

Servicing Allocation Update

Development Services Committee

Part A

June 20, 2006

Update

- May 16 - Staff presented update on Servicing Allocation
 - Resolution of PPU with Region
 - Confirmation of assignment since Jan. 1/04
 - Proposed assignment (draft)
 - Policies for draft approvals without allocation
 - Alternative sewage treatment
- Committee's input did not require changes to proposed assignment
- Staff were authorized to meet development community

Update (continued)

- May 23 – Developers Round Table Meeting
- Comment and input received
- Report today:
 - recommends assignment (essentially the same as May 23) – staff to report back on conditions for draft approvals without allocation
 - amendments to delegation by-law
 - clarifies that assignments by population may vary depending on the unit type

Recommended Allocation

Table 5 – Recommended Assignment (Spring 2006)								
Secondary Plan	RK	Total from Jan. 04 to Nov. 05		Spring 06 Assignment		Total Assignment		Comment/Conditions
		Unit	Pop	Unit	Pop	Unit	Pop	
Angus Glen/ Deacon	4	315	1070			315	1070	* Bridge construction and servicing on Glenbourne Park Dr.
Berczy Village	4	821	2612			821	2612	
Box Grove	3	2230	7959	150	423	2380	8382	Construction of Town portion of By-pass (407 to 9 th)
Cathedral	3	1537	5094	300	856	1837	5950	Construction of Ph 1 & 2 of By-pass
Cornell	2	2651	8753	450	1363	3101	10116	Retain 150 units for High Density in Cornell Centre * Construction of Bur Oak to Hwy 7 by summer '06
Greensborough	4	873	3053	169	625	1042	3677	Construction of Castlemore Ave. to Hwy. 48 by Dec. 06
Leitchcroft	3	413	968	150	341	563	1309	
Markham Centre	1	2845	6639	500	1135	3345	7774	Enter into Developer's Group Agreement, Finance Birchmount from Enterprise to Hwy 407

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Table 5 – Recommended Assignment (Spring 2006)

Secondary Plan	RK	Total from Jan. 04 to Nov. 05		Spring 06 Assignment		Total Assignment		Comment/Conditions
		Unit	Pop	Unit	Pop	Unit	Pop	
Markham Rd. S	3	566	1381			566	1381	
Milliken Main St	3	569	1376	310	735	879	2111	Completion of Gorvette Rd. and/or Midland Ave.
OPA 15	2	522	1279			522	1279	
South Unionville	4	411	1335			411	1335	
Swan Lake	4	450	1281			450	1281	
Villages of Fairtree	4	689	2209			689	2209	
Wismer Commons	4	1317	4481	384	1178	1317	4481	Reserve 150 units for High Density on Markham Rd. * Completion of Roy Rainy Road
Infill		995	2778			995	2778	
Sub-Total		17204	52267	2413	6654	19452	58308	
Reserve		572			838			
Total		17776			7492			

Current practise for Issuing Draft Approval

- draft plans are submitted as one large plan
- phased approvals are based on servicing allocation
- draft approvals could be issued in many phases depending on availability of servicing allocation and arrangements with the Trustee
- each phase is draft approved through the Development Services Committee & Council
- conditions of draft approval for each phase are virtually the same

Proposed Process

(Amendment to Delegation By-law)

- Public Meeting to consider entire draft plan
- first phase of draft plan approved through DSC/Council
- Approval of all other phases delegated to staff, once servicing is available
- Staff approvals will be included in delegation report to DSC
- Public Meeting good for 2 years

Benefits of Delegation

- Development review and processing continues, subject to future availability of services
- Streamlined process (report writing, review and consideration by DSC/Council)
- Reduced application processing time frames

QUESTIONS?