

Servicing Allocation Update

March 10, 2009

Development Services Committee
Part "A"

Purpose of Presentation

1. Background
2. Construction Triggers
3. Approval Timelines for Development
4. Reserve and “Use it or Lose it” update
5. Region 2011/2012 Allocation and Town’s Protocol
6. Distribution of 2011/12 Allocation
7. Next Steps

Background

- Report on last round of allocation approved by Council, February 5, 2008
 - Recommended distribution of reserve allocation
 - Distributed conditional 2011 allocation
 - Endorsed Regional LEED program for high density developments
 - To report back on process for triggers for site plan approvals (high density development)

Background (Continued)

Region will release their conditions of draft approval to Markham when all of following criteria are met:

- OP (containing growth management policies, phasing provisions & holding by-law provisions) and Secondary Plan are adopted;
- Detailed infrastructure needs have been determined through Master Servicing Plan, Community Design Plan, phasing plan;
- Section 34(5) By-law (municipal servicing) in place; and
- No-presales agreement and indemnity agreement
- Hold provisions on zoning

Background (Continued)

Town and regional policy to provide 20-35% reduced requirement ("LEED benefit") in servicing allocation for developments that :

- Achieve significant water conservation
- Are served by VIVA (or other major transit)
- Are within Regional centre or corridor or local centre
- Meet TOD guidelines
- Include 3 stream waste reduction; AND
- Minimum LEED silver
- Town requires all high density to follow this policy
- Technical requirements to address water/sewer reduction have now been approved by Region for one development in Markham Centre (Majestic Court)
- Town staff now propose to apply 35% reduction in allocation to "LEED benefit" high density projects

Construction Triggers

2011/2012 Allocation

- YDSS Flow Control Structures (Interim solution to Southeast Collector Sewer)
 - targeted for completion Q1 2010
- Duffins Creek WPCP
 - targeted for completion Q1 2011

2013 Projected Allocation

- South East Collector
 - Targetted Completion Q1 2013

Note: Region has advised these construction projects remain on schedule

Approval Timelines for 2011/2012 Allocation

Low Density Development

- Presale trigger – one year prior to infrastructure completion (Q1 2010 @ earliest)
- Registration – 6 months prior to infrastructure completion (Q2 2010 @ earliest)

High Density Development

- Region adopted new policy September 18, 2008
- Presale agreements not required
- Removal of Holding provision allowing building permit - 18 months prior to infrastructure completion (Q2 2009 @ earliest)

Approval Timelines for 2013 Allocation

Low Density Development

- Presale trigger – one year prior to infrastructure completion (Q1 2012 @ earliest)
- Registration – 6 months prior to infrastructure completion (Q2 2012 @ earliest)

High Density Development

- Presale trigger – two years prior to infrastructure completion (Q1 2011 @ **earliest**)
- Removal of Holding provision allowing building permit - 18 months prior to infrastructure completion (Q2 2011 @ earliest)

Summary of Approval Timelines

	Allocation Status	Regional Infrastructure Requirement	Pre-sale Agr.	Region Indemnity Requirement	Release Pre-sale agr.		Release Hold and permit release	
Subdivisions /Site Plans, Low Density	With Allocation	N/A	No	No	N/A	N/A	N/A	N/A
	Conditional Allocation	DCWPC Plant & Flow Control	Yes	Yes	12 ³	Jan 1/10 ¹	6 ³	July 1/10 ¹
	No allocation (2013)	SE Collector Sewer	Yes	Yes	12 ³	Jan 1/12 ²	6 ³	July 1/12 ²
Site Plans, High Density	With Allocation	N/A	No	No	N/A	N/A	N/A	N/A
	Conditional Allocation	DCWPC Plant & Flow Control	No	Yes	N/A	N/A	18 ³	July 1/09 ¹
	No allocation (2013)	SE Collector Sewer	Yes	Yes	24 ³	Jan 1/11 ²	18 ³	July 1/11 ²

Note:

- 1) Assuming Duffin Creek Water Pollution Control (DCWPC) Plant expansion project and the YDSS Flow Control Structures are operational by January 1, 2011
- 2) Assuming Southeast Collector Sewer is operational by January 1, 2013
- 3) Numbers indicate the number of months before the infrastructure is operational

Real Allocation Reserve Update

	Project	MP #	Units	POP.
Remaining in Reserve				3.1
Reconciliation	Fairtree	N5		-1.7
	Box Grove			62.9
Regional LEED approval	Times Stringbridge (Majestic Court)	H 14	213 apts	483.5
Transfer LEED Benefit	Leitchcroft	G2	213 apts	-483.5
Reduced Development	Chiavaitti (S. Unionville)	L2	16 sncls, 35 twns	157.9
	Thornhill Square	P14	8 twns	22.6
Transfer	Kennison (Mica)	P31	20 apts	-45.4
	Jolie Home (S. Unionville)	L15	28 twns, 14.8 apts	-112.6
Total remaining in reserve				86.9

Note: Due to low population in reserve, staff do not recommend distribution at this time. Retain for future infill and adjustments

2011 Conditional Allocation Update

	Project	MP#	Units	POP.
Remaining in Reserve				210.1
LEED Benefit	Angus Glen	A5	42 apts	81.7
	Emery (Berczy)	B7	65 apts	127.1
Reduced Development	Emery (Berczy)	B7	4 apts	9.0
Total Remaining				462.0

Note: 462.0 people are added to the new population of 11,700 people provided to the Town from the Region

Draft Principles for Application of “LEED Benefit”

Previous Allocations

- Developer meeting criteria and achieving “LEED Benefit” may apply benefit units to future phases or other lands in Markham under same ownership
- If no future phases/lands to be applied to within 2011 time frame, “LEED Benefit” units will be returned to Town Reserve

New Allocations

- Require LEED water/sewer reduction as condition of approval for qualifying (High Density) projects
- Enables allocation to be reduced by 35% for high density projects, freeing up allocation for distribution town wide

“Use it or Lose it”

- Staff have reviewed developments considering the “use it or lose it” policy
 - Those with draft approvals/site plan approvals that have not proceeded to agreement stage
 - Those with allocation assigned that have not been approved
- Developments are proceeding. Staff do not recommend withdrawing allocation at this time
- Staff will continue to monitor projects and may recommend re-assignment of allocation in future
- Any “clawback” would provide pool of additional units for distribution beyond current 2011/12 distribution and prior to 2013 allocation

2011/2012 (conditional) Allocation from Region

- In late 2007, Region provided a one year supply of allocation representing 2011 growth
- Markham's share was 10,185 people, distributed Feb.'08
- In December 2008, Region approved an additional one year supply of allocation representing 2012 growth
- Markham's share is 11,700 people
- The 2012 allocation has the same triggers as 2011 allocation so this allocation is added to the original 2011 allocation
- Regions conditions include:
 - Continue participation in water efficiency program
 - Local municipalities protocols include criteria supporting intensification and housing mix
 - Water/sewer reduction measures for "LEED benefit" (high density)

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.)
- Progress toward draft approval since last assignment
- Town currently has 462.0 people in 2011 reserve to be included in distribution of allocation now
- Many requests for allocation, exceeding available supply
- Request by BILD to suspend ranking protocol and distribute more allocation to low rise developments and "shovel ready projects" due to market conditions

Summary of Proposed Distribution of 2011/12 Conditional Allocation

	Rk	Approved 2011 Assignment (Feb 2008)		Proposed 2011 Assignment (Winter 2009)		Total 2011 Assignment		LEED Benefit	
		Units	Pop	Units	Pop			Units	Pop
Angus Glen/Deacon	4	244.0	791.3	131.0	369.4	375.0	1,160.7	42.0	95.3
Berczy Village	4	398.0	1,055.8	20.0	74.0	418.0	1,129.8	65.0	147.6
Box Grove	3	-	-	-	-	-	-	-	-
Cathedral	3	342.3	1,110.1	620.0	2,294.0	962.3	3,404.1	-	-
404 North	4	126.0	413.4	140.0	394.8	266.0	808.2	-	-
Cornell	2	418.0	1,332.1	600.0	2,220.0	1,018.0	3,552.1	-	-
Greensborough	4	269.9	998.6	217.0	802.9	486.9	1801.5	-	-
Leitchcroft	3	132.0	299.6	-	-	132.0	299.6	260.0	590.2
Markham Centre	1	600.0	1,362.0	560.0	1,271.2	1,160.0	2,633.2	213.0	483.5
Markham Road South	3	131.5	298.5	-	-	131.5	298.5	-	-
Highway 48	3	-	-	163.0	370.0	163.0	370.0	87.0	197.5
Milliken Main Street	3	156.0	439.9	-	-	156.0	439.9	-	-
OPA 15	2	-	-	171.0	418.7	171.0	418.7	65.0	147.6
South Unionville	4	15.6	57.7	205.9	498.4	221.5	556.1	123.0	279.2
Swan Lake	4	-	-	-	-	-	-	-	-
Villages of Fairtree	4	-	-	-	-	-	-	-	-
Wismer Commons	4	300.0	1,110.0	768.0	2,627.8	1,068.0	3,737.8	50.0	113.5
Infill		200.0	454.0	359.0	814.9	559.0	1,268.9	167.0	379.1
Total		3,333.3	9,723.0	3,954.9	12,156.1	7,288.2	21,879.2	1,072.0	2,433.4
Permitted		10,185.0		(11,700+462.0)	12,162.0	21,885.0		16	
Remaining		462.0		5.9		5.8			

Summary of Distribution

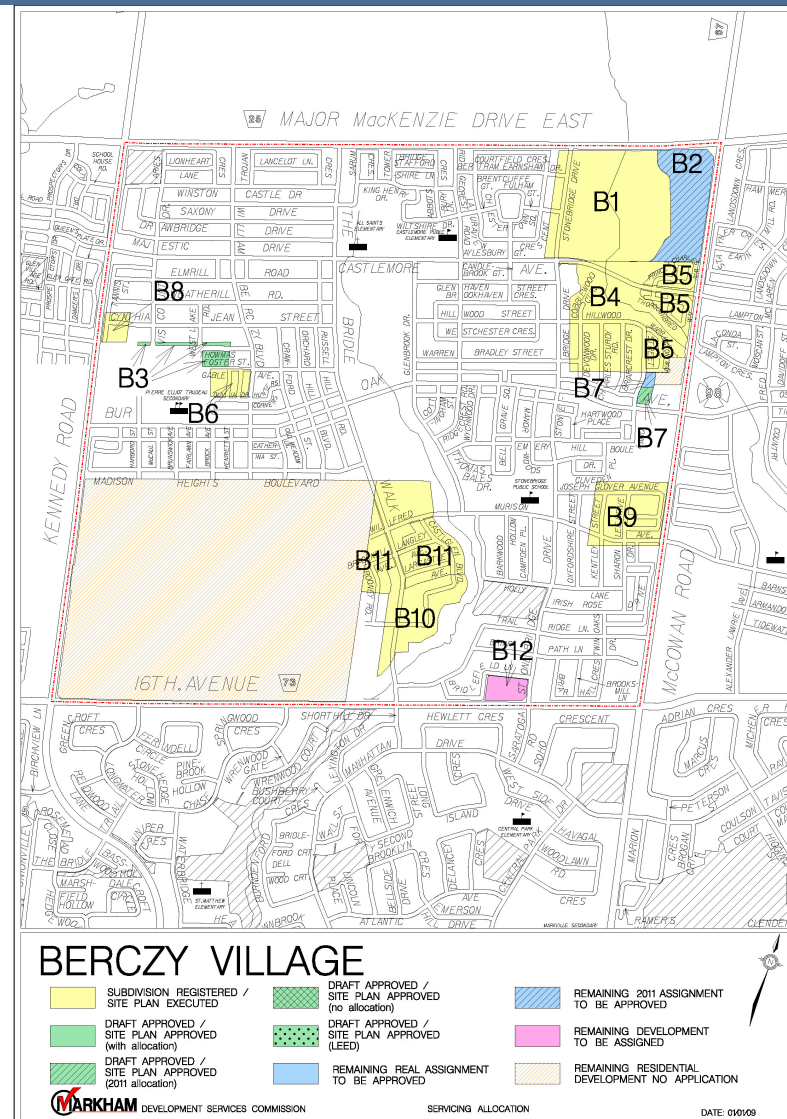
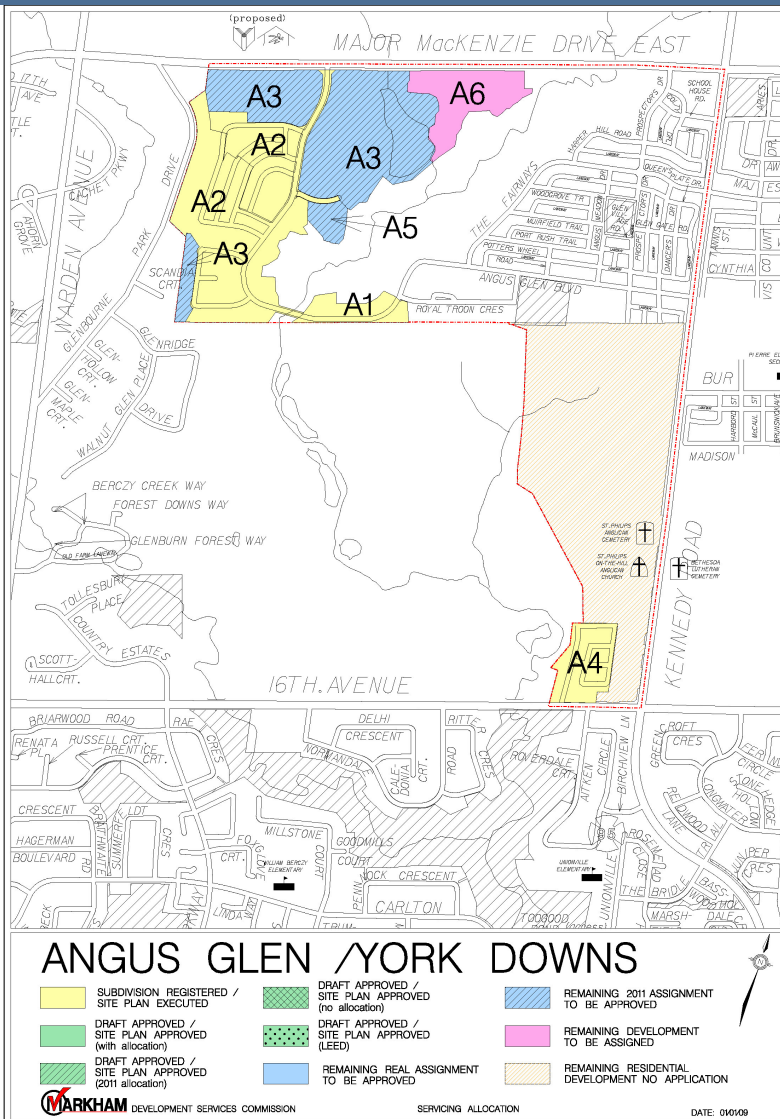
Comparison of Distribution of Allocation by Type of Development

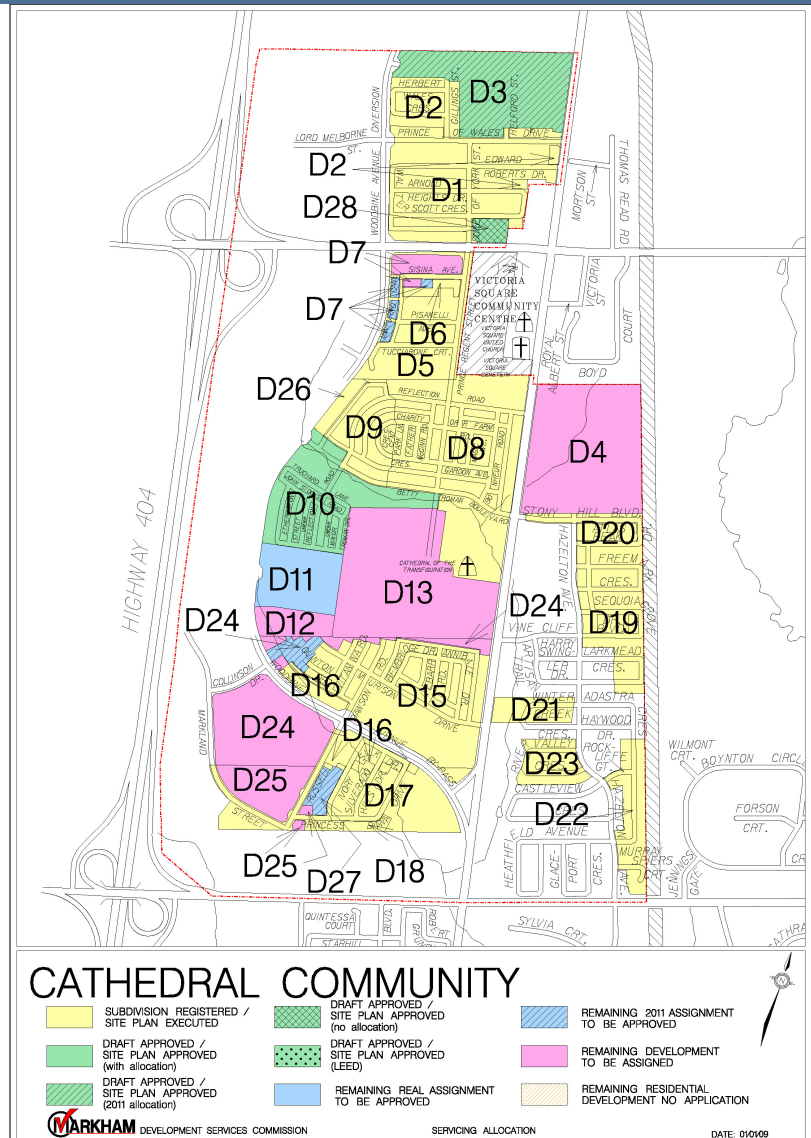
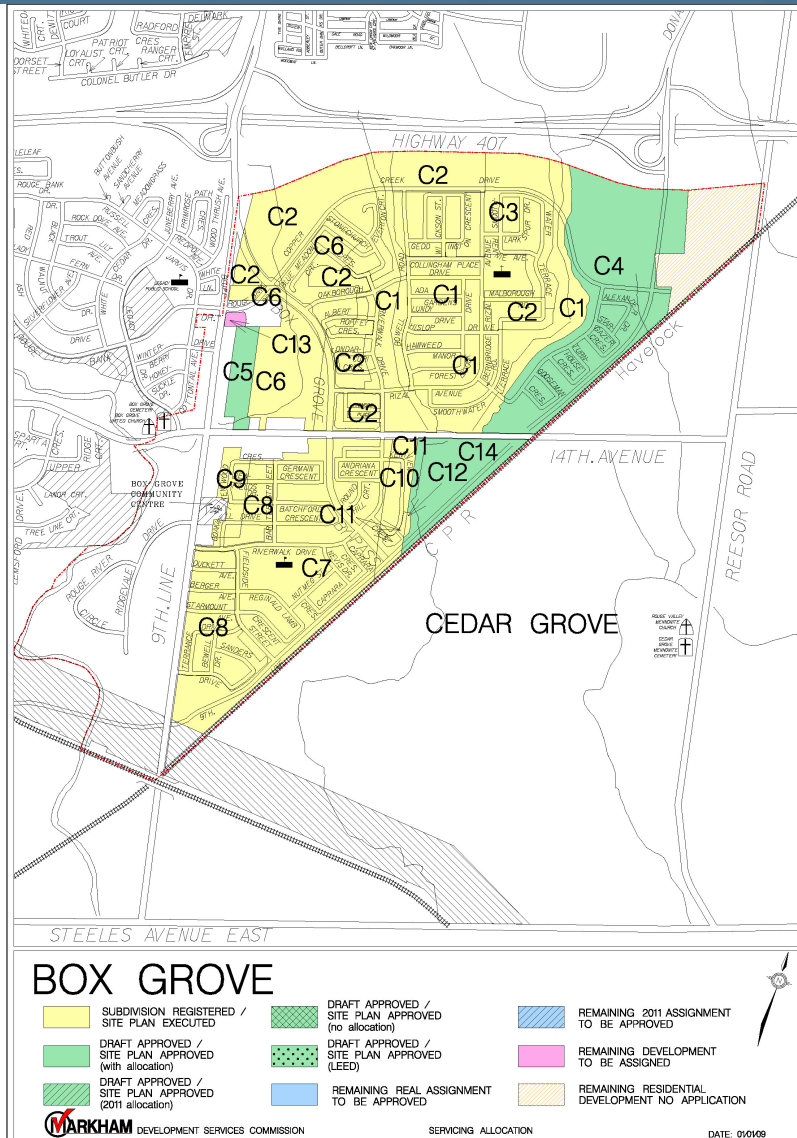
	Low Density Product	High Density Product
Feb. 5/08	55%	45%
Winter 2009	65%	35%

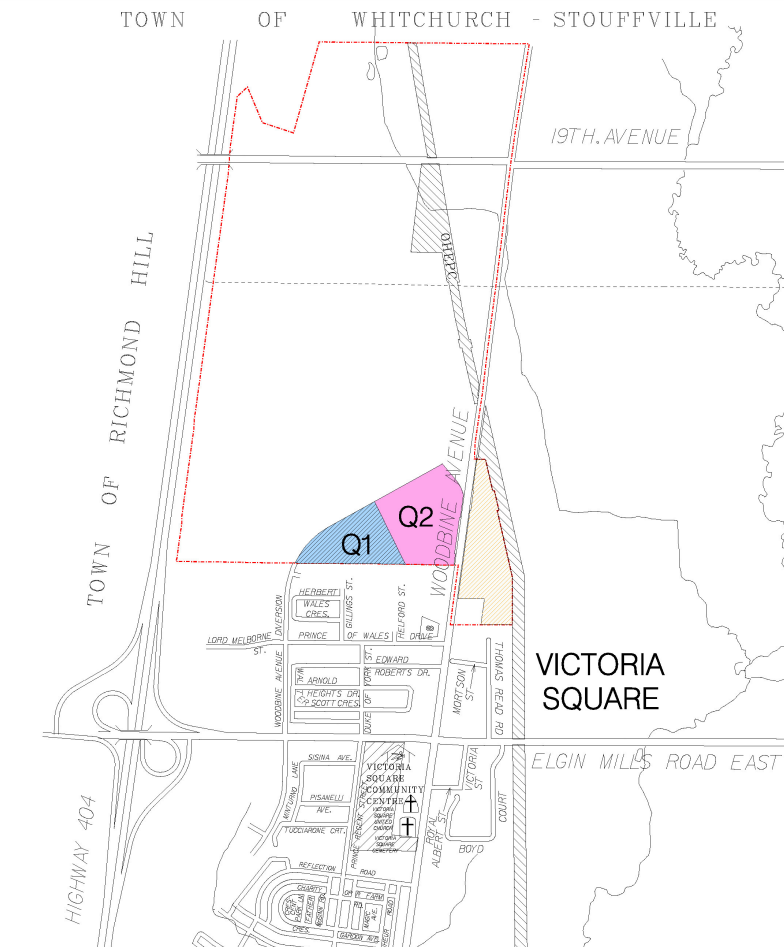
- Recommended distribution is sensitive to current market conditions and longer lead times for high density product
- High density projects receiving 2011/12 allocation will be closely monitored, and allocation may be transferred to low density projects if high density not advancing to permit stage
- 2013 allocation triggers would enable future high density projects to proceed to Hold Removal and building permit by Q2 2011 (July 1, 2011)

Conditions for Distribution

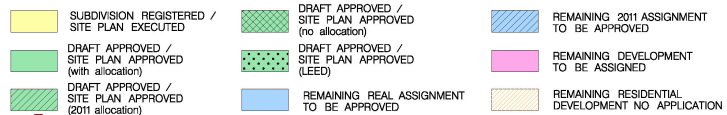
- Conditions may apply to specific applications (e.g. Woodbine By-pass; collector roads)
- Conditions applied previously to be reviewed for compliance
- Any new conditions to be applied by Council at time of servicing allocation (subdivision or site plan approval)







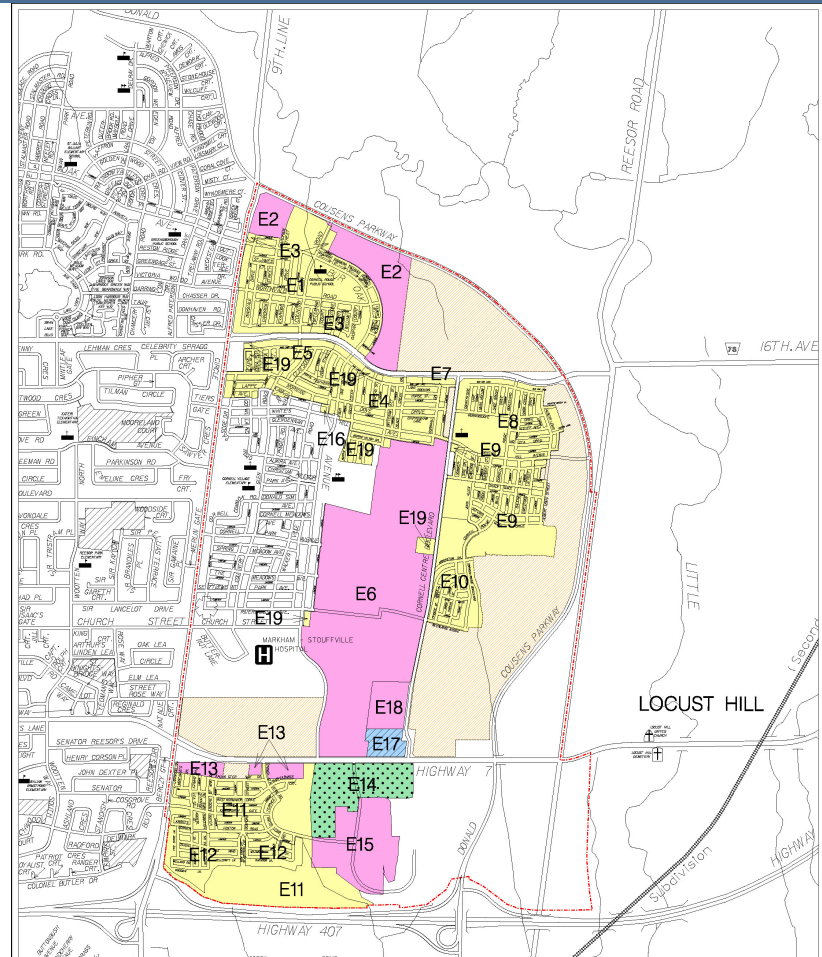
404 NORTH



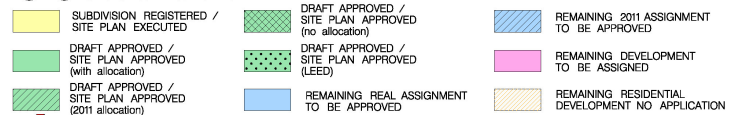
MARKHAM DEVELOPMENT SERVICES COMMISSION

SERVICING ALLOCATION

DATE: 01/01/09



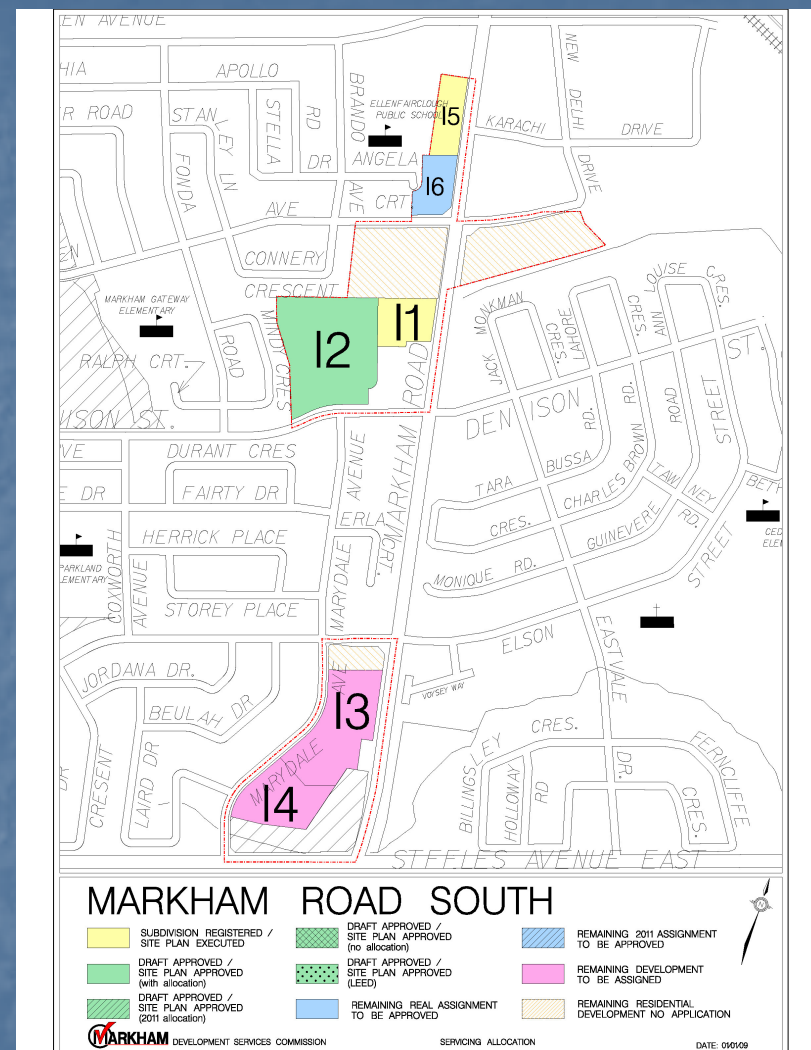
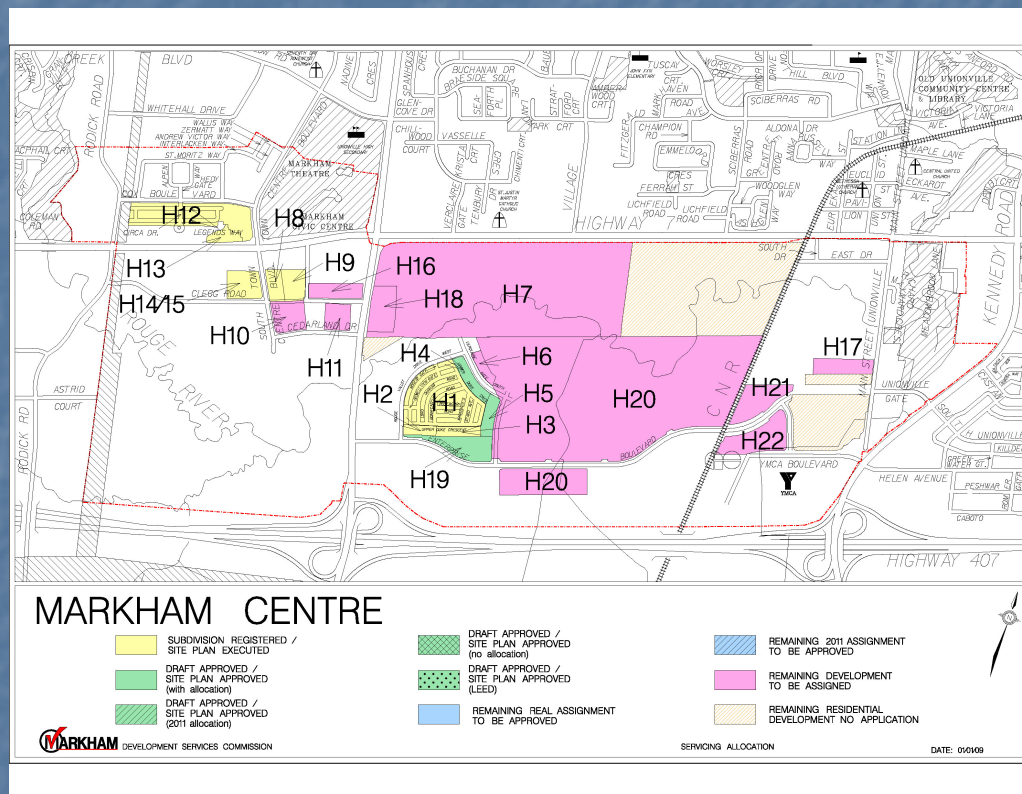
CORNELL

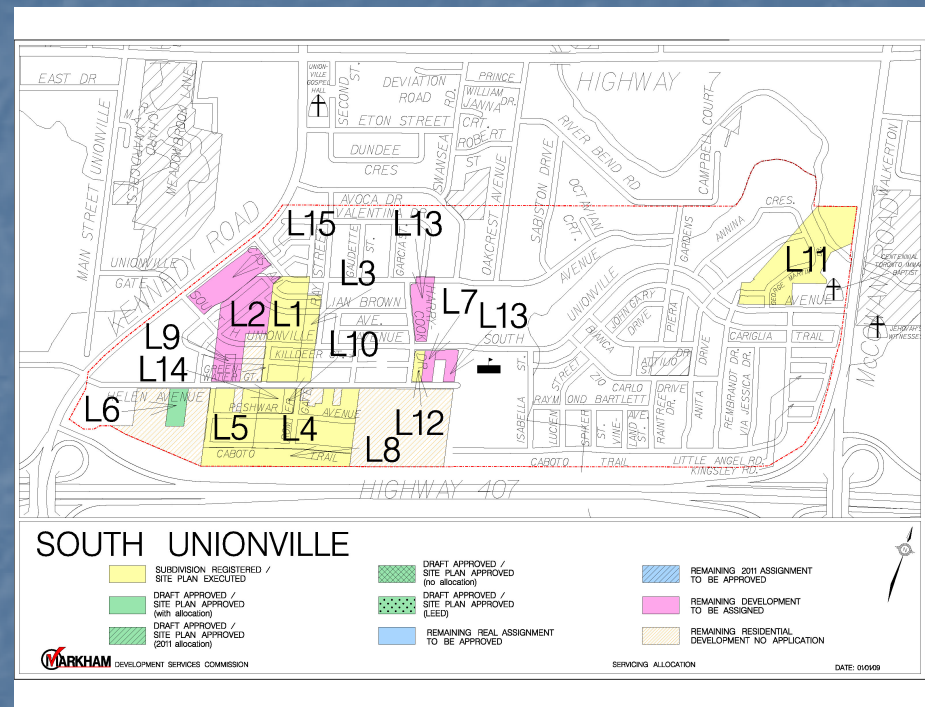
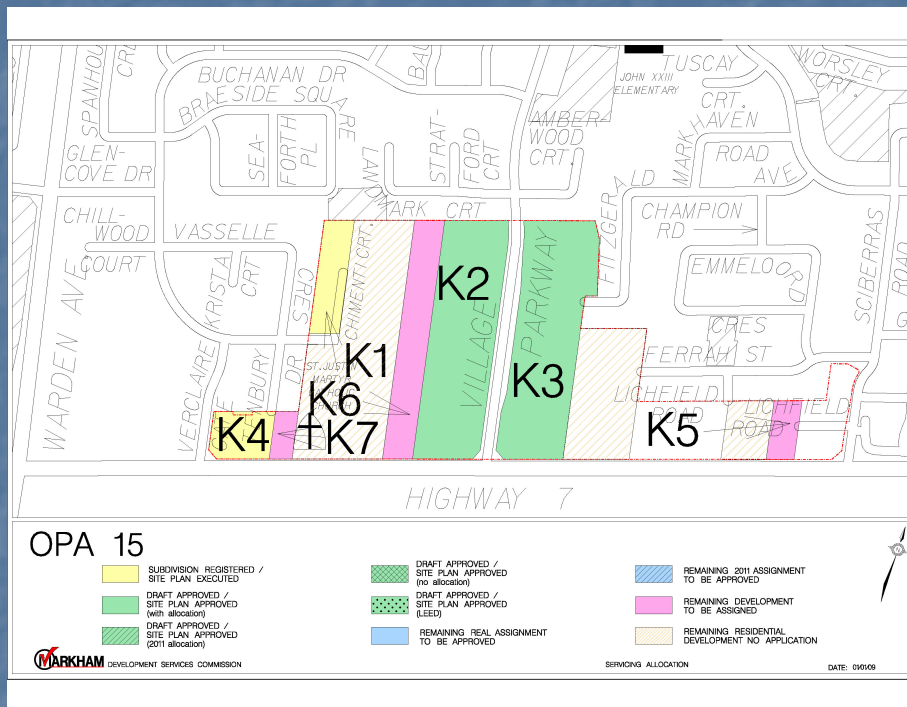


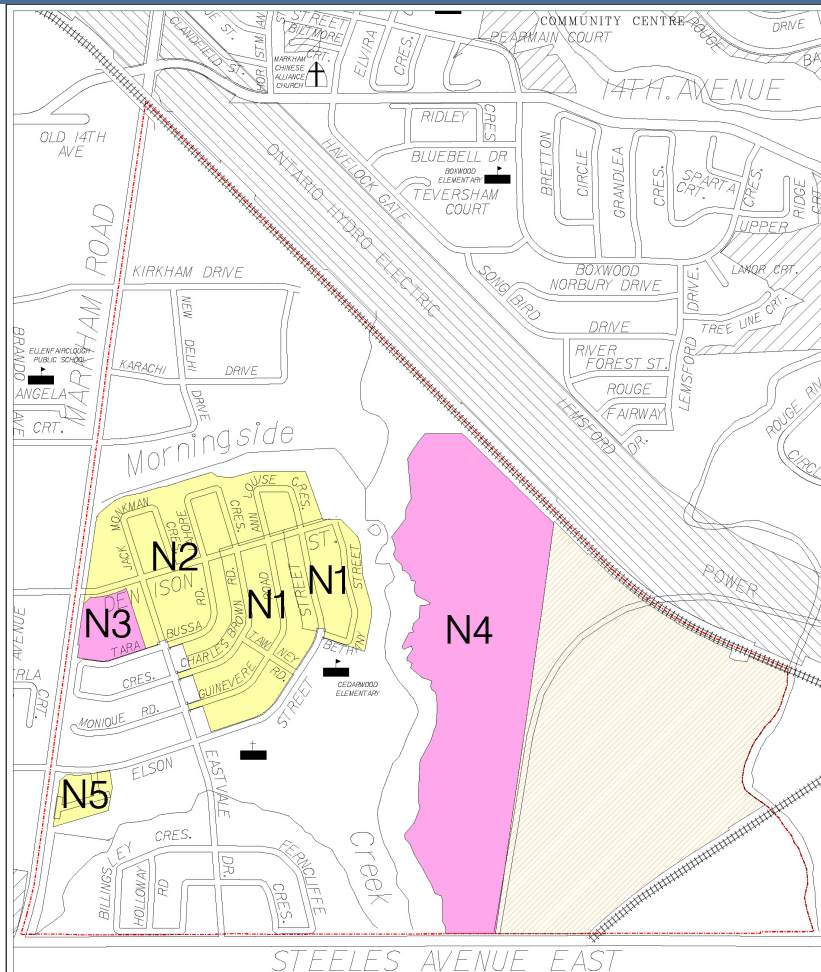
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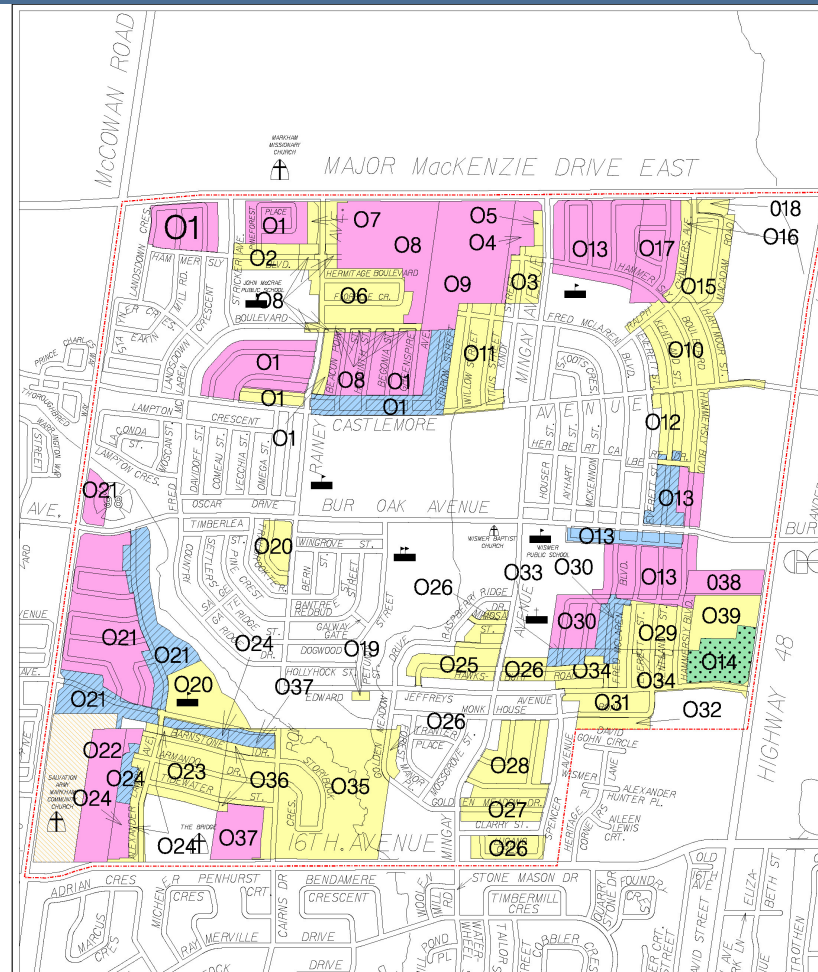
VILLAGES OF FAIRTREE

- | | | | | | |
|---|---|---|--|--|--|
| SUBDIVISION REGISTERED / SITE PLAN EXECUTED | DRAFT APPROVED / SITE PLAN APPROVED (with allocation) | DRAFT APPROVED / SITE PLAN APPROVED (2011 allocation) | REMAINING 2011 ASSIGNMENT TO BE APPROVED | REMAINING REAL ASSIGNMENT TO BE APPROVED | REMAINING RESIDENTIAL DEVELOPMENT NO APPLICATION |
| DRAFT APPROVED / SITE PLAN APPROVED (no allocation) | DRAFT APPROVED / SITE PLAN APPROVED (LEED) | REMAINING 2011 ASSIGNMENT TO BE ASSIGNED | REMAINING DEVELOPMENT TO BE ASSIGNED | REMAINING RESIDENTIAL DEVELOPMENT NO APPLICATION | |

MARKHAM DEVELOPMENT SERVICES COMMISSION

SERVICING ALLOCATION

DATE: 01/01/09



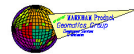
WISMER COMMONS

- | | | | | | |
|---|---|---|--|--|--|
| SUBDIVISION REGISTERED / SITE PLAN EXECUTED | DRAFT APPROVED / SITE PLAN APPROVED (with allocation) | DRAFT APPROVED / SITE PLAN APPROVED (2011 allocation) | REMAINING 2011 ASSIGNMENT TO BE APPROVED | REMAINING REAL ASSIGNMENT TO BE APPROVED | REMAINING RESIDENTIAL DEVELOPMENT NO APPLICATION |
| DRAFT APPROVED / SITE PLAN APPROVED (no allocation) | DRAFT APPROVED / SITE PLAN APPROVED (LEED) | REMAINING 2011 ASSIGNMENT TO BE ASSIGNED | REMAINING DEVELOPMENT TO BE ASSIGNED | REMAINING RESIDENTIAL DEVELOPMENT NO APPLICATION | |

MARKHAM DEVELOPMENT SERVICES COMMISSION

SERVICING ALLOCATION

DATE: 01/01/09

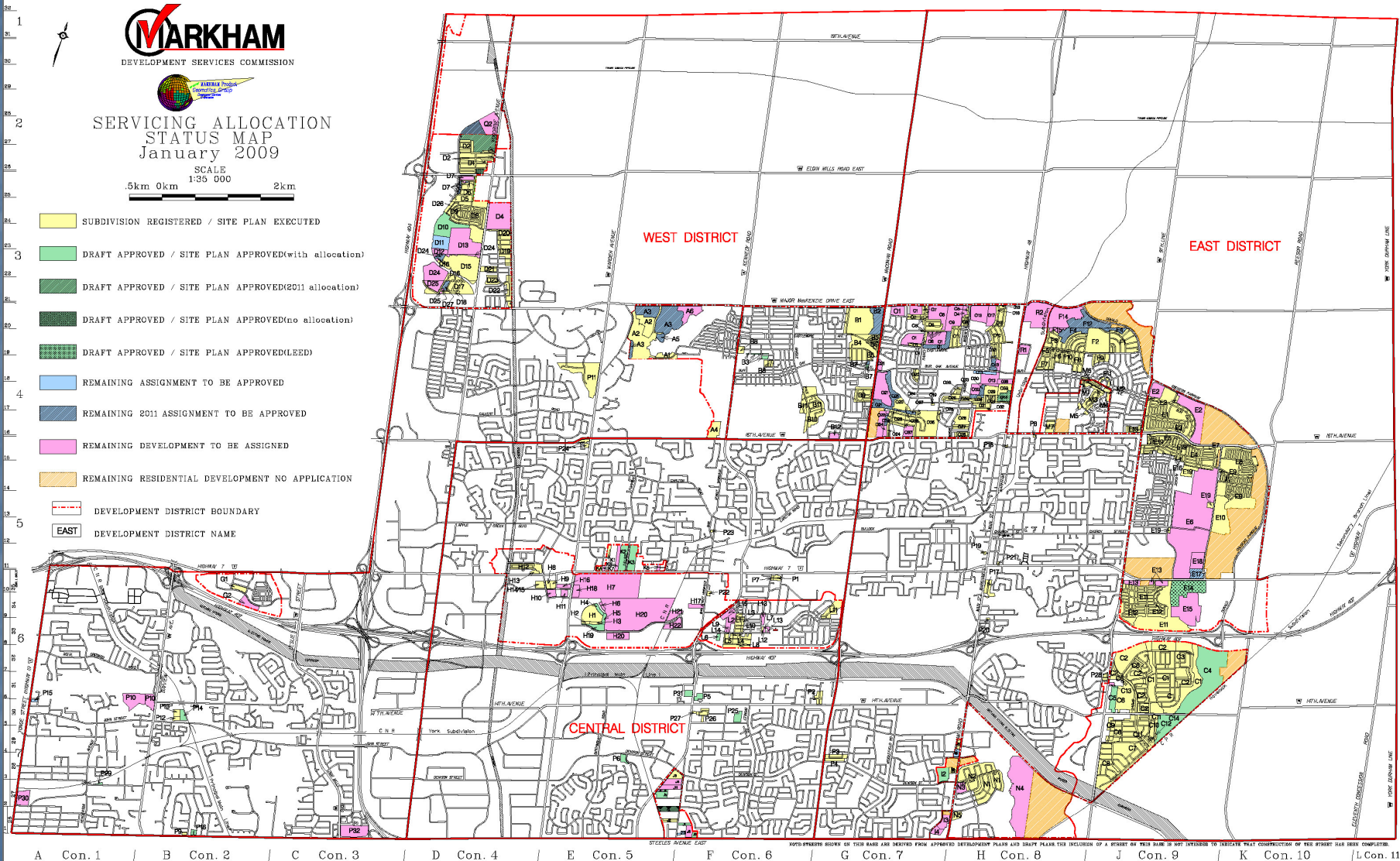


SERVICING ALLOCATION STATUS MAP January 2009

SCALE
1:35 000
0.5km 0km 2km

- SUBDIVISION REGISTERED / SITE PLAN EXECUTED
- DRAFT APPROVED / SITE PLAN APPROVED(with allocation)
- DRAFT APPROVED / SITE PLAN APPROVED(2011 allocation)
- DRAFT APPROVED / SITE PLAN APPROVED(no allocation)
- DRAFT APPROVED / SITE PLAN APPROVED(LEED)
- REMAINING ASSIGNMENT TO BE APPROVED
- REMAINING 2011 ASSIGNMENT TO BE APPROVED
- REMAINING DEVELOPMENT TO BE ASSIGNED
- REMAINING RESIDENTIAL DEVELOPMENT NO APPLICATION

- DEVELOPMENT DISTRICT BOUNDARY
- EAST DEVELOPMENT DISTRICT NAME



A Con. 1 | B Con. 2 | C Con. 3 | D Con. 4 | E Con. 5 | F Con. 6 | G Con. 7 | H Con. 8 | J Con. 9 | K Con. 10 | L Con. 11

Next Steps

- Developers round table meeting (March 11)
- Report to DSC - April
- Continue discussions with Region and industry regarding process through to 2012 & beyond (draft approval/allocation link and site plan approval)
- Continue to process development applications – those with allocation first
- On-going monitoring to ensure compliance with the “use it or lose it” principle