

Servicing Allocation Update

June 22, 2010

Development Services Committee
Part "A"

Purpose of Presentation

1. Background
2. Region Conditional 2013 Allocation Protocol
3. Distribution of 2013 Allocation
4. S.H.I.P. Regional Program
5. Next Steps

Background

- Town has been distributing servicing allocation on a yearly basis for the past eight years
- Distribution is by use of ranking system and Council approved criteria
- Council approved “Use it or Lose it” policy
- Now includes a LEED benefit for high density developments

Background (Continued)

Since 2004 the Town has distributed the following servicing allocation:

Unit Type	Units	Pop
Singles	10,141	37,522
Semi-detached	2,477	7,480
Townhouses	5,280	14,890
Apartments	9,440	21,429
Total	27,338	81,321
Reserve Balance		326

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:

- Participate in the Regional I/I reduction Task Force
- Continue to seek out sources of I/I
- Adopt standards and guidelines intended to reduce I/I in new developments and within existing systems
- Develop funding and cost sharing principles to address future remediation projects
- Continue to support Regional water efficiency plans and policies, and
- Endorse and promote participation in both the Sustainable Development Through LEED program for high-rise residential development and Sustainable Homes Incentive Program (SHIP) for ground related residential development

Status of 2013 Conditions for 2013 Allocation

Staff will update Committee in Fall 2010 of status of
Regional conditions for 2013 servicing 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 a draft of recommended distribution of the 2013 allocation

SUMMARY OF PROPOSED DISTRIBUTION OF 2013 CONDINTIONAL ALLOCATION											
	Rk	Total Development Proposed		Approved Real and 2011/12 Assignment		Proposed 2013 Assignment (Spring 2010)		LEED Benefit		Remaining Development to be Assigned	
		Units	Pop	Units	Pop	Units	Pop	Units	Pop	Units	Pop
Angus Glen/Deacon	4	990.0	2,911.3	690.0	2,230.3	-	-	42.0	95.3	258.0	585.7
Berczy Village	4	3,027.5	10,374.5	1,162.5	3,566.9	300.0	1,110.0	65.0	147.6	1,500.0	5,550.0
Box Grove	3	2,380.5	8,320.2	2,280.5	8,093.2	-	-	-	-	100.0	227.0
Cathedral	3	3,077.3	9,750.7	2,975.3	9,373.3	102.0	377.4	-	-	-	-
404 North	4	266.0	808.2	266.0	808.2	-	-	-	-	-	-
Cornell	2	9,912.0	28,001.8	4,616.7	14,686.5	600.0	2,220.0	-	-	4,695.3	11,095.2
Greensborough	4	2,056.0	6,820.5	1,541.0	5,479.2	506.0	1,308.1	-	-	-	-
Leitchcroft	3	1,278.0	2,958.8	769.5	1,792.4	223.5	519.4	285.0	647.0	-	-
Markham Centre	1	14,640.0	35,179.5	4,731.0	10,920.3	400.0	908.0	1,053.0	2,390.3	8,463.0	20,976.7
Markham Road South	3	1,044.5	2,467.8	470.5	1,164.8	-	-	-	-	574.0	1,303.0
Highway 48	3	730.0	1,661.5	163.0	370.0	-	-	88.0	199.8	479.0	1,091.7
Milliken Main Street	3	1,303.0	3,083.1	1,056.1	2,578.3	-	-	-	-	246.9	504.8
OPA 15	2	829.0	2,035.9	693.0	1,698.0	12.0	27.2	71.0	161.2	53.0	149.5
South Unionville	4	763.0	2,212.7	551.0	1,688.7	156.0	528.6	89.0	202.0	(33.0)	(206.7)
Swan Lake	4	634.0	1,784.3	446.0	1,270.0	188.0	514.2	-	-	-	-
Villages of Fairtree	4	1,140.0	3,596.9	655.0	2,112.7	-	-	-	-	485.0	1,484.2
Wismer Commons	4	4,829.0	15,158.5	2,856.2	9,576.7	750.0	2,560.5	156.0	354.1	1,066.8	2,667.2
Infill		5,329.0	12,652.0	1,503.0	3,947.7	194.0	456.9	306.0	694.6	3,206.0	7,280.4
Total		54,228.8	149,777.8	27,426.3	81,357.2	3,431.5	10,530.3	2,155.0	4,891.9	21,094.0	52,708.6
Permitted					81,644.0		11,259.0				
Remaining					286.8		728.7				

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	64%	36%

Recommended distribution is sensitive to current market conditions and longer lead times for high density product

Remaining Ground Related Development Requiring Allocation (Beyond 2013 Conditional Allocation)

	Ground Related Units
Developments with submitted application	5,850
Developments with no application	2,680
Total Units	8,530

This represents approximately 3-4 year supply of ground related product assuming 2,700 – 3,000 units a year (6-year average of allocation distribution)

Conditions for Distribution

- Conditions may apply to specific applications (e.g. Woodbine By-pass; collector roads)
- Conditions applied previously to be reviewed for compliance
- Any new conditions to be applied by Council at time of servicing allocation (subdivision or site plan approval)
- Staff will include in report in the Fall, conditions associated with an allocation

Sustainable Home Incentive Program (SHIP)

- Region endorsed the SHIP in Sept. 2009 as an incentive program for ground related housing similar to the high density LEED program
- Area municipalities must endorse program for developers to participate
- Developers enter into an agreement with the Region to participate

SHIP (cont)

- 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

Next Steps

- Developers round table meeting (June 23)
- Report to DSC – Fall, 2010
- Continue discussions with Region and industry regarding process through to 2013 & beyond (draft approval/allocation link and site plan approval)
- On-going monitoring to ensure compliance with the “use it or lose it” principle (progress towards Secondary Plan completion)
- Continue representation on Region Task Force for I/I issues