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Communication
Council – March 25, 2025
CW(1) – Report No. 8 Item No. 5

DATE: March 25, 2025

TO: Mayor and Members of Council

FROM: Vince Musacchio, Deputy City Manager, Infrastructure Development

RE: **COMMUNICATION – COUNCIL - March 25, 2025**
Item 5, Report 8 - Committee of the Whole (1), March 4, 2025
2024 SERVICING CAPACITY ALLOCATION ANNUAL SUMMARY

Recommendation

That the Recommendation and the report of the Deputy City Manager, Infrastructure Development dated March 4, 2025, titled 2024 Servicing Capacity Allocation Annual Summary, be amended as follows:

1. That Recommendation 1 be amended as follows:
 - 1) THAT development planning application file numbers DA.18.030, DA.22.066, DA.25.007, 19T-16V001 and consent application file numbers A155/23, B008/24 and B011/24 be ALLOCATED servicing capacity from the York Durham Sewage System/York Water System for a total of 1,106 persons equivalent.

Background

Primont (SXS2) Inc. is developing a multi-phase high-density development at 7082 Islington Avenue, which is located on the west side of Islington Avenue between Steeles Avenue West and Highway 407.

The Primont development is being constructed in three phases. The first phase of the development included two high-rise buildings with 547 residential units (1,209 persons equivalent). This phase was approved on June 28, 2022, under site plan application DA.20.007 and is essentially completed now. The second phase comprised of 103 townhouse units (315 persons equivalent). This phase of the development was covered by site plan application DA.18.015 and approved on June 19, 2018. Both these phases were previously allocated servicing capacity.

The third and final phase of the development includes an additional two high-rise buildings on the site containing a total of 470 residential units (1,039 persons equivalent). This additional building is the subject of site plan application DA.22.066, which was recently approved via delegated authority on March 14, 2025. With the site

plan approvals in place, it is now appropriate to allocate the necessary servicing capacity to this phase of development so the holding symbol on the zoning by-law can be lifted. The building is currently under construction.

In addition, Primont added a floor to the first phase building during construction comprising an additional 21 units (46 persons equivalent). This addition was facilitated through the approval of Minor Variance A157/24 on December 5, 2024, and site plan application DA.25.007. The allocation of additional servicing capacity is required to account for the additional 21 units. In total, Primont requires the allocation of an additional 491 units (1,085 persons equivalent) to facilitate the approved development on the site.

On March 4, 2025, staff proceeded to the Committee of the Whole with its 2024 Servicing Capacity Allocation Annual Summary. Since then, Primont (SXSW2) Inc. has requested servicing capacity allocation for two of their active development applications at 7082 Islington Avenue, totaling 491 units.

Conclusion

Based on the Analysis provided, it is recommended that Council approve the revised Recommendation to allocate an additional 21 units to DA.25.007 and 470 units to DA.22.066 in accordance with the City's Servicing Capacity Distribution Policy (Policy No. 08.C.01).

Therefore, the total City Servicing Capacity remaining to the end of 2024 (excluding the Kleinburg Water Resource Recovery Facility service area and City Block 27) is 4,677 persons equivalent and will be reconciled in a subsequent allocation report to Council.

For more information, contact Andrew Pearce, Acting Director, Development Engineering Department, ext. 8255

Respectfully submitted by



Vince Musacchio, Deputy City Manager, Infrastructure Development