

# Servicing Allocation Update

January 18, 2011  
Development Services Committee  
Part "B"

# Purpose of Presentation

1. Background
2. Update of Existing Allocation
3. Region Conditional 2013 Allocation Protocol
4. Distribution of 2013 Allocation and Conditions
5. Proposal for Exchange of Allocation
6. S.H.I.P. Regional Program
7. Markham's Challenges

# Background

- Servicing Allocation is required to ensure development keeps pace with Regional infrastructure construction (water and sanitary sewage, treatment and delivery)
- Town has been distributing servicing allocation since 1996, and on a yearly basis for the past 4 years
- Allocation is only required for residential development and is distributed by population (units are calculated using a ppu ratio by unit type)
- Distribution is by use of ranking system and Council approved criteria
- Council approved “Use it or Lose it” policy
- Includes a LEED benefit for high density developments



# Regional Infrastructure

## Regional infrastructure completed to date

- Interim YDSS flow control structure (Jan. 2010)
- Doubling of Duffin Creek Water Pollution Control Plant (WPCP) (Jan. 2011)

## Regional infrastructure still outstanding

- South East Collector sanitary trunk sewer, expected completion, mid 2014

**TABLE 1: UPDATE AND REDISTRIBUTION OF EXISTING ALLOCATION**

	Project	Map #	Units	Pop.
Remaining in Reserve				87.1
Reduced Development	Markham Village Shoppes	P33	5.0 apts	11.4
Allocation provided from Regional Affordable Housing Reserve	Kennison (Micah)	P31	120.0 apts	272.4
Exchange of Existing High Density Allocation for 2013 allocation	46 Main St.	P19	62.0 apts	140.7
	Times/Galleria	G3	48.5 apts	110.1
Additional Development	Tridel	H 13	6.0 apts.	-13.6
	Jolie Home (S. Unionville)	L15	34.0 apts	-77.2
	S. Unionville Trustee		4.0 singles	-14.8
	Digram	F14	4.0 towns	-11.3
	Cornell Trustee for Green Park	E13	13.1 apts	-29.7
	Delpark homes	P35	29.0 towns	-81.8
	Town Project Reserve		28.0 apts	-63.6
	EMK	D29	12.0 singles	-44.4
	Woodbine Mackenzie	D20	12.0 singles	-44.4
	S. Unionville Trustee		35.0 singles	-129.5
	Greensborough Trustee		36.0 towns	-105.7
Total Remaining Reserve				5.7

# 2013 (conditional) Allocation from Region

Region assigned 2013 servicing allocation to local municipalities (Markham's share is 11,259 people) subject to receiving Council Resolution from Area Municipalities, in partnership with the Region to:

- In partnership with the Region, agree to determine what constitutes adequate funding and resources to support the reduction of inflow and infiltration (I/I) into wastewater systems with the objective of generating I/I reduction within existing local and Regional systems by:
  - Actively participating in a Regional I/I Task Force
  - Continuing to seek out the sources of I/I
  - Adopting standards and guidelines intended to reduce I/I in new developments and within existing systems, and
  - Developing funding and cost sharing principles to address future remediation projects;
- Continue to support Regional water efficiency plans and policies;
- Endorse and promote participation in both the "Sustainable Development Through LEED" program for high density residential development and "Sustainable Homes Incentive Program" (SHIP) for ground related residential development.



# Status of 2013 Regional Conditions

- Staff are part of a Regional Task Force seeking opportunities to reduce inflow/infiltration. Will provide a presentation to Committee on January 25 with a report in early February
- Town Water Works Department continue to support Regional water efficiency plans and policies
- Council has endorsed High Density LEED program and staff are seeking endorsement of the Low Density SHIP program through this report
- Staff recommend endorsement of Regional 2013 conditions and distribution of allocation

# Town's Protocol for Distribution

- Based on criteria and ranking adopted by Council in Dec. 2002 (i.e. transportation infrastructure delivery, implementation of Markham Centre, good urban design, transit supportive, etc.)
- Augmented by additional considerations outlined in Feb. 2005 report (i.e. "filling in the holes", ready to proceed, LEED, sustainability, etc.)
- The following table is recommended distribution of the 2013 allocation
- Vetted through Committee and Developers Round Table in June 2010



**Table 2: Proposed Distribution of 2013 Allocation**

Development Area	Proposed 2013 Allocation	
	Units	Pop
Angus Glen/Deacon	168.0	381.4
Berczy	300.0	1,110.0
Box Grove	-	-
Cathedral	338.0	1,250.6
404 North	-	-
Cornell	500.0	1,850.0
Greensborough	479.0	1,248.7
Leitchcroft	292.0	674.9
Markham Centre	432.0	980.6
Markham Road South	-	-
Highway 48	-	-
Milliken Main Street	60.0	136.2
OPA 15	12.0	27.2
South Unionville	108.0	386.4
Swan	189.0	517.0
Villages of Fairtree	-	-
Wismer Commons	617.9	2,117.4
Infill	247.0	578.8
<b>Total</b>	<b>3,741.0</b>	<b>11,259.3</b>
Permitted		11,259.0
<b>Remaining</b>		<b>(0.3)</b>

# Summary of Distribution

Details of distribution are identified on Attachment "A" and location of developments are on Attachment "B". The following is a summary of the distribution:

- Complete communities; Angus Glen, Greensborough, Leitchcroft and Swan Lake
- No further allocation required for; Box Grove, Markham Road 404 North, Highway 48, OPA 15, South Unionville and Villages of Fairtree
- Initiates development of last section of Berczy Village
- Permits development to continue in Cathedral, Cornell, Markham Centre, Milliken Main Street, Wismer Commons and Liberty World on Yonge

# Summary of Distribution

Comparison of Distribution of Allocation by Type of Development		
	Ground Related Product	High Density
February 2008	55%	45%
May 2009	65%	35%
Spring 2010 (Draft)	64%	36%
Winter 2011 (recommended)	56%	44%



## OUTSTANDING CONDITIONS TO BE MET FOR 2013 DISTRIBUTION

Development Area	Condition (s)
Angus Glen	Construction of bridge between East and West Village in accordance with MNR/TRCA approval schedule
Markham Centre	<ul style="list-style-type: none"> <li>• Construction of Courtyard Lane extension south of Clegg Road</li> <li>• Front end financing of Birchmount Bridge over Rouge River (if required by the Town)</li> </ul>
Markham Centre and OPA 15	<ul style="list-style-type: none"> <li>• Front end financing of Highway 7 sanitary and storm sewer</li> </ul>
Milliken Main Street	Completion of Gorvette Road & Midland Avenue Extension (completion date to be finalized)
South Unionville	Front end financing of outstanding property acquisition and construction of the balance of South Unionville Avenue
Wismer Commons	<ul style="list-style-type: none"> <li>• Construction of the completion of Castlemore Ave. through the community</li> <li>• Construction of Roy Rainey bridge in accordance with MNR/TRCA approved schedule</li> </ul>

# Regional Infrastructure Approval Timelines

- Infrastructure operational coincide with occupancy of buildings
- Developments are released at various stages of development process relative to infrastructure completion
  - Pre-sale for subdivisions, 1 year prior to infrastructure completion
  - Building permit release for subdivisions, 6 months prior to infrastructure completion
  - Building permit release for high density, 18-36 months prior to infrastructure completion
- Written release from the Region required for developments with 2013 conditional allocation. Release is dependent on comfort level from the Region that SEC is on schedule for completion

# Proposal to Exchange Existing Allocation for 2013 Allocation

- High density projects can proceed to building permit sooner (18-36 months) in advance of infrastructure completion date compared to low density (6 months)
- Opportunity to exchange high density “existing” allocation for 2013 allocation, freeing up “existing” allocation for low density developments
- Dependent on Region providing written release for building permits
- Table 6 in report provides a summary of the potential high density developments that could be exchanged and those low density developments that could receive “existing” allocation
- Permits low density developments to continue through the development process, with no scheduling impact on high density development given longer lead times



# Sustainable Home Incentive Program (SHIP)

- Regional voluntary incentive program for ground related housing similar to the high density LEED program
- 10% - 20% servicing allocation incentive
- Involves the following categories of home performance and sustainability:
  - Water Conservation
  - Energy Conservation
  - Renewable Energy
  - Indoor Air Quality
  - Resource Management
  - Education and Awareness
- Area municipalities must endorse program for developers to participate and as a condition for distributing 2013 allocation
- Staff to report back to Committee with options to enhance program in Markham

# Markham's Challenges

- Region must ensure sufficient allocation in future years to keep up with our 5-year development activity
- Town must ensure developments with allocation move through the development process in a timely manner
- Appropriate balance of low density and high density projects to meet housing demand
- Generate fee revenue and development charges to fund operating and capital budgets
- 21,400 remaining units without allocation
- Limited supply of ground related development remaining in existing urban boundary