

Committee of the Whole (1) Report

DATE: Wednesday, June 4, 2025

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

- Five site plan applications are recommended for formal regional servicing capacity allocation for a total of 3,710 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 389 persons equivalent.
- The City's next servicing capacity assignment from York Region is scheduled for November 2025

Recommendation

1. THAT the following Site Plan Application File Numbers 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.22.074, DA.22.079, DA.24.004, DA.24.038, and DA.24.039 for a total of 3,710 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.escibemeetings.com/filestream.ashx?DocumentId=115495>

The 2024 Servicing Capacity Allocation Annual Summary extract can be accessed via the following link:

<https://pub-vaughan.escibemeetings.com/filestream.ashx?DocumentId=190519>

Analysis and Options

Staff did not bring forth a Q1 2025 allocation servicing report. Based on the status of site plan applications in Q1 and Q2 2025, staff are recommending five site plan applications 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.22.074	Tesmar Holdings Inc.	March 31, 2025	665
DA.22.079	Rutherford Land Development Corporation	April 8, 2025	1,571
DA.24.038	9810 Bathurst LP	April 1, 2025	1,030
DA.24.039	8274-8286 Islington Avenue Inc.	March 18, 2025	371
DA.24.004	Chabad Lubavitch of Southern Ontario	May 8, 2025	73
TOTAL PERSONS EQUIVALENT			3,710

The total amount of regional servicing capacity recommended to be allocated to site plan applications for this quarter is 3,710 persons equivalent. The servicing capacity 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 389 people.

Given the limited remaining servicing capacity, the residential draft plans of subdivision in Block 41 have been approved with partial allocation. To ensure seamless development in Block 41, staff will be recommending the allocation of additional servicing capacity to the developments in Block 41 through the next annual report after the City receives its next city-wide servicing capacity assignment currently anticipated for November 2025.

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.

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, with its next servicing capacity assignment to Vaughan in November 2025. 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 representatives from York Regions 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 five site plan applications be approved for formal regional servicing capacity allocation for a total of 3,710 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 389 people.

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

Attachment

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

Prepared by

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