

Servicing Allocation Update

Committee of the Whole
June 14, 2005

Development Services Commission

Background

- Markham Council on February 22, 2005 assigned servicing allocation based on flow control option (Attachment 'A')
- Allocation was subject to Regional approval
- Region advised on March 31, 2005 that in addition to the YDSS sanitary capacity constraint, capacity in the Duffin Creek Sewage Treatment Plant was limited

Background continued

- York Region has been negotiating with Durham Region to obtain additional capacity in the treatment plant
- Residential site plan/draft plan approvals continue to be held, pending confirmation of servicing allocation from the Region.
- Recently some applications have been approved from Town reserves (Liberty, Box Grove)

Status of Servicing Allocation

- Regional June 15, 2005 report (Attachment 'B') recommends distribution of additional servicing allocation
- Highlights of the Regional report are;
 - Markham is receiving allocation of 6,000 residential units
 - Region is maintaining a reserve of 6000 population (1765 units)
 - Region has attempted to provide a 5 year supply to all municipalities (Region of York Attachment '2')
 - The allocation is subject to conditions assigned to each municipality pertaining to Regional sewer and water infrastructure delivery (Region of York Attachment '1'/Table 4)
 - Markham's condition is the provision of the flow control option endorsed by Markham Council in February 2005 (to be operational late 2005)

Status of Servicing Allocation Continued

➤ Prior to release of allocation the Region requires confirmation of;

	Status
i. Passing of By-law to prohibit building permits if servicing allocation is not available	✓
ii. Adoption of allocation including “use it or lose it”	✓
iii. Infrastructure construction as listed in table 4	✓ (late 2005)
iv. Monitoring program for residential planning approvals and building permits	✓
v. Establish Strategic Priorities	✓
vi. Phasing Plan for Secondary Plans	✓
vii. Clear and transparent criteria for allocation	✓
viii. Overall Municipal wide Phasing Plans	To discuss with Region

Staff Comments

➤ Concerns regarding:

- Regions growth rate analysis for Markham does not reflect 5 year average (3241 vs. 3500)
- Market distortions (“use it or lose it”)
- Relationship of planning approvals / projected growth rate / building permit activity
- Severances (3 new lots or less)

➤ Markham will need additional allocation before 2011 and staff will work with the Region to achieve additional allocation through:

- Monitoring actual growth demand across the Region
- Examining p.p.u. calculations
- Re-rating of treatment plant
- Units from Regional reserve (to support centres and corridors)

Staff Comments Continued

- With the Region's proposed allocation, rescinding unused allocation and new servicing policies related to hamlets, Markham reserve could increase from 597 units to ± 2100 units
- Region should fast track the EA, design and construction of the YDSS and Duffin Creek improvements to advance schedule from its current December 2010 target
- Approval of Regional June 15, 2005 report is critical so Markham can approve residential applications effective June 21, 2005 (over 1200 units)

Next Steps

- Markham proceed to draft plan/site plan approve those residential developments assigned allocation from February 15, 2005.
- Staff report back (August/September 2005) with recommendations as to the distribution of reserves and related policies to allow planning approvals to continue.

Recommendations

- That the distribution of servicing allocation as per the Region of York June 15, 2005 report be endorsed;
- And that the Region of York be requested to work with area municipalities and UDI to review further allocation opportunities including future distribution of reserves, allocation from the re-rating of the Duffin Creek Plant, etc.;
- And that the Region be requested to finalize, in consultation with area municipalities, policies related to servicing allocation;
- And that the Region be requested to fast track the EA, design and construction of the Southeast collector and the Duffin Creek treatment plant.
- And that Markham again begin to approve severances of 3 new lots, or less