

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 26 2024

Item 3, Report No. 10 of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 26, 2024.

3. 2023 SERVICING CAPACITY ALLOCATION ANNUAL SUMMARY

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Infrastructure Development, dated March 19, 2024:

Recommendations

1. THAT a total of 12,083 persons equivalent in servicing capacity be RESERVED for 2024 accordingly:
 - a. 10,259 persons equivalent for distribution to active and future development planning applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area) which are tributary to the York Durham Sewage System / York Water System; and
 - b. 1,824 persons equivalent for distribution to active and future development planning applications for the area tributary to the Kleinburg Water Resource Recovery Facility / York Water System;
2. THAT a total of 28,837 persons equivalent in servicing capacity be RESERVED for development planning applications approved in City Block 27 in accordance with the York Region and City Agreement's with the Block 27 Landowners Group;
3. THAT the City's Allocation of Servicing Capacity Policy (included as Attachment 1) be reviewed by City staff to assess whether revisions to the policy would effectively improve the servicing capacity assignment process, with a recommendation report brought forth to a future Committee of the Whole meeting;
4. THAT City staff continue to track and review the City's available servicing capacity and bring forward annual update reports to a Committee of the Whole meeting in Q1 of each year; and
5. THAT a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter.

Committee of the Whole (2) Report

DATE: Tuesday, March 19, 2024 **WARD(S):** ALL

TITLE: 2023 SERVICING CAPACITY ALLOCATION ANNUAL SUMMARY

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

This report updates Council on the status of the City's allocation of servicing capacity and reserve to the end of 2023, made available through The Regional Municipality of York (York Region) York Durham Sewage System, Kleinburg Water Resource Recovery Facility, and York Water System.

Report Highlights

- In 2023, 7,738 persons equivalent was allocated for approved development planning applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area).
- The total City Servicing Capacity remaining to the end of 2023 (excluding the Kleinburg Water Resource Recovery Facility service area and City Block 27) is 10,259 persons equivalent.
- The City's Allocation of Servicing Capacity Policy is recommended to be reviewed to assess for improvements to the City's serving allocation assignment process.

Recommendations

1. THAT a total of 12,083 persons equivalent in servicing capacity be RESERVED for 2024 accordingly:
 - a. 10,259 persons equivalent for distribution to active and future development planning applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area) which are tributary to the York Durham Sewage System / York Water System; and
 - b. 1,824 persons equivalent for distribution to active and future development planning applications for the area tributary to the Kleinburg Water Resource Recovery Facility / York Water System;
2. THAT a total of 28,837 persons equivalent in servicing capacity be RESERVED for development planning applications approved in City Block 27 in accordance with the York Region and City Agreement's with the Block 27 Landowners Group;
3. THAT the City's Allocation of Servicing Capacity Policy (included as Attachment 1) be reviewed by City staff to assess whether revisions to the policy would effectively improve the servicing capacity assignment process, with a recommendation report brought forth to a future Committee of the Whole meeting;
4. THAT City staff continue to track and review the City's available servicing capacity and bring forward annual update reports to a Committee of the Whole meeting in Q1 of each year; and
5. THAT a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter.

Background

York Region supplies bulk water through large trunk 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 wastewater sewage and water servicing capacity to accommodate the needs of 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 provided a capacity assignment from York Region and is then responsible to allocate this capacity to individual land development applications, considering the availability and capacity of local

infrastructure. Therefore, a formal City servicing capacity allocation process is necessary to efficiently manage the distribution of the limited Regional capacity.

Typically, York Region provides each municipality a 3-to-4-year servicing capacity assignment. In November 2023, York Region provided Vaughan a 2-year capacity supply, with the next servicing capacity assignment to Vaughan anticipated in 2025, to accurately meet local municipalities development demands and to reflect progress on critical YDSS infrastructure. For Vaughan, this includes the West Vaughan Sanitary Trunk Sewer Project and Northeast Vaughan Water and Wastewater Servicing Project.

City's Servicing Capacity Distribution Protocol and Policy

In November 2005, Council approved the City's Servicing Capacity Distribution Protocol. The original intent of the protocol was to consistently prioritize active development applications city-wide and place them in queue to ultimately receive allocation by Council resolution. The protocol established specific criteria to assist in realizing the priority status (or queue) of an active development application.

In 2018, staff initiated an internal process to update the City's Servicing Capacity Distribution Protocol and developed an official City policy. On December 17, 2019, a formal Servicing Capacity Distribution Policy (Corporate Policy Number 08.C.01) was approved by Vaughan Council.

From a planning approval status perspective, immediate consideration for the approval of allocation of services is given to active development applications which have received Ontario Land Tribunal (OLT), Draft Plan of Subdivision or Site Plan Development approval. In sequential order of priority, consideration is also given to those applications which 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.

The City's current Policy ensures allocated capacity will not sit idle. Provisions have been included to ensure Council may consider the redistribution of capacity post allocation if an application does not proceed to registration and/or building permit issuance within a 36-month period of a development application approval, subject to conditions stipulated in the Policy.

York Region's last water and wastewater capacity assignment to Vaughan was provided on November 23, 2023.

As presented at their Council Meeting on November 23, 2023, York Region confirmed their last capacity assignment to Vaughan for 43,375 people from the York Durham Sewage System / York Water System (excluding the Kleinburg Water Resource Recovery Facility service area), broken down further as follows:

- 14,538 persons equivalent of servicing capacity to be utilized city-wide; and
- 28,837 persons equivalent of servicing capacity to be utilized specifically by City Block 27 in accordance with the York Region and City Agreement's with the Block 27 Landowners Group.

York Region's next Capacity Monitoring Assignment to the City is anticipated for 2025.

York Region provides the City with a private purpose-built rental reserve.

In 2019, a 4,000-person reserve was established by York Region to encourage the development of new private purpose-built rental developments throughout the Region, to be shared amongst the nine local municipalities. There were no development applications in Vaughan that utilized this reserve to the end of 2023.

Previous Reports/Authority

The 2022 Allocation of Servicing Capacity Annual Distribution and Update Report can be accessed via the following link:

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=137541>

The City's latest York Region Servicing Capacity Assignment and Allocation of Servicing Capacity Distribution Report dated December 12, 2023, can be accessed via the following link:

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=156775>

Analysis and Options

2023 Annual City-Wide Servicing Capacity Assignment Summary (excluding the Kleinburg Water Resource Recovery Facility service area)

In 2023, 7,738 persons equivalent was allocated for approved development planning applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area), of which 4,298 persons equivalent were designated to developments in the Vaughan Metropolitan Centre.

2023 Kleinburg Water Resource Recovery Facility Service Area Capacity Assignment Summary

In 2023, there were two (2) development applications approved in the Kleinburg Water Resource Recovery Facility service area equivalent to 1,083 persons equivalent. As such, 1,824 persons equivalent of Regional servicing capacity assignment remains available from the Kleinburg Water Resource Recovery Facility Service Area for

distribution to active development applications located within the Kleinburg-Nashville service area.

York Region has committed to monitoring the capacity of standalone wastewater facilities such as the Kleinburg Water Resource Recovery Facility Service Area to ensure there is adequate servicing to support approved growth in these communities.

Future capacity needs for the Kleinburg-Nashville service area will be subject to policies impacting future expansion opportunities for the Kleinburg Water Resource Recovery Facility and will be considered through the Regional Water and Wastewater Master Plan Update.

2023 Reconciled City-Wide servicing capacity

In 2023, two (2) previously approved development applications with servicing allocation were either revised or determined to be over-allocated. The allocated servicing capacity from these applications for a total of 50 persons equivalent have been reconciled and added back to the overall city-wide servicing capacity reserve, in accordance with the City’s Allocation Policy. The details of the two development applications that were reconciled are as follows:

Development Application File Number	Original Approval & Persons Equivalent	Over-allocation/Revision Reason	Reconciled Servicing Capacity (persons equivalent)
46 Centre Street	One (1) Single-Family Unit – 4 persons equivalent	Servicing Capacity for One (1) Apartment Unit approved for DA.19.024	4 persons equivalent
19T-13V008	15 Townhouse Units – 46 persons equivalent	Servicing Capacity for 28 Townhouse Units approved for DA.22.051	46 persons equivalent
Total:			50 persons equivalent

Total Remaining City-Wide Regional Servicing Capacity (excluding the Kleinburg Water Resource Recovery Facility service area)

The following is a summary of the total remaining City-wide regional servicing capacity assignment, to the end of 2023, should the recommendations in this report be approved

and adopted by Council (excluding the Kleinburg Water Resource Recovery Facility service area):

Allocation Milestone	Amount Allocated (Persons Equivalent)
York Region Servicing Capacity Assignment to Vaughan on November 23, 2023 (for utilization City-wide)	+14,538 ^[1]
Vaughan’s Regional Servicing Capacity balance at the end of 2022	+3,411
Vaughan’s Regional Servicing Capacity allocated to Development Applications in 2023	-7,499
Vaughan’s 2023 Approved Committee of Adjustment Applications	-241
Vaughan’s Reconciled Servicing Capacity 2023	+50
Total Remaining City of Vaughan Unrestricted Servicing Capacity available for City-Wide Utilization until 2025 (excludes Block 27)	10,259

1. Excludes Block 27 specific servicing capacity assignment of 28,837 persons equivalent pursuant to York Region’s Block 27 Prepaid Development Charge Credit / Reimbursement Agreement and the City’s Block 27 Water and Wastewater Servicing Capacity Allocation Agreement

The City currently has 10,259 persons equivalent of Regional servicing capacity assignment remaining to allocate for development planning applications (excluding the Kleinburg Water Resource Recovery Facility service area) until York Region’s next Capacity Monitoring Assignment, anticipated for 2025.

Addressing the City’s Remaining Servicing Capacity until York Region’s Next Servicing Capacity Assignment

City staff foresee a continued demand for servicing capacity in 2024 based on the number of high-density active development applications currently in the queue specifically located in Regional Centres and Corridors, Secondary Plan Areas, and Major Transit Station Areas such as Vaughan Metropolitan Centre; Yonge-Steeles; Weston and Highway 7; Vaughan Mills Mall; and Weston and Major Mackenzie Drive. In addition, the City is also experiencing the introduction of Community Infrastructure and Housing Accelerator (CIHA) development applications which essentially provides accelerated zoning approvals for high-density residential development in areas that

were not previously considered for residential use (i.e., originally intended for employment uses) such as at Langstaff Road and Highway 400; and Jane Street and Highway 7.

Based on the increasing demand for residential development, the remaining 10,259 persons equivalent of available unrestricted servicing for city-wide development planning application approvals may be exhausted prior to York Region's next servicing capacity assignment anticipated in 2025.

Discussions with York Region's Servicing Capacity Monitoring Department regarding existing available servicing capacity are ongoing and given the City's commitment to building more homes, City staff and York Region staff have agreed to initiate discussions on further servicing capacity needs when half of York Region's 2023 servicing capacity assignment to Vaughan has been reached.

Bill 109 Implications to the City's servicing capacity allocation

Bill 109 was introduced by the Province on March 30, 2022, and received Royal Assent on April 14, 2022. Bill 109 introduces the mandatory delegation of Site Plan approvals in the Planning Act, effective as of July 1, 2022. On June 28, 2022, the Deputy City Manager, Planning and Growth Management or designate was granted delegated authority by Council to approve site plan development applications.

Notwithstanding Bill 109 coming into effect and the delegated authority for the Deputy City Manager, Planning and Growth Management or designate to approve site plan development applications, Development Engineering will continue to request formal assignment of servicing capacity allocation for site plan development applications through Council approval. Staff intend to report to Council on a quarterly basis to allocate to site plan's approved via delegated authority with the first Report scheduled in April 2024.

It should be noted that formal assignment of servicing capacity allocation related to draft plan of subdivision applications remains unchanged and are provided through Council approval.

Staff recommend a detailed review of the City's Allocation of Servicing Capacity Policy to assess for improvements.

Staff recommends a detailed review of the City's Allocation of Servicing Capacity Policy to assess whether revisions of the policy should be considered to effectively improve the assignment of servicing allocation and ensure timely utilization, taking into consideration industry concerns along with York Region's servicing capacity allocation assignment process and policy. It is recommended that staff bring forth a recommendation report to a future Committee of the Whole meeting.

Financial Impact

None.

Operational Impact

In early 2023, York Region staff initiated consultation with the City's Policy Planning and Special Programs & the Development Planning Departments to determine the appropriate regional servicing allocation assignment for Vaughan. The City's planning staff had estimated that the annual registration population for Vaughan was 29,481 persons equivalent per year based on our current trends and the anticipated servicing capacity that would be required because of the increase in complex high-rise type development applications. Vaughan's servicing capacity assignment from York Region in November 2023 was 43,375 persons equivalent for the next 2-years (includes 28,837 persons equivalent committed to Block 27 and 14,538 persons equivalent city-wide commitment) and was calculated using annual growth projections (2023-2026) based on York Region's historic registration tracking of Vaughan's allocated servicing capacity.

At the City's current pace of allocating regional servicing capacity to development applications, it is anticipated that the City's current assignment will likely be fully utilized in 2024. As a result, once the remaining regional servicing capacity assignment has been fully utilized, subsequent development applications (at the zoning approval stage) will require a Holding Symbol ("H"), with removal conditional upon future regional servicing allocation when it becomes available upon the next York Region capacity assignment. The use of a Holding Symbol ("H") prevents the issuance of a full building permit and requires the applicant to bring forth a report to a future Council meeting to lift the Holding Symbol ("H") when the conditions are satisfied thereby resulting in additional staff time to process and prepare Holding Symbol ("H") reports and delays in the development approval process.

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.

Staff have worked closely with York Region on the West Vaughan Sanitary Sewage Servicing Class Environmental Assessment and Northeast Vaughan Water and Wastewater Servicing Class Environmental Assessment. Both class environmental assessments are complete and have advanced to detailed design. The combined

service area of both projects contains the majority of the City's remaining white-belt developable land area. Therefore, the implementation of the recommendations of both projects is crucial in realizing and effectively servicing anticipated targets of projected new growth city-wide.

Conclusion

In 2023, 7,738 persons equivalent was allocated for approved development planning applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area), of which 4,298 persons equivalent were designated to developments in the Vaughan Metropolitan Centre. Following the reconciliation and allocation of regional servicing capacity to 2023 development planning applications, the City will have 10,259 persons equivalent in regional servicing capacity in our reserves for use up to 2025, at which time it is anticipated the next regional servicing capacity assignment will be provided by York Region. In addition, City Block 27 has been assigned 28,837 persons equivalent for approved development planning applications within the Block in accordance with the York Region and City Agreement's with the Block 27 Landowners Group.

There were two (2) development applications approved in the Kleinburg Water Resource Recovery Facility service area and therefore 1,824 persons equivalent of Regional servicing capacity assignment remains available for this area.

Given the increasing demand for residential development and the City's commitment to building more homes, City staff and York Region have agreed to initiate discussions on further servicing capacity needs when half of York Region's 2023 servicing capacity assignment to Vaughan has been reached.

Staff have initiated a review of the City's current Allocation of Servicing Capacity Policy to assess whether revisions of the policy should be considered to effectively improve the assignment of servicing allocation and ensure timely utilization.

For more information, please contact: Frank Suppa, Director, Development Engineering, ext. 8255.

Attachment

1. Allocation of Servicing Capacity (Corporate Policy No.08.C.01)

Prepared by

Tony Artuso, Water/Wastewater Lead, ext. 8396

Andy Lee, Manager, Development Services and Environmental Engineering, ext. 8711

Approved by



Vince Musacchio, Deputy City Manager,
Infrastructure Development

Reviewed by



Nick Spensieri, City Manager



CITY OF VAUGHAN

CORPORATE POLICY

POLICY TITLE: ALLOCATION OF SERVICING CAPACITY

POLICY NO.: 08.C.01

Section:	Development & Planning		
Effective Date:	December 17, 2019	Date of Last Review:	December 13, 2022
Approval Authority:	Policy Owner:		
Council	DCM, Infrastructure Development		

POLICY STATEMENT
<p>This Policy establishes a framework for the allocation of water and wastewater servicing capacity through the City’s planning application review and approval process.</p> <p>The allocation of water and wastewater servicing capacity is limited to the residential land use component of any Active Development Application. The industrial, commercial and/or institutional land use components of an Active Development Application do not require Allocation of Servicing Capacity.</p>
PURPOSE
<p>To strategically and equitably allocate water and wastewater servicing capacity to Active Development Applications within the City, ensuring efficient and sustainable use of Servicing Capacity, and the orderly distribution of same.</p> <p>To ensure Active Development Applications are placed in queue for Allocation of Servicing Capacity based on one of the Priority Categories.</p>
SCOPE
<p>York Region assigns servicing capacity to local municipalities on a municipal wide basis or on a specific sewer-shed/water pressure district basis; local municipalities in turn allocate to Active Development Applications.</p> <p>Vaughan Council is responsible for the Allocation of Servicing Capacity to Active Development Applications within the City.</p>

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The authority to Reserve Servicing Capacity is delegated to Staff based on the provisions of this Policy.

LEGISLATIVE REQUIREMENTS

1. *Planning Act*, R.S.O. 1990, c. P.13
2. *Places to Grow Act*, 2005, S.O. 2005, c. 13
3. *Municipal Act*, 2001, S.O. 2001, c. 25

DEFINITIONS

1. **Active Development Application:** An application made and deemed complete under the *Planning Act*, that is not Closed or Withdrawn, to develop land.
2. **Allocation:** The apportionment of a segment of the bulk Servicing Capacity assigned by York Region to the City to a specific Active Development Application within the City by City Council.
3. **Allocation Credit:** A credit for the apportionment of Allocation which is given by the City to an Active Development Application that is dependent on the sustainability incentive program criteria for which it intends to rely.
4. **Allocation Priority:** Superiority in position regarding the Allocation of Servicing Capacity.
5. **City:** The Corporation of the City of Vaughan, including all departments, employees and administrative divisions.
6. **Closed:** The removal of an Active Development Application from the City's consideration as a result of the Owner's inaction on the application, and the Owner's failure to pay the City's maintenance fee pursuant to the City's in-effect Tariff of Fees for planning applications (in accordance with By-law No. 044-2019, as amended or replaced). An Active Development Application can also be closed by virtue of the City's refusal of the application as applied for, and the expiry of the right to appeal that refusal pursuant to *the Planning Act*, and/or the dismissal of any appeal by the Local Planning Appeal Tribunal.
7. **Council:** Council of the City of Vaughan.
8. **Holding Symbol "(H)":** A prefix that Council can implement in a by-law passed under s. 34 of the *Planning Act* to specify the future use of lands, buildings or structures until such time as conditions for removing the "H" are met, and it has been removed by by-law.

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- 9. Infill Development:** The development or redevelopment of a property, site or area with a new development at a higher density or building height than is currently permitted by the Official Plan within an area that is already developed.
- 10. Infrastructure Improvements:** Those improvements to specific York Region or City infrastructure for which the availability of Servicing Capacity is dependent.
- 11. No Pre-Sale Agreement:** An agreement by which the Owner agrees not to enter into any agreements of purchase and sale with end users for any portion of its lands until Servicing Capacity has been Allocated.
- 12. Priority Category:** Speaks to Allocation Priority. Priority 1 Reservation is the first in priority, and Priority 2 Reservation is second.
- 13. Redistributed:** The reallocation of Servicing Capacity from one Active Development Application to another, or others.
- 14. Reservation:** An arrangement to have the Servicing Capacity held for an Active Development Application for a 12-month period.
- 15. Servicing Capacity:** Water supply and wastewater treatment capacity for residential development in the City within the York Sewage Servicing System, York Water Supply System or the Kleinburg/Nashville Sewage System, as distributed by York Region and allocated by the City.
- 16. Significantly Revised:** A site-specific Official Plan Amendment is necessary.
- 17. Staff:** The employees within the City of Vaughan's Infrastructure Development or Planning and Growth Management divisions.
- 18. Withdrawn:** The removal of an Active Development Application by the Owner and/or Agent from the City's consideration.
- 19. York Region:** The Regional Municipality of York, including all departments, employees and administrative divisions.

POLICY

1. Allocation

1.1. An Active Development Application shall qualify for Allocation of Servicing Capacity if:

1.1.1. Servicing Capacity is available for distribution;

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1.1.2. The development conforms (or will conform) to the City's current Official Plan and Zoning By-law;

1.1.3. The availability of the Servicing Capacity is not dependent on the construction and commissioning of Infrastructure Improvements; and,

1.1.4. It is ratified by Council resolution concurrently with Council approval of a Site Development Application and/or Draft Plan of Subdivision Application.

1.2. Where Servicing Capacity is available but dependent on the construction of Infrastructure Improvements:

1.2.1. Council may consider granting an Active Development Application approval in advance of Allocation subject to the inclusion of a Holding Symbol "(H)" in the implementing Zoning By-law and the requirement for a No Pre-Sale Agreement. In this situation, an Active Development Application may be reserved Servicing Capacity in accordance with the provisions of this Policy; and,

1.2.2. The Active Development Application can be considered for Allocation of Servicing Capacity by Council resolution in conjunction with the removal of the Holding Symbol "(H)" 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 development (previously approved by Council) the ability to proceed to registration and/or building permit issuance.

2. Reservation

2.1. Reservation of Servicing Capacity to Active Development Applications shall be determined with consideration for: status of Council approval; anticipated timing of development; location; density; environmental sustainability; and, the availability of adequate City and York Region infrastructure and services which include in addition to water and wastewater (but are not limited to), transportation, stormwater, and park facilities.

2.2. An Active Development Application shall qualify for **Priority 1 Reservation** of Servicing Capacity where:

2.2.1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision may proceed to registration within the next 12 months; or in the case of a Site Development Application, that a Site Plan Agreement

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(or Letter of Undertaking, whichever is in affect) may be executed within the next 12 months;

2.2.2. The City is satisfied that adequate municipal infrastructure, both at the City and York Region level will be available to service the Active Development Application; and,

2.2.3. A minimum of two of the following conditions apply:

2.2.3.1. Official Plan Amendment application is approved by Council;

2.2.3.2. Zoning By-law Amendment application is approved by Council with or without the Holding Symbol “(H)”;

2.2.3.3. The Active Development Application is for an Infill Development or completion of a partially built community.

2.3. Priority 1 Reservation of Servicing Capacity shall be for a maximum period of 12 months. Priority 1 Reservation shall be automatically revoked after a period of 12 months if the Allocation has not been committed by a Council resolution.

2.4. An Active Development Application shall qualify for **Priority 2 Reservation** of Servicing Capacity where:

2.4.1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision may proceed to registration, or in the case of a Site Development Application, that a Site Plan Agreement (or Letter of Undertaking, whichever is in affect) may be executed, within the next 12 to 36 months;

2.4.2. The City is satisfied that adequate municipal infrastructure, both at the City and York Region level will be available to service the Active Development Application; and,

2.4.3. A minimum of two of the following conditions apply:

2.4.3.1. Official Plan Amendment application is approved by Council;

2.4.3.2. Zoning By-law Amendment application is approved by Council, with or without a Holding Symbol “(H)”;

2.4.3.3. The Active Development Application is for an Infill Development or completion of a partially built community; or,

2.4.3.4. The Active Development Application is geographically located within an area where the City strategically chooses to provide for deliberate growth.

2.5. Priority 2 Reservation of Servicing Capacity shall be for a maximum period of 12 months. Priority 2 Reservation shall be automatically revoked after a period of 12 months and/or at the discretion of the City.

2.6. Priority 2 Reservation of Servicing Capacity to an Active Development Application may be amended at any time.

3. Sustainability Considerations

3.1. Notwithstanding the provisions of this Policy, Allocation Priority and an Allocation Credit may be approved by Council resolution for any Active Development Application meeting the minimum qualifying criteria for any of the following sustainability incentive programs:

3.1.1. York Region's Servicing Incentive Program (SIP);

3.1.2. York Region's Sustainable Development Through LEED (Leadership in Energy and Environmental Design) Incentive Program;

3.1.3. Vaughan's Inflow and Infiltration Reduction Program; or

3.1.4. Vaughan's Sustainable Performance Metrics Program.

3.2. The focus of these programs is to promote low impact / sustainable development, as it relates to Servicing Capacity, specifically water efficiency and reduced wastewater flow from development projects, thereby improving overall system optimization and reducing infrastructure investment needed to support growth.

3.3. For specific Allocation Credit details, qualifying criteria and/or technical requirements, refer to current/available program information as provided by York Region and/or the City.

4. Redistribution of Servicing Capacity

4.1. Notwithstanding the provisions of this Policy, Servicing Capacity Allocated by Council resolution to an Active Development Application may be Redistributed if (at the discretion of the City), the Active Development Application does not proceed to registration and/or building permit issuance within 36 months. This provision does not apply to an Active Development Application qualifying for any sustainability incentive program noted in Policy 3.1 above.

4.2. The 36-month timeline shall begin once the approval of a development application is in full force and effect (if the statutory appeal period is over).

4.3. Prior to recommending the Redistribution of Servicing Capacity, the following considerations shall be assessed on a case by case basis:

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- 4.3.1. Status of sales (lots or units);
 - 4.3.2. Pre-servicing of a site through a pre-servicing agreement;
 - 4.3.3. Execution of the Regional Development Charge Agreement and payment of the hard services component of same;
 - 4.3.4. Execution of the City’s Subdivision Agreement and payment of a portion of the City’s Development Charges;
 - 4.3.5. Submission of building permit applications to the City and/or issuance of a conditional building permit by the City; and,
 - 4.3.6. City and/or third-party delays in obtaining clearance of approval conditions.
- 4.4. In the event an Active Development Application is Closed, Withdrawn, or Significantly Revised, any and all previous commitment by the City regarding Servicing Capacity shall become null and void. Servicing Capacity does not run with the land and is not transferable.

5. Annual Distribution Update and Status Report

- 5.1. The following shall be reviewed on an annual basis and summarized in a Staff report to Committee of the Whole for Council approval:
- 5.1.1. The commitment of Servicing Capacity to Active Development Applications (any application previously Allocated or Reserved Servicing Capacity in accordance with the provisions of this Policy);
 - 5.1.2. The planning approval status and progression of Active Development Applications through the development review and approvals process;
 - 5.1.3. The details and provisions of this Policy; and,
 - 5.1.4. The remaining Servicing Capacity available for distribution by the City.

ADMINISTRATION

Administered by the Office of the City Clerk.

Review Schedule:	3 Years <small>If other, specify here</small>	Next Review Date:	December 13, 2025
Related Policy(ies):			
Related			

POLICY TITLE: ALLOCATION OF SERVICING CAPACITY

POLICY NO.: 08.C.01

By-Law(s):	
Procedural Document:	
Revision History	
Date:	Description:
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