



**C40**

**Communication**

**Council – June 24, 2025**

**CW(1) – Report No. 23 Item No. 11**

**DATE:** June 24, 2025

**TO:** Mayor and Members of Council

**FROM:** Vince Musacchio, Deputy City Manager, Infrastructure Development

**RE: COMMUNICATION – COUNCIL – June 24, 2025**

**Item 11, Report 23 - Committee of the Whole (1), June 4, 2025**

**QUARTERLY REGIONAL SERVICING CAPACITY ALLOCATION FOR  
SITE PLAN APPLICATIONS**

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## **Recommendation**

That the Recommendation and the report of the Deputy City Manager, Infrastructure Development dated June 4, 2025, titled Quarterly Regional Servicing Capacity Allocation For Site Plan Applications, be amended as follows:

1. That Recommendation 1 be amended as follows:
  - 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 redistributed (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.23.061**, DA.24.004, DA.24.038, and DA.24.039 for a total of 4,028 persons equivalent.

## **Background**

QF Developments (BT) Inc. (DA.23.061 Related Files OP.22.022 and Z.22.043) is developing a 104 residential unit townhouse (318 persons equivalent) development at 87 Keatley Drive, which is located at the southwest corner of Bathurst Street and Queen Filomena Avenue.

On January 28, 2025, the City endorsed minutes of settlement in regard to this development and the Ontario Land Tribunal (OLT) subsequently released an oral decision approving the development. Currently, the details of the OLT written order are being finalized, and a final order is expected to be issued in the next month or so. On

June 9, 2025, Development Planning staff issued its Notice of Approval Conditions to the applicant for site plan development application DA.23.061. It is considered appropriate at this time to allocate servicing capacity to this site development so construction can proceed.

After considering servicing capacity for site plan development application DA.23.061, the total City Servicing Capacity remaining (excluding the Kleinburg Water Resource Recovery Facility service area and City Block 27) is 71 persons equivalent and will be reconciled in a subsequent allocation report to Council.

## **Conclusion**

Staff is recommending that Council approve the revised Recommendation to include site plan development application DA.23.061 and allocate 104 residential townhouse units in accordance with the City's Servicing Capacity Distribution Policy (Policy No. 08.C.01).

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

Respectfully submitted by

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a large initial "V" and a long, sweeping underline.

Vince Musacchio, Deputy City Manager, Infrastructure Development