

2019 WATER AND WASTEWATER CAPACITY ASSIGNMENT TO SUPPORT GROWTH

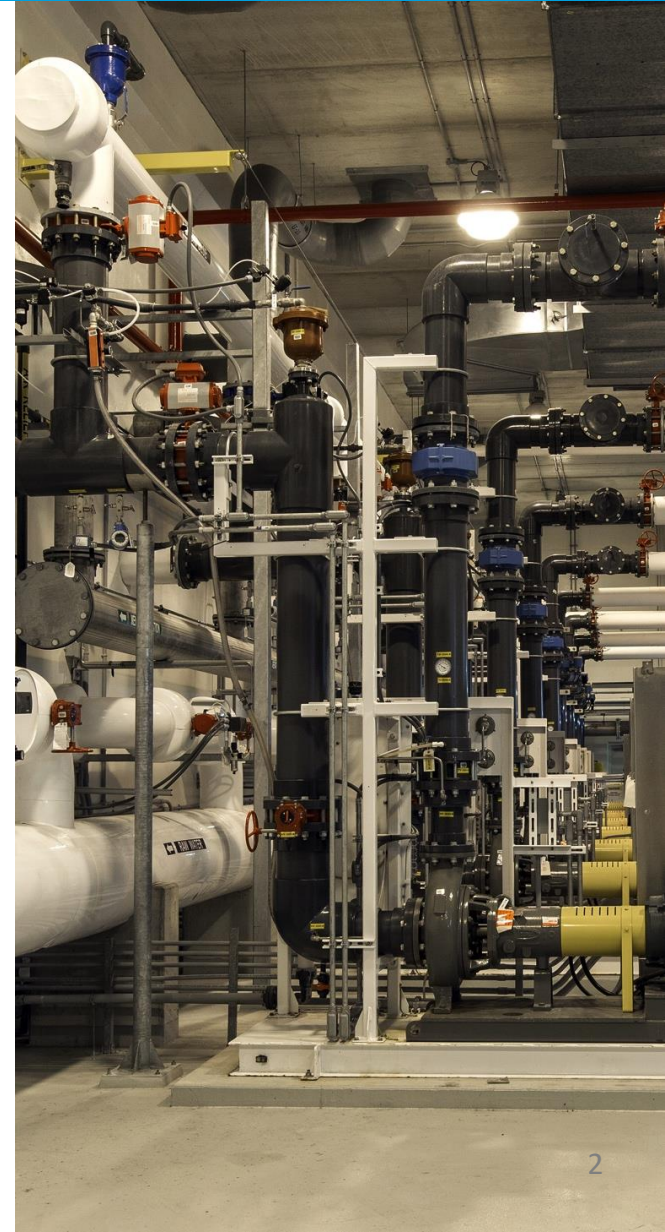
Erin Mahoney
Commissioner of Environmental Services

September 12, 2019



PRESENTATION OUTLINE

- Why the Region assigns capacity
- Capacity assignment process
- Key principles for assignment
- 2019-2026 Capacity Assignment
- Best practices to optimize capacity

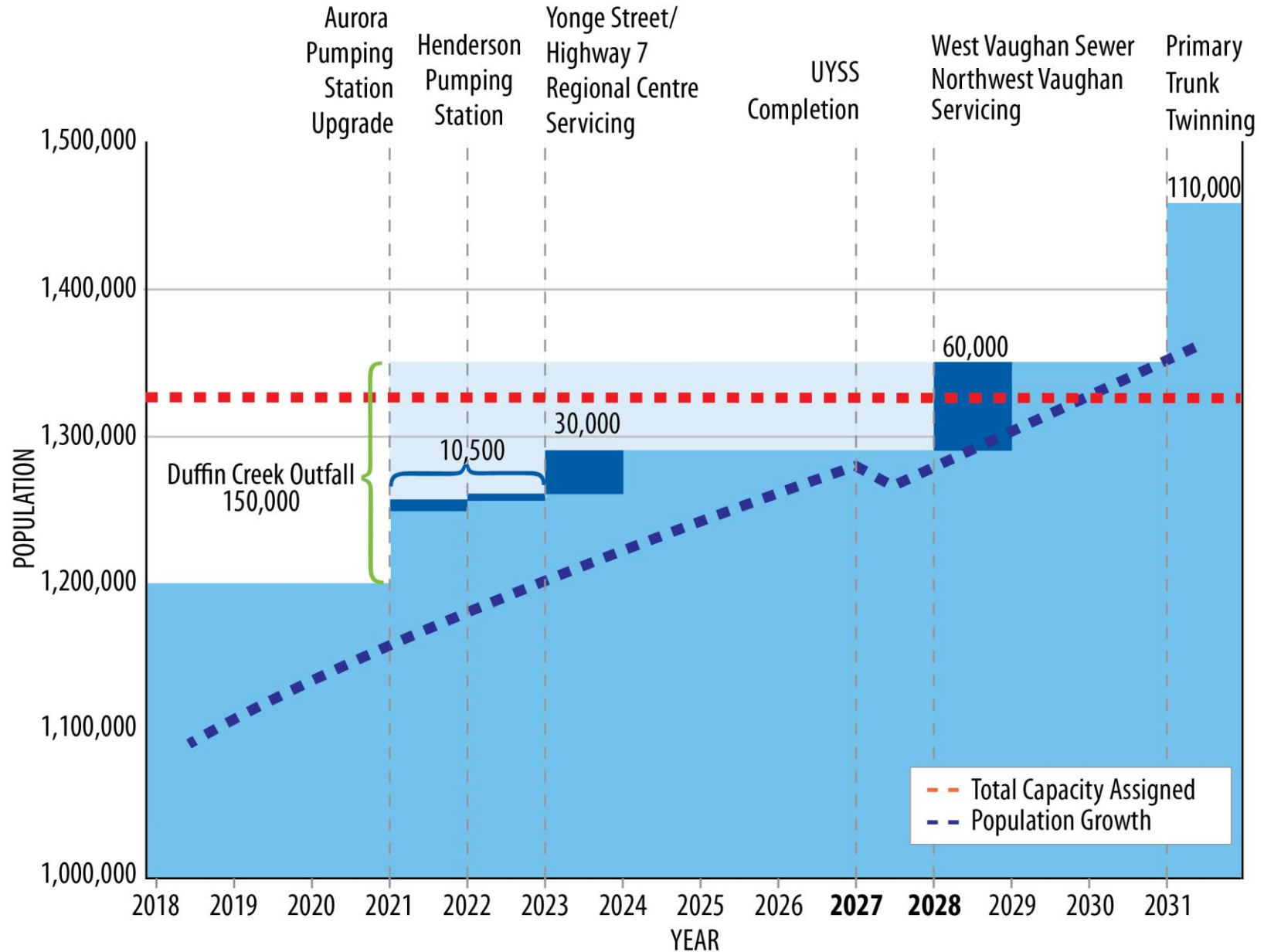


WHY THE REGION ASSIGNS SERVICING CAPACITY

- York Durham Sanitary System (YDSS) and York Water System (YWS) are shared servicing systems
- Region assigns bulk capacity to local municipalities who in turn allocate to individual developments
- Regional assignment is a process that:
 - Promotes fair distribution of servicing capacity
 - Enables municipalities to plan with certainty
 - Provides autonomy to meet local growth objectives
 - Reflects capacity available
 - Is collaborative and equitable



YDSS INFRASTRUCTURE CAPACITY

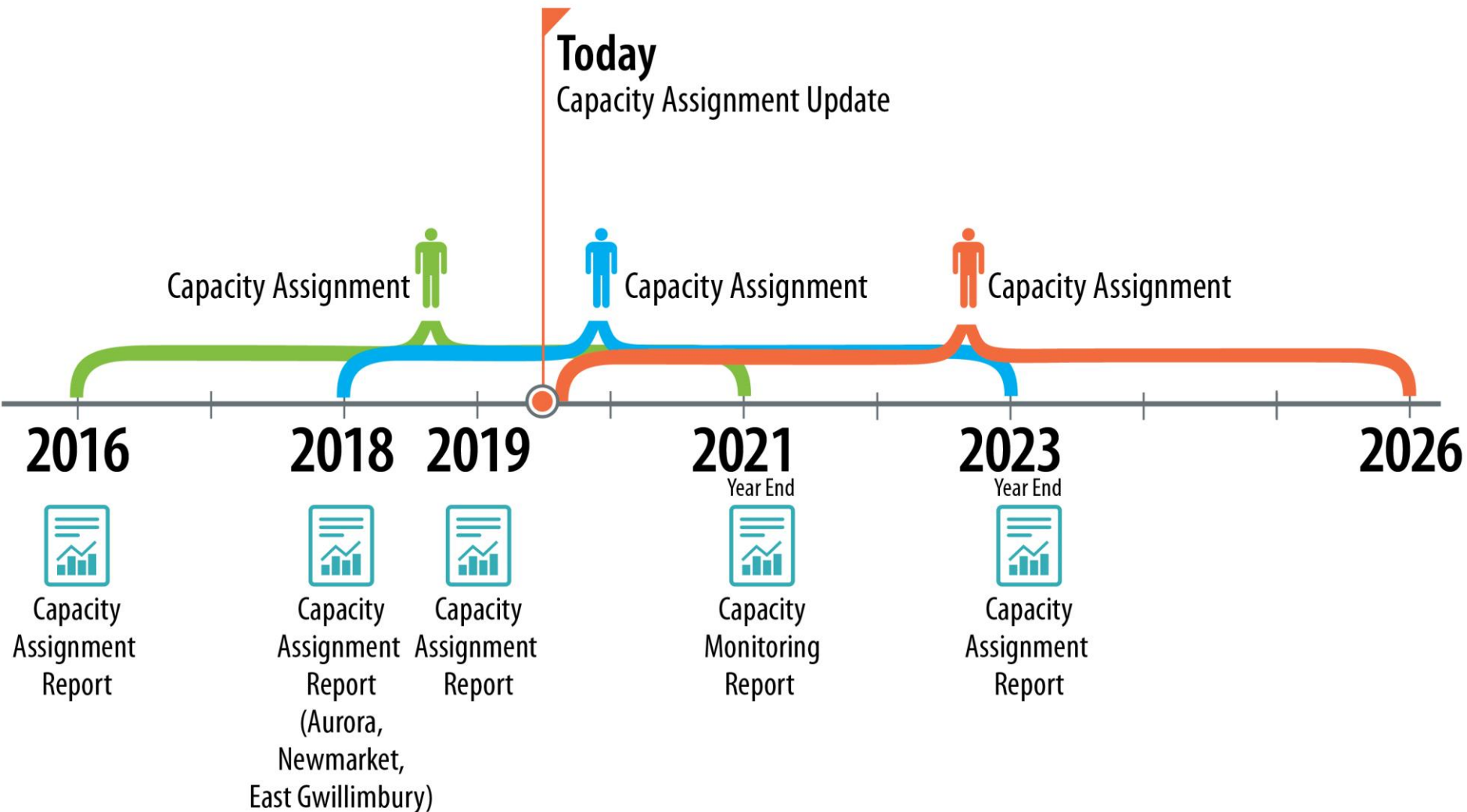


CAPACITY ASSIGNMENT PROCESS

1. Semi-annual check-in with local municipalities
2. Determine what capacity remains in each municipality
3. Estimate annual short-term growth to ensure 5-7 year supply
4. Recalibrate assignment to reflect capacity and broader planning objectives such as:
 - Centres and Corridors
 - Non-profit housing
 - Purpose-built rental housing

Assignment process supports growth and generates
Development Charge revenue to fund capital infrastructure

PAST AND FUTURE CAPACITY ASSIGNMENTS



Longest assignment to date providing 7 years of certainty for growth

PRINCIPLES DEVELOPED IN COLLABORATION WITH MUNICIPALITIES

- Align growth assignment with infrastructure investment
- Support intensification in Centres and Corridors
- Facilitate Development Charge collections and assessment
- Extend time frames for assignment especially for high-rise intensification
- Continue local autonomy for individual applications allocation
- Make monitoring easier and coordinate regular check-in points
- Promote and encourage incentive programs releasing additional capacity
- Create a reserve for non-profit and rental housing
- Provide certainty and keep the planning process moving

EXTEND CAPACITY THROUGH INCENTIVE PROGRAMS



21,260 PERSONS OF CAPACITY



Infra-stretching our built infrastructure

2019-2026 Capacity Assignment						
Local Municipality	(A) Unused Capacity at Year End 2018	(B) Capacity Assignment		(C) Reserve for Centres and Corridors	(B2 + C) Total New Assignment	(A+B+C) Total Available for Growth to Year End 2026
		June 2018 (B1)	Sept. 2019 (B2)			
Aurora	4,758	4,933				9,691
East Gwillimbury	7,789	2,727				10,516
Newmarket	4,880	2,840				7,720
King (King City)	5,292		1,138		1,138	6,430
Markham	29,185		24,191	6,000	30,191	59,376
Richmond Hill	19,065		25,697	6,000	31,697	50,762
Vaughan	24,081		36,869	8,000	44,869	68,950
Whitchurch-Stouffville	9,061		743		743	9,804
TOTAL	104,111	10,500	88,638	20,000	108,638	223,249

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CAPACITY FOR NON-YDSS SYSTEMS

Stand Alone Facility	Approved Capacity (People)	Used / Registered Capacity (People)	Unused Capacity (end of 2018) (People)
East Gwillimbury			
Holland Landing	4,300	4,221	-
Mount Albert	6,000	5,783	217
Georgina			
Keswick	45,000	36,052	8,948
Sutton	7,500	5,454	2,046
King Township			
Nobleton	6,590	6,464	126
Schomberg	3,444	2,935	509
Vaughan			
Kleinburg	7,505	6,140	1,365
Total	80,339	67,049	13,211

LOCAL MUNICIPAL BEST PRACTICES TO OPTIMIZE CAPACITY

- Manage allocation through:
 - Prioritizing growth objectives
 - Phasing
 - Holds/no presales
 - Use it or redistribute it
- Monitor allocation through:
 - Continued information sharing
 - Common terms
- Maximize allocation through:
 - Continued use of sustainable incentive programs
 - Inflow and infiltration reduction programs

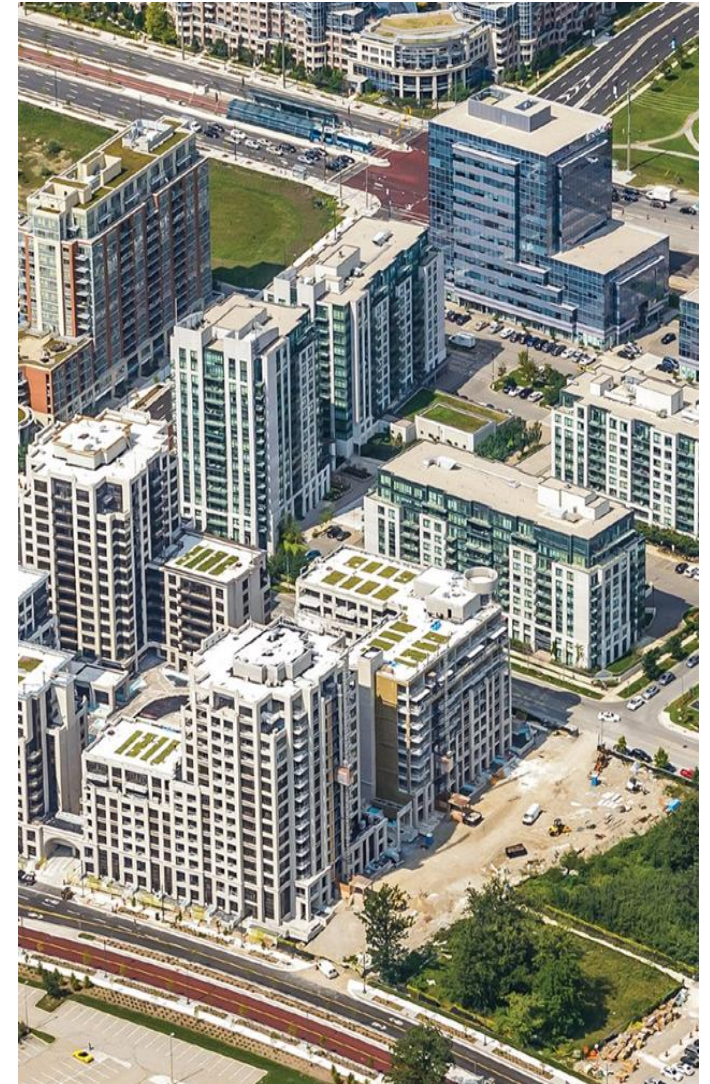
SUMMARY

- Collaborative assignment process
- Assignment of 108,638 to support growth to the end of 2026
 - Includes 20,000 persons of servicing above short-term forecast for growth within three Centres and Corridors
- New 4,000 persons reserve to support purpose-built rental housing initiatives
- Align fiscal strategy by optimizing infrastructure investment



SUMMARY

- Require local municipalities to:
 - Manage
 - Monitor
 - Maximize allocation through incentive programs
 - Use it or redistribute it
- Monitoring and Assignment reports to Regional Council in 2021 and 2023 respectively



REPORT RECOMMENDATIONS

- Council authorize assignment of water and wastewater servicing capacity of 108,638 persons to local municipalities to support forecasted growth to the end of 2026
- Council authorize staff to establish a Regional reserve of 4,000 persons to support purpose-built rental housing initiatives, subject to area constraints
- To facilitate ongoing coordination and tracking of servicing capacity, local municipal partners continue to:
 - optimize distribution of servicing through the implementation of best practices for servicing capacity management
 - confirm details of servicing allocation on a semi-annual basis
 - participate in the Regional Long Term Water Conservation Strategy and Inflow and Infiltration Reduction Strategy, including participation in incentive programs to obtain as a minimum 10% additional servicing capacity

