
From: McPhail, Roxanne <Roxanne.McPhail@york.ca> **On Behalf Of** Regional Clerk
Sent: Tuesday, September 28, 2021 3:55 PM
Subject: Regional Council Decision - 2021 Servicing Capacity Assignment Status Update

Please note the requests for action of local municipalities. On September 23, 2021 Regional Council made the following decision:

1. To address continued delays in Provincial approval of the Upper York Sewage Solutions Individual Environmental Assessment, Council authorize the following assignments based on principles outlined in this report:
 - a. 1,000 persons reserved for Centres and Corridors through interim solutions be equally distributed to the Towns of Aurora, East Gwillimbury and Newmarket on completion of the new Henderson Pumping Station
 - b. Up to 850 persons to the Town of East Gwillimbury to be confirmed through detailed design and upon completion of proposed Sharon Trunk Sewer Modifications capital project
 - c. 40 persons recovered through inflow and infiltration reduction to the Non-Profit Housing Reserve to be used in the Town of Newmarket
2. **Council request each municipality** provide a semi-annual report on allocation in constrained areas to the Region to inform future capacity assignment reports.
3. **Council request that each municipality** notify the Region when site plan applications are approved to accurately inform future capacity assignment reports.
4. The Regional Clerk circulate this report to the local municipalities and the Province.
5. The Chairman send this report to the Region's Members of Provincial Parliament and communicate the growth challenges and constraints caused by delays and incremental approvals of the Upper York Sewage Solutions Individual Environmental Assessment.

The original staff report is attached for your information.

Please contact Wendy Kemp, Director, Infrastructure Asset Management, extension 75141 or Karen Whitney, Director, Community Planning and Development Services, extension 71505 if you have any questions with respect to this matter
Regards,

Christopher Raynor | Regional Clerk, Regional Clerk's Office, Corporate Services

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Our Mission: **Working together to serve our thriving communities – today and tomorrow**

The Regional Municipality of York

Committee of the Whole
Environmental Services
September 9, 2021

Report of the
Commissioner of Environmental Services, Corporate Services and Chief Planner

2021 Servicing Capacity Assignment Status Update

1. Recommendations

1. To address continued delays in Provincial approval of the Upper York Sewage Solutions Individual Environmental Assessment, Council authorize the following assignments based on principles outlined in this report:
 - a. 1,000 persons reserved for Centres and Corridors through interim solutions be equally distributed to the Towns of Aurora, East Gwillimbury and Newmarket on completion of the new Henderson Pumping Station
 - b. Up to 850 persons to the Town of East Gwillimbury to be confirmed through detailed design and upon completion of proposed Sharon Trunk Sewer Modifications capital project
 - c. 40 persons recovered through inflow and infiltration reduction to the Non-Profit Housing Reserve to be used in the Town of Newmarket
2. Council request each municipality provide a semi-annual report on allocation in constrained areas to the Region to inform future capacity assignment reports
3. Council request that each municipality notify the Region when site plan applications are approved to accurately inform future capacity assignment reports
4. The Regional Clerk circulate this report to the local municipalities and the Province
5. The Chairman send this report to the Region's Members of Provincial Parliament and communicate the growth challenges and constraints caused by delays and incremental approvals of the Upper York Sewage Solutions Individual Environmental Assessment

2. Summary

This report provides an update on servicing capacity available to support growth in areas within the York Durham Sewage System and stand-alone systems. The report also requests Council authorization for additional capacity assignments to address immediate needs in the

Towns of Aurora, East Gwillimbury and Newmarket due to provincial approval delays related to the Upper York Sewage Solutions Individual Environmental Assessment.

Key Points:

- There is sufficient capacity assigned within York Durham Sewage System to support growth for 178,132 persons over the next six years Region wide (range of five to ten years depending on the local municipality) based on current market trends
- Stand-alone wastewater systems have adequate capacity to support approved and planned growth, however, development interest exceeds actual system design capacity in the communities of Mount Albert, Nobleton and Kleinburg
- Without receiving from the province the long-awaited approval of the Upper York Sewage Solutions project, servicing capacity for new development in Aurora, East Gwillimbury and Newmarket will be fully used up in about five years, restricting development and limiting our ability to meet Growth Plan targets after that time frame
- To address provincial delays relating to approval of the Upper York Sewage Solutions Individual Environmental Assessment, the first interim solution project is currently being commissioned allowing release of 10,000 persons capacity in the Towns of Aurora, East Gwillimbury and Newmarket this year with additional solutions proposed
- Continued efforts to address capacity limitations in constrained municipalities with identified solutions generate up to 850 persons capacity to complete the Sharon community and 40 persons capacity to support Housing York Inc. initiatives in the Town of Newmarket
- The next water and wastewater servicing capacity assignment is scheduled for 2023

3. Background

Since 2005, a phased water and wastewater capacity assignment protocol has enabled growth to approximately 1.3 million people

Through the protocol for assigning new servicing capacity approved by Regional Council on [June 23, 2005](#), the Region and local municipalities aspire to provide a minimum four to five-years of water and wastewater servicing capacity with each capacity assignment. This protocol has directed capacity assignments throughout the years now totaling 1,306,737 persons as of Q4 2020. Further details are shown in Table 1.

Council authorized assignment of 10,500 persons capacity to the Towns of Aurora, East Gwillimbury and Newmarket on [June 28, 2018](#) through two interim solution projects to support continued growth as the Region awaits the long outstanding Minister's approval of the Upper York Sewage Solutions project. A total assignment of 108,638 persons capacity was authorized by Council on [September 12, 2019](#) to support forecasted growth in all other

municipalities in the York Durham Sewage System to the end of 2026. Staff committed through the 2019 report to provide a capacity monitoring update to Council in 2021.

Table 1

Overview of Servicing Capacity Assignment and Reserves as of Q4 2020

Service Area or Component	Population
Assigned Capacity to Local Municipalities	
York Durham Sewage System Service Area	1,199,278
Stand-Alone Sewage Systems (Including Georgina)	86,099
Incentive Programs	8,775 *
Developer-funded Inflow and Infiltration Program	12,585 **
Total Servicing Capacity Assignment	1,306,737
Regional Reserves	
YDSS Reserve	4,000
Non-Profit Housing Reserve	4,969
Rental Housing Reserve	4,000
Total Servicing Capacity Assignment and Reserve	1,319,706

* Subject to meeting program requirements (e.g. water conservation, wastewater flow reduction, and conformity reporting)

** Includes capacity assigned to Aurora, Markham, Richmond Hill and Vaughan for works completed per Developer-funded Inflow and Infiltration Reduction agreements

Municipal Comprehensive Review underway prioritizes alignment of growth and infrastructure

The Provincial Growth Plan requires York Region to plan for 2.02 million people and 990,000 jobs by 2051. This represents growth of approximately 800,000 people and 345,000 jobs between 2021 and 2051. To plan for this growth, the Region is currently undergoing a Municipal Comprehensive Review and completing updates to supporting Master Plans to establish how growth will be distributed throughout the nine local municipalities. Alignment of growth and infrastructure is a key objective of the Municipal Comprehensive Review and Regional Official Plan update.

Given significant investment of \$7.7 billion in water wastewater infrastructure made by Council over the last two decades, the 2019 capacity assignment enabled Regional servicing of approximately 223,000 people (or about 75,000 units) with infrastructure already in place. Capacity for growth exists in all nine municipalities, within Centres and Corridors, as well as several greenfield communities throughout the Region. Capitalizing on existing infrastructure investments is important to create fiscal room to service the next generation of growth with new capital infrastructure.

Region can't meet provincial growth targets if wastewater servicing solution is not approved and implemented for Aurora, East Gwillimbury and Newmarket

For over 30 years through the Places to Grow Act, the Province has approved growth forecasts for Aurora, East Gwillimbury and Newmarket that requires sustainable wastewater solutions to meet servicing capacity needs for 153,000 residents and employees. Due to the unwillingness of the Province to render a decision on the Upper York Sewage Solutions project Individual Environmental Assessment, servicing capacity is quickly approaching the minimum capacity target set out in the *Provincial Policy Statement, 2020*. As outlined, municipalities must as a minimum provide three-year supply of residential units, with an option to consider a five-year servicing supply. Furthermore, the lack of provincial decision will constrain housing availability and drive housing costs further from reach of the average Ontarian. Delays in provincial approvals for the Upper York Sewage Solutions project are disrupting planned employment and residential growth within these three communities and are putting the Province's own Growth Plan for the Greater Golden Horseshoe in jeopardy.

The Upper York Sewage Solutions Environmental Assessment has become the longest outstanding environmental assessment in the Region's History

In 2004, less than 10 years after downloading the York Durham Sewage System to York and Durham Regions, the Province of Ontario issued an unprecedented letter to York Region mandating which expansion projects would be required to undergo an Individual Environmental Assessment, the most rigorous and scrutinized environmental assessment possible. Upper York Sewage Solutions was one of those projects forcing the Region into this unprecedented level of assessment, supporting already approved growth.

In 2009, the Individual Environmental Assessment was publicly launched and in 2010, the Province of Ontario directed York Region to consider innovative wastewater treatment technologies located within York Region as a possible servicing solution. After more than five years of extensive scientific study and consultation with Indigenous communities, government agencies and the public, York Region submitted the project's Environmental Assessment report to the Province for approval in July 2014.

After more than seven years, the Province proposed the *York Region Wastewater Act, 2021*, which if enacted, would put a hold on any decision on the Upper York Sewage Solutions Environmental Assessment. York Region is extremely disappointed with the Ontario government's proposed legislation and has requested a decision on the Upper York Sewage Solutions Environmental Assessment.

4. Analysis

There is about six years of capacity available for municipalities serviced by the York Durham Sewage System based on annual market growth trends

Based on servicing capacity assigned to local municipalities and new registrations to the end of 2020, 178,132 persons of capacity is available to support growth for approximately six more years as shown in Table 2. This analysis was based on annual average growth

estimates to 2023. These estimates account for short-term growth forecasts and historical building permit data, while factoring in active development proposals in local municipalities, infrastructure timing and Upper York Sewage Solutions approval delays. As shown in Table 2, forecasted annual growth estimates are higher than actual registrations data from 2019 or 2020, suggesting this approach is a conservative estimate of capacity needs over the near-term.

At the local municipal level, City of Vaughan and Town of Whitchurch-Stouffville have sufficient capacity to support growth for about five years, while unregistered capacity in City of Richmond Hill, Township of King and City of Markham will support growth for seven or more years in these municipalities based on current trends.

Table 2
Estimated Remaining Capacity for Eight Local Municipalities Serviced by the York Durham Sewage System

Local Municipality	Capacity Available Following 2019 Capacity Assignment ^[1]	Registrations 2019	Registrations 2020	Available Capacity at Year End 2020	Annual Growth Rate (2020-2023)	Estimated Years of Growth Remaining*
Aurora	9,691	1,457	953	7,281	1,393 ^[2]	6
East Gwillimbury	10,516	76	11	10,429	2,127 ^[2]	5
King City	6,430	0	0	6,430	982	7
Markham	59,376	5,694 ^[3]	7,293	46,389	4,981	10
Newmarket	7,720	563	1,493	5,664	993 ^[2]	6
Richmond Hill	50,762	1,773	4,073	44,916	6,319	8
Vaughan	67,244	10,744 ^[3]	7,652	48,848	9,920	5
Whitchurch-Stouffville	9,804	6	1,623	8,175	1,968	5
Total	221,543	20,313	23,098	178,132	28,683	6

* Estimates based on rounding to nearest year

1. Includes capacity provided to Vaughan (8,000 persons), Markham (6,000 persons) and Richmond Hill (6,000 persons) to support growth in centres and corridors. Over 50% of this capacity was registered in 2020.
2. Historical 5-year building permit data (instead of Region Short-Term Forecasting methods) was used to develop anticipated annual growth rates in Aurora, East Gwillimbury and Newmarket to better reflect recent slower growth rates from delays in Upper York Sewage Solutions.
3. Includes site plan registrations for 2019 not previously captured

Additional capacity to support development in Aurora, East Gwillimbury and Newmarket requires Provincial approval of Upper York Sewage Solutions project

The Towns of Aurora, East Gwillimbury and Newmarket have about five years of growth remaining. Beyond these years, these municipalities will have no remaining capacity to support additional development without approval of Upper York Sewage Solutions. Staff will continue to monitor development activity in these three municipalities and will provide updates to Council including on any future infrastretching opportunities.

Infrastretching solutions help manage growth needs in northern municipalities impacted by delays in Upper York Sewage Solutions

In [2018](#), planning holding provisions were applied to 6,500 persons of the 10,500 persons assigned capacity to ensure coordination between completion of interim solutions and development. These provisions allowed the planning process for development to proceed in Aurora, East Gwillimbury and Newmarket without increasing the risk on the wastewater system. The remaining 4,000 persons capacity of the 10,500 persons total was made immediately available through borrowing from the York Durham Sewage System (YDSS) reserve.

Currently upgrades to the Aurora Pumping Station are near completion. Completion of these works releases the planning holding provisions associated with 6,000 persons capacity generated by this project. Table 3 summarizes the proposed capacity releases, by municipality.

Table 3
Proposed Servicing Capacity Releases for Aurora, East Gwillimbury and Newmarket (Persons)

Local Municipality	2018 Capacity Assignment Report	Released in 2018^[1]	Proposed Release in 2021^[2]	Future Release in 2023^[3]
Aurora	4,933	2,200	2,566	167
East Gwillimbury	2,727	269	2,291	167
Newmarket	2,840	1,531	1,143	166
Total	10,500	4,000	6,000	500
Centres and Corridors				1,000

1. Borrowed from YDSS Reserve of 4,000 persons
2. Completion of Aurora Pumping Station Upgrades in 2021
3. Completion of Henderson Pumping Station scheduled in 2023

Completion of the new Henderson Pumping Station in 2023 will allow release of the remaining 500 persons capacity and confirm an additional 1,000 persons dedicated to growth in Centres and Corridors in these three municipalities. Table 4 summarizes the capacity

made available with each interim solution project. Completion of the new Henderson Pumping Station will allow payback of 4,000 persons capacity to the YDSS reserve; alternatively continued borrowing of capacity from this reserve would enable further growth in the communities affected until a long-term servicing solution is in place.

Table 4
Proposed Sources of Capacity (Persons)

Interim Servicing Option	Servicing Capacity	Released in 2018	Proposed Release in 2021	Future Release in 2023
Aurora Pumping Station Upgrades	7,000	0	6,000	1,000 ^[1]
Henderson Pumping Station	4,500	0	0	4,500
YDSS Reserve	0	4,000	0	(4,000) ^[2]
Total	11,500	4,000	6,000	1,500

1. Reserve for Centres and Corridors (to be confirmed)
2. Repayment of YDSS Reserve

Staff recommend the Centres and Corridors reserve be equally distributed among the three municipalities at the time of confirmation in advance of the servicing capacity assignment report scheduled for fall 2023. Staff presented and discussed the following approach with local staff who are supportive. To qualify for this allocation, a development must be:

- Located in a Regional Centre or Corridor or Major Transit Station Area and
- Provide a LEED building or equivalent or
- Provide non-profit, rental housing or other innovative affordable housing project

The Region remains committed to monitoring system performance and investigating additional interim solutions. To assist local municipalities in managing and planning for near-term growth, staff will provide Council with the next Capacity Assignment report in 2023.

A new interim solution project is proposed to allow completion of the Sharon community in Town of East Gwillimbury

850 persons in additional capacity is required to service remaining lots in the community of Sharon. A landowner group has proposed to fund and deliver Sharon Trunk sewer modifications in 2022 to generate this capacity downstream in the Region's constrained system, interim to completion of Upper York Sewage Solutions.

Staff recommend assignment of up to 850 persons capacity to the Town of East Gwillimbury to support continued development, contingent on confirmation through detailed design, execution of an agreement between the landowner group and Region and completion of the

capital works. The Region will consider if there are any opportunities for additional assignment created through this project after completion of design and execution of the agreement.

Region continues to support non-profit and rental housing projects by prioritizing servicing through reserves

The Region established the Non-Profit Housing reserve in 2005 to enable use of grant funding for non-profit housing projects. There is 767 persons capacity remaining available to continue to support Non-Profit Housing projects from a cumulative reserve of 4,969 persons.

In 2019, Council established a servicing allocation reserve of 4,000 persons in advance of the Affordable, Purpose-Built Rental Buildings Development Charge Deferral policy. No servicing criteria were initially established as the program was still being finalized. To access this reserve, a local municipality must request servicing allocation prior to site plan approval being issued by the local municipality. Staff expect uptake of this reserve and have defined the following requirements:

- Be serviced by York Durham Sewage System in areas with no servicing constraints
- Meet the 5-year Regional Rental Development Charge Deferral program requirements

Region staff identified an opportunity to utilize capacity savings through Regional inflow and infiltration reduction works in the Town of Newmarket to support current non-profit housing initiatives. Staff recommend 40 persons capacity be applied to the Non-Profit Housing Reserve for exclusive use in the Town of Newmarket. The Region will continue to look for opportunities to leverage inflow and infiltration reduction in other municipalities with capacity constraints to generate capacity to support non-profit housing initiatives.

Communities serviced by stand-alone systems have adequate capacity to support approved growth, with development interest exceeding current infrastructure capacity

Unregistered capacity in stand-alone wastewater systems is sufficient to support committed development. A summary of unregistered capacity, draft approved development and available uncommitted capacity remaining at each facility is shown in Attachment 1. Servicing capacity in the Town of Georgina systems continues to be monitored by staff and once it reaches 70% of capacity, consideration will be given to include facility expansion in the 10 Year Capital Plan.

Additional servicing capacity needs have been identified by local municipal staff to accommodate further development interests in the communities of Mount Albert, Nobleton and Kleinburg above what these wastewater facilities were planned for. A summary is included in Attachment 2, along with next steps in addressing these needs.

The Region will continue to monitor capacity consumption in these communities and review capital plans to ensure adequate servicing is available for approved growth in the near-term.

While optimization studies of existing facilities are ongoing, future capacity needs will be considered through the Municipal Comprehensive Review and the Water and Wastewater Master Plan Update.

Close monitoring of higher density development is needed to assess infrastructure alignment

There has been an upward trend in approval of higher density development across the Region. Between 2018 to 2020, higher density development applications proposed an additional 25,000 residential units in Centres and Corridors above what was initially planned in these areas. Close monitoring of the pace and location of higher density development will be advanced in collaboration with our local municipal partners.

As part of the 2019 capacity assignment, an additional 20,000 persons of capacity was provided to southern municipalities beyond what was identified in the short-term forecast to support growth in Centres and Corridors. Over 50% of this allocation (11,000 persons) was used in 2020 primarily by City of Vaughan and City of Markham. The growing pace of intensification and its distribution in the Region puts additional pressure on infrastructure and may risk longer-term capacity available to local municipalities.

The increase in Minister's zoning orders observed over the last year need to be comprehensively planned to ensure alignment with infrastructure

Minister's zoning orders are sometimes approved without local and regional input or regard for impacts these unplanned developments may have on infrastructure. Where such zoning orders are outside of current urban areas, development may be delayed as they have not been contemplated by the Region for development in the short-to-medium-term. The following is a high-level summary of approved Minister's zoning orders:

- 17 Minister's zoning orders (13 approved) in 2020, compared to one application in 2019, introducing a total of approximately 28,500 persons
- 3 Minister's zoning orders allowed urban boundary expansion outside of the Region's Municipal Comprehensive Review process in City of Markham and Town of Whitchurch-Stouffville that allows for close to 5,800 persons

Staff will continue to monitor these trends and report to Council accordingly.

Regional servicing incentive programs have helped infrastretch capacity and are under review to address new Regional and Ontario Building Code requirements

The Region implemented the Servicing Incentive Program for ground-oriented development and Sustainable Development Through LEED program (LEED) for high rise development over a decade ago. Both programs offer servicing capacity assignment credits to developments that meet water efficiency and wastewater flow program targets. Since 2015, Servicing Incentive and LEED Programs have helped to stretch York Durham Sewage System capacity, having provided over 4,100 persons of additional capacity including over

1,300 persons of capacity created in those local municipalities impacted by delays in Upper York Sewage Solutions.

Preliminary review of these programs indicates that some elements (e.g. water saving targets) are now standard requirements in new home construction. Recent changes to the Ontario Building Code have improved water efficiency in new home construction and upcoming Regional inflow and infiltration standards to be introduced in 2022 will help reduce wastewater flows. Considering these new standards, the Region will examine their impact on incentive program implementation and identify opportunities to advance sustainable building objectives with local municipal, conservation authorities and industry partners.

Next capacity assignment is currently scheduled for 2023

To continue to assist local municipalities, manage and plan for long-term growth, staff will provide Council with the next multi-year capacity assignment report in 2023. The 2023 assignment will consider the adopted Official Plan growth distribution, scope of works and timing for the Upper York Water Reclamation Centre, Duffin Creek Outfall project, major infrastructure identified in the Water and Wastewater Master Plan, unused capacity in each municipality and the Fiscal Strategy.

5. Financial

Accommodating those development trends out of alignment with the Municipal Comprehensive Review is not fiscally sustainable

The Region finances growth-related water and wastewater projects by issuing debt and repaying the debt from development charge revenues when future growth occurs. Over the past 10 years, \$3.0 billion has been spent on water and wastewater growth capital infrastructure to unlock servicing capacity across York Region with \$1.9 billion recovered in water and wastewater development charges over the same period. The 2021 approved 10 Year Capital Plan for water wastewater growth infrastructure totals approximately \$2.4 billion with \$1.0 billion scheduled over the next 5 years to support the capacity assignment process.

The approved 10 Year Capital Plan aligns with the Fiscal Strategy. Delivery of planned projects in the Plan is contingent on development charge revenues meeting forecasts. Capitalizing on existing infrastructure investments is important to create fiscal room to service the next generation of growth with new capital infrastructure. Additional growth pressure proposed through Minister's zoning orders and higher density development is not aligned with the Municipal Comprehensive Review. Servicing this additional growth pressure is not currently included in the 10 Year Capital Plan and may not be fiscally sustainable.

6. Local Impact

All nine local municipalities were consulted on 2021 Capacity Monitoring Report

Development application and registration data used for this 2021 capacity monitoring report were gathered from YorkTrax and through consultation with local municipal planning staff. Region staff presented and discussed the 2021 Capacity Monitoring analysis and findings with local municipal staff, Planning Commissioners and Directors. Local municipal staff know the remaining multi-year capacity in their community to service growth and are aware of the Region's Fiscal Strategy; they are also aware that the next multi-year servicing capacity assignment report is scheduled for fall 2023.

Servicing capacity challenges warrant close management and innovative solutions

Timely provision of regional water and wastewater servicing capacity has been facilitated by providing multi-year capacity assignments and is founded on a collaborative approach with local municipalities and the development industry. Continuous improvement in this collaborative approach with local municipalities and the development industry will be helpful in addressing and overcoming ongoing infrastructure, regulatory and fiscal challenges.

To be successful, the Region's servicing capacity strategy requires a coordinated effort with local municipalities to monitor and report allocation in constrained areas, to implement servicing best practices, and to share site approval data.

Local municipalities must carefully monitor allocation in constrained areas to ensure available capacity is not exceeded

Known capacity constraints exist in areas of the Region's water and wastewater infrastructure with capital projects planned to alleviate these limitations. Since local municipalities allocate servicing capacity to individual developments it is critical that they closely monitor total allocation in these constrained areas to stay within available capacity. To ensure allocation does not exceed infrastructure limitations the Region requires that local municipal staff report to the Region on allocation in these constrained service areas semi-annually.

A summary of service areas with specific capacity limitations is provided in Attachment 3. Attachment 3 also provides capacity arrangements related to Block 27 in the City of Vaughan.

York Region requires local municipalities to continue optimizing capacity assignment by implementing servicing best practices

Implementing best practices for servicing capacity management better aligns growth with infrastructure to avoid triggering capital projects prematurely and over-burdening York Region with debt. The servicing best practices listed below have been available to local municipalities since 2005:

- Detailed **monitoring** of servicing allocation to specific developments
- Council approved “**Use it or Redistribute it**” policies
- Determine **strategic priorities** that best meet growth management objectives of local municipalities and York Region
- **Phasing** plans for community and secondary plan areas
- Clear, transparent and consistent **criteria** for allocation to development applications
- **Planning Tools** including holding zone provisions, conditions of approval and agreements to ensure development is implemented once servicing is available
- **Linking** land use planning approval process with infrastructure planning and delivery process timing

It is essential that site plan approval data be shared with the Region to ensure a common understanding of remaining capacity and near-term needs

York Region is circulated on all site plan applications but is not currently notified when these applications are approved creating gaps in servicing allocation data. These data gaps make it difficult to accurately track the status of assigned capacity remaining, actual utilization and near-term needs. To ensure accurate servicing data, the Region requires local municipal staff notify the Region when site plan applications are approved and agreements registered. This is an interim solution as the Region is currently exploring opportunities for better data integration through YorkTrax with local municipal development tracking systems.

7. Conclusion

York Region and its local municipalities strive to leverage existing infrastructure before requiring new investment and provide for a minimum four to five year supply of capacity through the multi-year capacity assignment process where possible. This approach helps to balance multi-year capacity needs amongst municipalities with capital delivery and the Regional Fiscal Strategy.

Local municipalities have sufficient capacity to support growth for a minimum of five years subject to infrastructure constraints

All local municipalities serviced by the York Durham Sewage System have sufficient assigned capacity to support development for five to ten years based on anticipated annual growth rates. The Towns of Aurora, East Gwillimbury and Newmarket have sufficient capacity to support development for about five years but cannot support growth beyond this timeframe without approval of Upper York Sewage Solutions. Development trends supporting advancement of unplanned growth such as increased occurrence of Minister’s zoning orders and higher density developments can affect annual growth rate estimates and may have a significant fiscal impact on the Region. Staff will continue to monitor development activity and

trends across the Region and will report to Council with a new capacity assignment report in 2023.

York Region continues to work with local municipalities and the development community to support continued development in constrained municipalities

Delivery of a new interim solution in partnership with landowners in Sharon will allow completion of this village community. Use of capacity recovered through inflow and infiltration reduction will support affordable housing initiatives in the Town of Newmarket. Assignment of capacity to facilitate development in Centres and Corridors in Aurora, East Gwillimbury and Newmarket is advanced through completion of the Henderson Pumping Station in 2023. The Region continues to look for opportunities to infrastretch and leverage inflow and infiltration reduction to support development in local municipalities with capacity constraints.

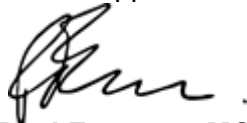
Stand-alone facilities will continue to be monitored, tested and optimized where possible

Stand-alone systems have adequate capacity to support approved and planned growth, however, development interest in the communities of Mount Albert, Nobleton and Kleinburg exceeds the wastewater system designs. The Region will continue to monitor the capacity of its stand-alone wastewater facilities to ensure adequate servicing is available for approved growth in these communities. Future capacity needs for these facilities will be subject to provincial and environmental protection policies impacting future expansion opportunities and will be considered through the Water and Wastewater Master Plan, which is aligned with the Municipal Comprehensive Review.

For more information on this report, please contact Wendy Kemp, Director, Infrastructure Asset Management, extension 75141 or Karen Whitney, Director, Community Planning and Development Services, extension 71505.

Accessible formats or communication supports are available upon request.

Recommended by:



Paul Freeman, MCIP, RPP
Chief Planner



Dino Basso
Commissioner of Corporate Services



Erin Mahoney, M. Eng.
Commissioner of Environmental Services



Approved for Submission:

Bruce Macgregor
Chief Administrative Officer

August 16, 2021
Attachments (3)
eDOCS # 13160398

Capacity in Stand-alone Systems

Stand-alone Facility	Approved Capacity	Capacity Used to Year End 2020	Total Unregistered Capacity Available at Year End 2020	Draft Approved Capacity	Available Uncommitted Capacity at Year End 2020
East Gwillimbury					
Holland Landing	4,300	4,221	0 ^[1]	0	0
Mount Albert	6,000	5,783	217	176	41
Georgina					
Keswick	49,000	36,955	12,045	2,284	9,761
Sutton	7,500	5,518	1,982	1,226	756
King Township					
Nobleton	6,750 ^[2]	6,589	161	27	134
Schomberg	3,444	2,935	509	155	354
Vaughan					
Kleinburg	7,505	4,689	2,816	11	2,805
Total Stand-alone	84,499	66,690	17,730	3,879	13,851

1. The remaining 79 persons capacity is not available as the Holland Landing Lagoons are at full utilization and cannot support additional connected population
2. 160 persons capacity recovered through Town I&I reduction initiatives

Servicing Needs at Three Stand-alone Facilities in Excess of Design Capacity

Stand-alone Facility	Available Uncommitted Capacity at Year End 2020	Capacity Committed by Local Municipality	Capacity Committed by LPAT Decisions	Additional Anticipated Growth	Next Steps
Mount Albert	41	0	41	2,000	<p>Total additional 2,041 persons capacity to be investigated:</p> <ul style="list-style-type: none"> Investigate minor upgrades to increase servicing capacity prior to considering expansion study involving Class Environmental Assessment Implementation subject to funding agreement with landowners
Nobleton	134	161	16	0	<p>Total additional 43 persons capacity to be investigated:</p> <ul style="list-style-type: none"> Expansion contemplated through ongoing Class Environmental Assessment expected to conclude in late 2021 Implementation of EA findings prerequisite to accommodate additional development
Kleinburg	2,805	2,300	0	912	<p>Total additional 407 persons capacity to be investigated:</p> <ul style="list-style-type: none"> Investigate minor upgrades to increase servicing capacity prior to decommissioning and connection to York Durham Sewage System post-2036 Staff in discussions with landowners to establish funding arrangements for implementing study recommendations

Capital Projects Addressing Area Specific Constraints

Local Municipality	Constrained Service Area	Project Addressing Area Specific Constraints	Current Status	Expected Commissioning Date	Notes
Newmarket	All Newmarket	Twinning of Newmarket Pump Station Forcemain	Construction Completed	2021	1,500 persons capacity was already assigned and can be released to Town to proceed with building permit issuance.
Markham	Cornell Area	Cornell Area Drop Vortex Structure	Construction Completed	2021	Constraint addressed. Development can proceed provided total combined allocation does not exceed 40,000 persons.
Markham Richmond Hill	Pomona Creek Sewershed	Richmond Hill/Langstaff Gateway Regional Centre Servicing Project	Under Construction	2023	Development can proceed provided total combined allocation does not exceed 23,000 persons from 2016 onward.
Keswick	Keswick Pumping Station Sewershed	Keswick Sewage Pumping Station upgrades	Detailed Design	2023	Approved development can proceed. Applications without draft plan or site plan approval will be restricted for occupancy. Commercial development applications will be considered on a case by case basis.
Vaughan	Northeast Vaughan Area Wastewater: Jane Rutherford Sewersheds	Northeast Vaughan Water and Wastewater Servicing Project – Phase 1	Detailed Design	2025	Prior to completion of Phase 1, development can proceed provided total allocation in Jane Rutherford Sewershed does not exceed 48,000 persons from 2016 onward. Accounting for 40,000 persons in the south, Blocks 27, 34, 35 and 41 have a servicing capacity limit of 8,000 persons (up to 2,000 persons is available in the North Maple Collector).

ATTACHMENT 3

	Northeast Vaughan Area Water: Pressure Districts 8 and 9	Northeast Vaughan Water and Wastewater Servicing Project – Phase 2	Detailed Design	2028	Phase 1 works will limit capacity to 15,000 residential persons (plus 9,000 persons employment) for Pressure Districts 8 and 9; however, an additional 10,000 persons capacity is available in Pressure District 8 provided a connection to northeast Vaughan is made to the existing PD8 system at Keele and Teston.
Vaughan	Humber Pumping Station Sewershed	Humber Pumping station expansion	Detailed Design	2025	Development can proceed provided total allocation does not exceed 20,000 persons from 2016 onward.
		West Vaughan Sewer on Highway 27 and Rutherford Road	Detailed Design	2028	