

Committee of the Whole (1) Report

DATE: Tuesday, December 3, 2024

WARD(S): ALL

TITLE: QUARTERLY REGIONAL SERVICING CAPACITY ALLOCATION
FOR SITE PLAN APPLICATIONS

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

This report provides staff recommendations for the allocation of water and wastewater servicing from the City's Regional capacity assignment for site plan applications approved by delegated authority through the Development Planning Department.

Report Highlights

- One (1) site plan application is recommended for formal Regional servicing capacity allocation for a total of 175 persons equivalent.
- Upon approval of the servicing allocation in this report, the City's remaining capacity assignment reserve in the York Durham Sewage System/York Water System will stand at 5,648 persons equivalent.

Recommendation

1. THAT the following Site Plan Application File Number be ALLOCATED servicing capacity from the City's Regional capacity assignment reserve (York Durham Sewage System/York Water System). The allocation of said capacity may be re-distributed (at the discretion of the City) in accordance with the City's Servicing Capacity Distribution Policy if the development does not proceed to registration and/or building permit issuance within 36-months:
 - a. DA.23.034, DCFM Developments Inc., for a total of 175 persons equivalent.

Background

City's Servicing Capacity Allocation Process Remains Consistent After Bill 109 Introduction

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 from municipal council to the planning authority, 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 applications, Development Engineering will continue to recommend formal assignment of Regional servicing capacity allocation for site plan applications through Council on an anticipated quarterly basis.

Formal assignment of servicing capacity allocation related to draft plan of subdivision applications that don't intend to have site plan applications remains unchanged and are provided concurrently at the time of Council approval.

Council Continues to Allocate Servicing Capacity to Site Plans on a Quarterly Basis

Per Council direction, staff intend to report to Council on an anticipated quarterly basis, as necessary, to allocate Regional servicing to site plans approved via delegated authority. Staff recommendations for allocation of service will depend on the status of the development application and timelines for registration and/or building permits. This approach is intended to align more closely with the Region's allocation tracking system.

Previous Reports/Authority

The amendments to City of Vaughan Site Plan Control By-Law 123-2103 to address changes made to the Planning Act by Bill 109, More Homes for Everyone Act, 2022 can be accessed via the following link:

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=115495>

The 2023 Servicing Capacity Allocation Annual Summary extract can be accessed via the following link:

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=178781>

Analysis and Options

Staff did not bring forth a Q3 2024 allocation servicing report as it was determined the sole development application that was available for assignment could be captured in this report.

Based on the status of site plan applications in Q3 and Q4 2024, staff are recommending one (1) site plan application be formally allocated Regional servicing by Council, as follows:

Site Plan Application File Number	Project Name, Address, and Description	Site Plan Delegated Authority Approval Date	Number of Units (Persons Equivalent)
DA.23.034	DCFM Developments Limited, 8277 Islington Avenue, 79 residential apartment units	August 12, 2024	175
TOTAL PERSONS EQUIVALENT			175

The total amount of Regional servicing capacity recommended to be allocated to site plan applications for this quarter is 175 persons equivalent. This servicing will be taken from the City's York Durham Sewage System/York Water System (YDSS) Regional assignment reserve. Upon approval of this recommended allocation, the City's remaining reserve from the YDSS will be 5,648 persons equivalent.

City staff will continue to monitor the status of approved site plan applications and engage with the development community to determine if the frequency of quarterly reports to Council for servicing capacity allocation approval remains suitable.

Also, staff will reconcile all 2024 approved and allocated development applications and will provide a 2024 annual summary and status report back to Council at a Committee of the Whole meeting in Q1 2025.

Financial Impact

None.

Operational Impact

Development Engineering staff will continue to work closely with Development Planning staff to coordinate and manage site plan approvals to ensure servicing capacity is efficiently distributed to site plan applications approved by delegated authority in a timely manner while ensuring the City's Regional allocation capacity reserve is maintained.

Broader Regional Impacts/Considerations

Typically, York Region provides its nine municipalities a city-wide Regional servicing capacity allocation assignment every 2-4 years. City staff then strategically recommend distribution of this Regional servicing capacity to approved site plans or draft plans of subdivision applications in accordance with its Servicing Capacity Distribution Policy.

Following a Planning Commissioners meeting in February 2024, the York Region Capacity Assignment Working Group was formed and is a Committee chaired and coordinated by the Region. The purpose of the Committee is to provide a forum for collaboration and to modernize data exchange to ensure future Regional water and wastewater capacity assignments align with local municipal needs. The Committee will have representation from the Region's Planning and Engineering departments, and from Planning/Development services of all nine local municipalities.

Based on York Region's allocation tracking system, York Region considers servicing capacity utilized upon building permit issuance; payment of development charges; and/or building registration. The approach the City has taken in allocating Regional servicing on a quarterly basis for site plans nearing building permit stages more closely aligns with the region's tracking system.

Conclusion

Staff recommend one (1) site plan application be approved for formal Regional servicing capacity allocation for a total of 175 persons equivalent. Upon approval of this Regional servicing capacity allocation, the City's remaining capacity assignment reserve in the York Durham Sewage System/York Water System will stand at 5,648 persons equivalent.

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

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