the past year, since the last annual update to Council, 4,390 persons equivalent of servicing capacity has been allocated to development applications in the VMC. Accordingly, it is recommended the reserve for these priority intensification areas be topped up to 5,000 people once again.

Secondary suites will be allocated servicing capacity in conjunction with subsequent annual distribution/update reports

In 2017 Council approved the City's Secondary Suite Policy. Moving forward it will be necessary to consider allocation of servicing capacity to individual secondary suites as a component of the permitting process. Accordingly, secondary suite permits may proceed on an as needed basis. These permits will be tracked and allocated capacity in conjunction with subsequent annual distribution/update reports to Council. To date there have not been any secondary suites approved within the City.

The City's distribution strategy remains in step with intensification targets

Upon consideration of all recommendations, unrestricted capacity for 1,432 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.

The City's short-term development needs (approximately a 3-year outlook) have been addressed. 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, should any development applications come forward for Council approval.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

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.

York Region's anticipated capital delivery timing for the necessary Northeast Vaughan infrastructure improvements are programmed for 2028. This timing remains a concern for City staff and for members of the Building Industry and Land Development Association (York Chapter).

Accordingly, staff will continue to discuss the merits of amending York Region's current Development Charge Credit Policy to make it financially viable for members of the Building Industry and Land Development Association (York Chapter) to advance delivery timing of Regional infrastructure as necessary to service Vaughan's new community areas

The timely delivery of Regional water and wastewater related infrastructure for Vaughan and the resulting distribution of Regional servicing capacity to the City will:

- Maximize population and employment land development potential;
- Accelerate Development Charge revenue collections for York Region and the City;
- Support Provincial, Regional and City objectives to create jobs, economic growth and housing options;
- Maximize intensification potential along Regional corridors and within the Vaughan Metropolitan Centre by dedicating existing residual water and wastewater system capacity to these areas; and
- Capitalize on the 20,000 transit riders expected to be moving through the Vaughan Metropolitan Centre on a daily basis.

Regional water and wastewater infrastructure projects should 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 19,731 new residents throughout the City. Staff is

recommending capacity for 18,299 persons be committed to various active development applications and growth areas. The balance, equivalent to 1,432 people, will be held for future distribution.

Servicing capacity for 2,492 people remains available to the Kleinburg Water Resource Recovery Facility for distribution to future development applications within the Kleinburg-Nashville Service Area.

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

York Region expects to provide a capacity assignment update and future distribution outlook in Q3-2018.

For more information, please contact: Tony Artuso (Ext.8396) or Michael Frieri (Ext. 8729).

Attachments

1. Allocation Schedule
2. Reservation Schedule
3. Servicing Capacity Distribution Protocol

Prepared by

Tony Artuso, Senior Engineering Assistant, Ext. 8396

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

ATTACHMENT No. 1

ALLOCATION SCHEDULE	
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UNRESTRICTED CAPACITY - YDSS	
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				PROPOSED UNITS										
BLK	File No.	Description / Owner / Developer	Approval Status	Sing	Semi	Town	Apmt	Total Units	Population	Required Infrastructure / Comments				
25	DA.15.081	Clustergarden Estates Inc.	Site Plan Approved			42		42	129	Site Plan Approved on Feb 21 2017 without a resolution				
40/47	19T-06V12	Country Wide Homes (Pine Valley Estates) Inc.	Draft Plan Approved			2		2	6	OMB Approved - 2 additional TH units required				
				0	0	44	0	44	135	Unrestricted Capacity TOTAL				
								44	135					
			Allocation Schedule TOTAL					Units	People					

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.

RESERVATION SCHEDULE

[illegible][illegible][illegible]

SERVICING CAPACITY DISTRIBUTION PROTOCOL

(Revised February 21, 2018)

In this policy, Servicing Capacity means water supply and wastewater treatment capacity within the York Sewage Servicing System, York Water Supply System or the Kleinburg/Nashville Sewage Servicing System as distributed by the Region of York and allocated by the City of Vaughan. Council will be solely responsible for the allocation of water and wastewater servicing capacity to specific developments as defined by the Region of York. The approval of all development applications shall be subject to the availability of adequate municipal services, including transportation related infrastructure at both the local and regional level.

Allocation, reservation or assignment of servicing capacity by Council resolution, is specific to a proposed development application. In the event that a development application is closed, withdrawn, or significantly revised (thereby requiring a site specific Official Plan Amendment), any previous commitment of servicing capacity shall become null and void and shall not be transferable to the subject lands or to a subsequent application for the subject lands.

Development Approvals

Where the availability of servicing capacity is not dependent on the construction of specific regional or local infrastructure improvements, development applications shall be allocated capacity by Council resolution in conjunction with development approval.

Where the availability of servicing capacity is dependent on the construction of specific regional or local infrastructure improvements, Council may consider granting development approval approximately 18 months prior to the anticipated operational/in-service date for the related infrastructure, subject to the implementation of a Holding Symbol on the implementing Zoning By-law and a No-Sale Agreement. Development applications which generally meet this timeframe shall be reserved servicing capacity.

Allocation of Servicing Capacity Linked to Infrastructure Improvements

Where the availability of servicing capacity is dependent on the construction of specific regional or local infrastructure improvements, development applications shall be allocated servicing capacity by Council resolution in conjunction with the removal of the Holding Symbol and enactment of the applicable Zoning By-law for the subject lands. This may occur no sooner than 6 months prior to the anticipated operational/in-service date for the related infrastructure improvements, thereby allowing a previously approved development application to proceed to registration.

Allocation Priority Categories

Residential development applications shall be placed in a cue for allocation of servicing capacity based on the following priority categories, Reservation and Assignment.

The reservation and assignment of available and/or future servicing capacity to an active development application shall be prioritized with consideration for; status of planning approvals, anticipated timing of development, location and density of built form, environmental sustainability, and the availability of adequate local and regional infrastructure including transportation.

ATTACHMENT No. 3

RESERVATION of SERVICING CAPACITY

A development application shall qualify for reservation of servicing capacity where:

1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision will proceed to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) will be executed, within the next 12 months; and
2. The City is satisfied that adequate municipal services and transportation related infrastructure, both at the local and regional level will be available to service the development upon occupancy; and
3. A minimum of two of the following conditions apply;
 - a. Official Plan Approved, or
 - b. Zoning Approved with or without a Holding Symbol, or
 - c. Represents infill development, intensification or completion of a partially built community, or
 - d. Geographically located within an area where the City strategically chooses to provide for deliberate growth.

Development applications shall be reserved servicing capacity by Council resolution for a period of 12 months. The reservation shall automatically be revoked after a period of 12 months in the event that the Draft Plan of Subdivision has not proceeded to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) has not been executed.

Servicing capacity may be reserved by Council resolution regardless of its dependency on specific regional or local infrastructure improvements.

ASSIGNMENT of SERVICING CAPACITY

A development application shall classify for assignment of servicing capacity where:

1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision will proceed to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) will be executed, within the next 12 to 24 months; and
2. The City is satisfied that adequate municipal services and transportation related infrastructure, both at the local and regional level will be available to service the development upon occupancy; and
3. A minimum of two of the following conditions apply;
 - a. Official Plan Approved, or
 - b. Zoning Approved with or without a Holding Symbol, or
 - c. Represents infill development or completion of a partially built community, or
 - d. Geographically located within an area where the City strategically chooses to provide for deliberate growth.

Servicing capacity may be assigned by Council resolution regardless of its dependency on specific regional or local infrastructure improvements. The assignment of capacity to specific developments may be amended at any time.

High Density / Complex High-Rise Developments

The timing for release of building permits for high-density and complex high-rise developments may be advanced as noted below, in order to implement these larger complex intensification projects and to accommodate a longer construction period.

1. For High-Density Developments – Building Permits may be released up to 18 months prior to the completion of required Regional infrastructure; and
2. For Complex High-Rise Developments (consisting of over 200 units and multiple levels of underground parking) – Building Permits may be released up to 36 months prior to the completion of required Regional infrastructure.

Accordingly, the timing for allocation of servicing capacity to such development applications may occur in conjunction with Site Plan Approval and consistent with the release of building permits.

Sustainable Development Through LEED™ Program

If a development application meets all eligibility criteria required to participate in York Region's Sustainable Development Through LEED™ Program, and formal confirmation has been issued by the Region of York identifying the allocation credit applicable to the specific application; the application may be reserved or allocated servicing capacity from the City's LEED™ Reserve, thereby allowing the development to proceed with pre-sales and / or registration (final approval / building permit release) in a timely manner.