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WATER AND WASTEWATER CAPACITY ASSIGNMENT TO SUPPORT APPROVED GROWTH

The Environmental Services Committee recommends the following:

- 1. Receipt of the presentation by Daniel Kostopoulos, Director of Capital Planning and Delivery, and Heather Konefat, Director of Community Planning; and**
- 2. Adoption of the recommendations contained in the following report dated May 31, 2013, from the Commissioner of Environmental Services and the Commissioner of Transportation and Community Planning.**

1. RECOMMENDATIONS

It is recommended that:

1. Council confirm assignment of water and wastewater servicing capacity for 43,371 people within the York-Durham Sewage System service area to accommodate residential growth to 2017 as outlined in *Attachment 1*. This assignment is subject to delivery of infrastructure trigger projects outlined in *Attachment 2* and to local municipalities continuing to provide formal annual development reporting and ongoing participation in the Region-wide Inflow and Infiltration Reduction Strategy.
2. Council confirm a future water and wastewater capacity outlook of 50,722 to facilitate each local municipality to achieve their 2021 Regional Official Plan targets as outlined in *Attachment 1* and subject to delivery of infrastructure trigger projects outlined in *Attachment 2*.
3. Staff continue to report to Council through 2014 to provide progress updates on the status of infrastructure trigger projects.
4. The Regional Clerk circulate this report to the Clerks of the local municipalities.

2. PURPOSE

This report provides an overview of the water and wastewater capacity assignment to support local municipalities to achieve their 2021 Regional Official Plan population forecasts. It recommends an additional capacity assignment of 43,371 people to local municipalities serviced by the York-Durham Sewage System, prior to completion of the Duffin Creek Water Pollution Control Plant (WPCP) Outfall project and provides a

forecast capacity outlook to the year 2021 for each local municipality to achieve their 2021 planning forecasts.

3. BACKGROUND

In 2012, capacity was assigned to local municipalities to accommodate growth in the York-Durham Sewage System service area to 2016 or beyond

A capacity assignment of 20,655 people in the York-Durham Sewage System service area and 17,700 people in the stand-alone systems was approved by Council on April 19, 2012 in Clause 1 of Report No. 4 of Environmental Services Committee. This capacity assignment in the York-Durham Sewage System service area is subject to completing of the Southeast Collector Trunk Sewer and provides for growth to 2016. Staff was also directed to report back to Council in 2013 with further recommendations for capacity assignment in the York-Durham Sewage System.

Region invested over \$2 billion in water and wastewater infrastructure in the last five years

Over the past five years, York Region has invested over \$2 billion in water and wastewater infrastructure and it is expected that another \$0.5 billion will be spent on key infrastructure in 2013. These significant infrastructure investments enabled the Region to assign capacities in the last five years to:

- Maintain a minimum three-year supply to local municipalities serviced by the York-Durham Sewage System
- Support build-out of approved community plans of Kleinburg, Schomberg, Mount Albert, Ballantrae and Nobleton
- Support growth in Keswick to 2031 and beyond

To date, cumulative servicing capacity assigned to support growth in the York-Durham Sewage System and in stand-alone systems has reached 1,199,002 people as shown in Table 1. Region-wide, approximately 10 per cent, or over 120,000 of the cumulative capacity assignment is “yet-to-be-built” or still available for issuing building permits for new homes. The specific available “yet-to-be-built” capacity varies by local municipality. On a Region-wide basis, this total assigned capacity (combined with residents with private servicing) approaches the overall Regional Official Plan forecast for 2018.

Table 1
Cumulative Water and Wastewater Servicing Capacity Assignment

Service Area	Population
York-Durham Sewage System Service Area	1,098,984
Stand Alone Systems (outside Georgina)	29,577
Georgina System	56,500
Reserve for East Gwillimbury Prepaid Development Charge Agreement	10,500
Inflow and Infiltration Pilot Project (Markham)	1,440
Inflow and Infiltration Pilot Project (Vaughan)	2,001
Total Servicing Capacity Assignment	1,199,002
2018 Regional Official Plan Serviced Population Forecast	1,210,000

Sustainability of capital works program requires coordination between the Region and local municipalities

Moving forward, continued success of the Region's capital works program requires full coordination between the Region and local municipalities on the following:

- Sustainable funding to support the capital works program which requires timely recovery of development charges
- Close alignment of planning projections with real growth
- Joint efforts to reduce inflow and infiltration and water use

It is essential that capacity is provided where it is ready to be used through implementation of "use it or redistribute it" policies by local municipalities

It is paramount that the Region and local municipalities work closely together to implement complementary policies to ensure financial sustainability of the capital works program. To this end, it is necessary for the Region to assign capacity to local municipalities with areas where developments are "shovel ready" and not constrained by capacity limitations. Development charges received from these areas will then provide required funding to support capital projects where capacity is constrained. For local municipalities, it is essential that the "use it or redistribute it" allocation policy be enforced and annual allocation tracking reports be submitted to provide an objective basis to determine where growth is occurring.

Timing of infrastructure recommended in the Master Plan is based on Official Plan growth projections. As some municipalities are experiencing faster growth than current projections, timely update of planning projections in collaboration with local municipalities is essential to provide input to the Master Plan update and ten-year capital planning and funding processes.

Inflow and infiltration reduction and water conservation are mandated by the Ministry of the Environment as part of the Southeast Collector Trunk Sewer conditions of approval and have been shown to be a viable and sustainable complement to capital works investment. Continued support from local municipalities to maintain their water and wastewater assets and invest in inflow and infiltration reduction and water conservation programs will also ensure that system capacity is optimally used and funding will be directed to essential projects.

4. ANALYSIS AND OPTIONS

2021 Regional Official Plan Forecasts and Policies form the foundation for providing additional servicing capacity assignment in the York-Durham Sewage System

As the Region moves toward phased implementation of Places to Grow growth targets, the year 2021 provides a forecast threshold in the Regional Official Plan. Provision of infrastructure capacity is, in turn, led by Official Plans and supporting Master Plans. The goal set out in the Regional Official Plan is to ensure careful co-ordination of infrastructure delivery, land use planning and financial planning with the objective of providing long term water and wastewater services to York Region's communities. The forecasting and phasing policies set out in the Regional Official Plan have the goal of ensuring growth occurs in an orderly and sustainable manner.

Capacity assignment for 43,371 people provides certainty to accommodate growth to 2017/2018 in the York-Durham Sewage System service area including Regional Centres and Corridors

As the Region continues to build servicing capacity and move to a less constrained environment, it now has the ability to support longer term capacity assignment to provide certainty to accommodate growth in the York-Durham Sewage System service area including Regional Centres and Corridors to 2017/2018. It is recommended that servicing capacity of an additional 43,371 people (including 7,400 persons capacity to be used only for intensification with Regional Centres and Corridors) be assigned to local municipalities within the York-Durham Sewage System service area as outlined in *Attachment 1*, prior to the expected completion and implementation of Duffin Creek WPCP Outfall project in 2017.

Longer term capacity outlook of 50,722 people provides confidence needed to plan for growth to 2021

As the Region continues to grow and intensify and the mix of development projects diversifies, longer term planning and servicing certainty is needed. The larger multi-phase high-rise projects often take a number of years to plan and build. To provide a clear line of sight to future capacity availability after the completion and implementation of the Duffin Creek WPCP Outfall project, it is recommended that a capacity outlook of an additional 50,722 people be forecasted to facilitate each local municipality to achieve their 2021 Regional Official Plan targets as outlined in *Attachment 1*.

The 50,722 persons forecasted outlook enables local municipalities to proceed with planning and development review and draft plan approvals for developments beyond 2017/2018 and allows them to prioritize longer term development applications through a “queued list”.

The following sections further discuss the recommended assignment and forecast capacity outlook.

Additional York-Durham Sewage System capacity is contingent on commissioning new Southeast Collector Trunk Sewer

The current system-wide capacity constraint is in the existing Southeast Collector Trunk Sewer. This capacity constraint will be addressed by the new Southeast Collector Trunk Sewer currently under construction and scheduled for commissioning in late 2014. The proposed 43,371 persons capacity assignment and the previous capacity assignment by Council in April 2012 are both contingent on completion of the new Southeast Collector Trunk Sewer.

After completion of the new Southeast Collector Trunk Sewer, the next system-wide capacity constraint is the limitation on the currently approved capacity of the Duffin Creek WPCP Outfall. Currently, the Duffin Creek WPCP Outfall project is in the Environmental Assessment stage. Construction is now scheduled for completion in late 2017.

The proposed 43,371 persons capacity assignment is based on available capacity prior to completion of the Duffin Creek WPCP Outfall project. Success in water conservation and inflow and infiltration reduction programs has made it feasible to defer this trigger project by one additional year, enabling this phase of increased capacity assignment that can accommodate growth to 2017.

Trigger projects required to support the proposed assignment and the previous capacity assignment by Council in April 2012 are summarized in *Attachment 2*.

Additional Centres and Corridors assignment will assist municipalities in prioritizing growth in these important Regional growth areas

Each of the municipalities with growing Regional Centres and Corridors has made these areas priorities for growth and the provision of servicing capacity. A number of different methods have been used, from a priority ranking in the local servicing protocol to a separate reserve used in both Aurora and Vaughan. In April 2012, Regional staff was asked to specifically report back on a water and wastewater capacity strategy to support intensification in Centres and Corridors. In response, the proposed assignment includes 7,400 people specifically targeted for the growing Regional Centres and Corridors in Aurora, Markham, Newmarket, Richmond Hill and Vaughan.

Within the 7,400 persons Centres and Corridors assignment, Markham, Vaughan and Richmond Hill are each assigned 1,800 persons and Aurora and Newmarket are each assigned 1,000 persons in recognition of the capacity constraint in the northern system. This additional assignment must be used for high-rise developments located within Regional Centres and Corridors and built with a higher standard of water efficiency and inflow and infiltration control. This standard is being developed as part of the Region's Inflow and Infiltration Reduction Strategy in consultation with local municipalities.

Capacity assignment for Aurora and Newmarket is based on available capacity prior to completion of Upper York Sewage Solutions

For Aurora, Newmarket and East Gwillimbury, governing system constraints are in the Aurora and Newmarket pumping stations. These constraints will be addressed through implementation of the Upper York Sewage Solutions project scheduled for 2018. Subject to Individual Environmental Assessment approval, the works will include construction of the Lake Simcoe Water Reclamation Centre and twinning of the Newmarket Pumping Station forcemain. Upon completion, flows from East Gwillimbury and part of Newmarket will be diverted to the Lake Simcoe Water Reclamation Centre, thereby freeing up capacity in the York-Durham Sewage System for future growth in Aurora and Newmarket.

A Forecast Capacity Outlook assists local municipalities in managing and planning longer term allocations

In discussion with local municipal staff, it was determined that certainty and a clear line of sight to future capacity availability is needed to assist in planning and managing allocation for developments that have a long horizon. To this end, it is recommended that a forecast capacity outlook be provided in this capacity assignment report. This forecast capacity outlook totalling 50,722 persons is based on the Regional Official Plan 2021 growth forecast of each municipality. Timing of the forecast capacity outlook will be confirmed as the Duffin Creek WPCP Outfall project and other trigger projects receive environmental assessment approval, regulatory approvals and necessary funding for implementing the works.

Projects required to support forecast serviced population in 2021 are listed in *Attachment 3*. Maps showing these project locations are provided in *Attachments 4 and 5*.

Key principles are required to guide proposed distribution of 43,371 persons servicing capacity

It is essential to establish key principles to guide distribution of capacity to the eight local municipalities serviced by the York-Durham Sewage System to maintain a sustainable balance between growth management, capital delivery and financial sustainability. Through discussions with local municipal staff, the following principles to distribute the 43,371 persons capacity were adopted:

- Maintain a minimum four-year supply of capacity to all municipalities
- Provide capacity to support municipalities with higher than expected growth and with no capacity constraint, while at the same time enabling all municipalities to be able to achieve their 2021 Regional Official Plan targets by 2021
- Recognize system capacity constraints – particularly in the northern municipalities (Aurora, Newmarket and East Gwillimbury) even after completion of the new Southeast Collector Trunk Sewer
- Promote growth in Regional Centres and Corridors

Proposed servicing capacity distribution is based on balancing these key principles. Each municipality will have a minimum four-year supply of capacity.

Link to Key Council-approved Plans

Proactive capacity management supports growth and aligns with the following 2011 to 2015 Regional Strategic Objectives:

- Continue to deliver and sustain critical infrastructure
- Continue to prioritize new capital infrastructure projects to support managed growth and optimize community benefits
- Practise sound fiscal management
- Identify and leverage capacity to complete build-out of developing communities and intensification in centres and corridors
- Continue to partner with all levels of government to facilitate delivery of environmentally sustainable infrastructure

5. FINANCIAL IMPLICATIONS

Infrastructure investments to support approved growth are funded through collection of development charges

The Region's 10 Year Water and Wastewater Capital Plan (2013 to 2022) budgeted total expenditures of \$3.77 billion, of which over 80 per cent of all projects are for infrastructure works that support new growth. Capital Spending Authority totalling \$1.4 billion has been secured for growth projects. These works are primarily funded by development charges. Capacity assignment enables growth to occur and in turn, generates development charge revenue that is critical for funding the capital works program.

York Region has servicing agreements with City of Toronto and Region of Peel, which obligates York Region to fund cost shared projects. Additional Capital Spending Authority required for Toronto and Peel cost shared projects will be confirmed through the annual budget process.

To fund major infrastructure expansion over the last decade, the Region has taken on considerable debt. Currently, over 70 per cent of Regional debt is driven by water and wastewater capital investment. To ensure the Region can manage its debt and continue to support its capital delivery program in a sustainable manner, timely recovery of development charge revenue is paramount.

6. LOCAL MUNICIPAL IMPACT

Consulting and partnering with the local municipalities is the critical component to ensuring capacity is provided sustainably and effectively to support planned growth

Success of the capacity assignment program requires sound management of financial resources, local allocation policies and system capacity optimization. Managing capacity assignment in a sustainable manner requires full coordination between the Region and local municipalities.

Throughout the second half of 2012, a series of consultation meetings between the Region and local municipalities were held to identify capacity assignment issues and clearly understand development demands, growth objectives and infrastructure capacity.

Consistent reporting by local municipalities helps identify where servicing capacity is needed and confirms availability of capacity for assignment

To ensure local municipal partners who share capacity in the York-Durham Sewage System are provided the capacity needed to meet their growth needs, the Region and local municipalities undertook an exercise to establish a clear basis to consolidate

methodologies and terminologies used in each municipality for servicing allocation. This provided a common reporting method and terminology. As a result, more specific reporting of existing capacity supply from each municipality and an enhanced methodology for providing servicing capacity have been established. All nine municipalities have now provided allocation tracking reports. These reports identify capacities previously assigned to local municipalities that are “yet-to-be-built” or still available for new homes and provide a full list of active development applications along with their status of approval and allocation. It is essential for the Region to monitor local municipal year-end reporting.

With this information, staff is able to understand where capacity is most needed and establish guiding principles for distributing servicing capacity among the local municipalities. Engagement with local municipalities continued in 2013 as the proposed principles of capacity assignment were discussed. Local municipal staff expressed support of the Region’s principle to maintain a minimum four-year supply of capacity and to provide an outlook for future capacity availability.

Region and local municipal staff continue working collaboratively to advance successful water conservation and inflow and infiltration reduction strategies which has collateral benefits to the capacity assignment process.

7. CONCLUSION

Ample servicing capacity is coming online to support 2021 growth pursuant to the *Places to Grow Act*. The capacity assignment reflects a balanced approach that recognizes future needs and past growth performance within the capacity of the York-Durham Sewage System. Prioritizing growth in Regional Centres and Corridors as part of this assignment in addition to providing a forecast capacity outlook to 2021 helps achieve our collective growth objectives.

Capacity assignment has been provided consistently in the past to local municipalities ensuring over a minimum three-year supply is maintained for each municipality. This supply is in keeping with the principle of maintaining a three- to seven-year serviced supply of land for housing as per *Provincial Policy Statement*.

This report recommends assignment of additional capacity for 43,371 people in the York-Durham Sewage System service area which will provide a minimum four-year supply of servicing capacity to each local municipality. With this assignment, adequate servicing capacity is available to support Region-wide growth to over 1,242,000 people, meeting short to medium term needs. The further forecast capacity outlook of 50,722 is intended to meet the Regional Official Plan forecast and related Local Official Plan forecasts for 2021 as outlined in *Attachment 1* and subject to delivery of infrastructure trigger projects outlined in *Attachment 2*.

For more information on this report, please contact Daniel Kostopoulos, Director of Capital Planning and Delivery at (905) 830-4444 Ext. 5070 or Heather Konefat, Director of Community Planning at Ext. 1501.

The Senior Management Group has reviewed this report.

(The five attachments referred to in this clause are attached to this report.)

WATER AND WASTEWATER SERVICING CAPACITY ASSIGNMENT

	A	B	C	D	E	F	G	H	I	J
	Municipality	Service Area	2012 Reporting			2013 Reporting				
			Average Annual Growth Rate (2008-2012) (pop.) ¹	Assigned and un-built capacity as of Dec. 2012 (pop.)		Previous YDSS Capacity Assignment of April 2012 (pop.) ⁵	NEW YDSS Proposed Capacity Assignment (pop.) ⁵	NEW YDSS Proposed Capacity Assignment for Regional Centre/Corridors (pop.) ⁵	Proposed YDSS Total Capacity Assignment (pop.) (F+G+H)	Additional YDSS Capacity Assignment - Outlook to 2021 ⁶
				YDSS	Stand-alone					
1	Aurora	Aurora	977	4,837		285	1,814 ⁴	1,000	3,099	5,476
2	East Gwillimbury	YDSS	440	5,895		as per prepaid development charge agreement ²				2,059
3		Mt. Albert			309					
4	King	KingCity (YDSS)	436	1,200			1,385		1,385	3,538
5		Nobleton			1,810					
6		Schomberg			509					
7	Markham	Markham	7,917	20,810		8,200	14,058	1,800	24,058	11,628
8	Newmarket	Newmarket	1,350	2,686			2,561	1,000	3,561	349
9	Richmond Hill	Richmond Hill	3,906	16,620			5,527	1,800	7,326	14,133
10	Vaughan	YDSS	7,331	25,991		8,070	8,744	1,800	18,614	10,022
11		Kleinburg			2,152					
12	Whitchurch-Stouffville	Stouffville (YDSS)	1,800 ³	7,348		4,100	1,882		5,982	3,517
13		Ballantrae			600					
14	Georgina	Keswick	491		20,000					
15		Sutton								
16		Total	24,648	85,387	25,380	20,655	35,971	7,400	64,026	50,722

1 Average annual growth rate based on recent 5-year building permits issued (2008 – 2012) except Richmond Hill growth rate based on (2009 - 2012) and King City growth based on (2011 – 2012)

2 Additional capacity of 10,500 persons (in addition to existing assignment of 5,895 persons to date) is reserved for Prepaid Development Charge Credit Agreement for Holland Landing/Queensville/Sharon for a total of 5,465 units

3 Based on proposed growth of 600 units each year

4 At least 1,000 persons of the new 2,814 persons assigned to Aurora have to be allocated to developments that do not connect to the Aurora Pumping Station

5 Subject to Southeast Collector trigger and triggers outlined in Council Attachment 2

6 Subject to Duffin Creek Outfall trigger or UYSS trigger and triggers outlined in Council Attachment 3

YDSS CAPACITY ASSIGNMENT TRIGGER TABLE (BEYOND 2013 CAPACITY ASSIGNMENT FOR 64,026 PEOPLE)

Municipality	Project Name / Trigger Conditions	Description	Current Status	Expected Commissioning Date	Anticipated Presales Timing	Anticipated Registration Timing *
All municipalities serviced by YDSS	New Southeast Collector Sewer	New collector sewer to twin existing Southeast Collector	Construction	Q4 2014	Q1 2014	Q3 2014
Vaughan Markham Richmond Hill (PD7, 8 and 9 Service Areas only)	New West Richmond Hill Water Pumping Station Or PD7 Pugsley Pumping Station Upgrade	New pumping station near Bathurst Street and Elgin Mills Road to pump water from PD6 to PD7 and PD8	Construction	Q4 2014	Q1 2014	Q3 2014
		Replace Existing Pumps at Pugsley Pumping Station	Construction	Q1 2014	Q1 2014	Q3 2014
Vaughan Markham Richmond Hill (Leslie St. Pumping Station Service Area only)**	Leslie Street Pumping Station Upgrades	Upgrades include pump replacement, electrical and standby power improvements	Detailed Design	Q4 2014	Q1 2014	Q3 2014
Aurora Newmarket East Gwillimbury	Upper York Sewage Solutions****	Sanitary servicing solution to accommodate growth in Holland Landing, Queensville, Sharon and parts of Aurora and Newmarket	Individual EA	2018	2018	2018
Vaughan (Humber Pumping Station Service Area)***	West Vaughan Sewage Servicing	Sanitary servicing solution to accommodate growth in West Vaughan area	EA	Q4 2017	Q1 2017	Q3 2017
Vaughan Markham Richmond Hill	North Don Relief Sewer	Sanitary sewer directing flow from North Don Trunk to Bathurst Trunk	Detailed Design	Q4 2014	Q1 2014	Q3 2014

*Building permits for complex high rise is anticipated to occur up to 36 months (and other high density developments to occur 18 months) prior to expected project commissioning date, subject to certainty of project progress

**Development in Pomona Creek sewershed including Richmond Hill Centre and Langstaff Gateway requires additional infrastructure to be identified by future environmental assessment, unless residual capacity can be identified through flow monitoring and Inflow/Infiltration reduction measures

***No more than 4,000 persons capacity of the second phase of post 2013 capacity assignment can be used in the Humber Pumping Station Sewershed, prior to completion of West Vaughan Sewage Servicing

****Proposed assignment of 2,814 persons to Aurora and up to 3,561 persons to Newmarket are not subject to completion of Upper York Sewage Solutions. However, for Aurora, at least 1,000 of the 2,814 persons capacity must be allocated to developments that do not connect to Aurora Pumping Station

PROJECTS REQUIRED TO SERVICE GROWTH IN YDSS SERVICE AREA TO 2021

	Projects Required before 2021	H/Q/S	Newmarket	Aurora	King City	Richmond Hill	Vaughan	Markham	Stouffville	Risk		
										Approval	Funding	Construction
										1	2	3
Trigger Projects Required for Post-2013 Capacity Assignment												
Ww	Southeast Collector	m	m	m	m	m	m	m	m			*
Ww	Peel Cost Shared Projects (Wastewater)	m	m	m	m	m	m	m	m		*	*
Ww	Leslie St. SPS Upgrades					a	m	a				*
Ww	Queensville/Holland Landing/Sharon Sewage Servicing	m										*
Ww	North Don Relief Sewer					a	a	a				*
W	Peel Cost Shared Projects (Water)	m	m	m	m	m	m	m	m		*	*
W	Toronto Cost Shared Projects (Water)	m	m	m	m	m	m	m	m		*	*
W	West Richmond Hill Water Pumping Station					a	a	a				*
Critical Projects Required for Future Capacity Assignment To Achieve 2021 OP Outlook												
Ww	Duffin Creek Outfall	m	m	m	m	m	m	m	m	*	*	*
Ww	Duffin Creek Stages 1 and 2 Upgrades	m	m	m	m	m	m	m	m			*
Ww	Upper York Sewage Solutions	m	m	a						*	*	*
W	Aurora East Water Elevated Tank			a								*
W	Phase 2 PD6 Nashville Road Watermain - Whisper Lane to Kleinburg Elevated Tank						a					*
W	Stouffville Water Elevated Tank								m	*	*	*
W	Queensville Water Elevated Tank #2	m								*	*	*
W	Leslie St. Watermain Extension (Mulock to Greenlane)	a	a							*	*	*
W	Aurora East Water Pumping Station Upgrade	a	a	a						*	*	*
Ww	West Vaughan Servicing						a			*	*	*
W/Ww	Richmond Hill/Langstaff Gateway Centre (works to be determined by EA)					a	a	a		*	*	*
W/Ww	East Vaughan Servicing						a			*	*	*

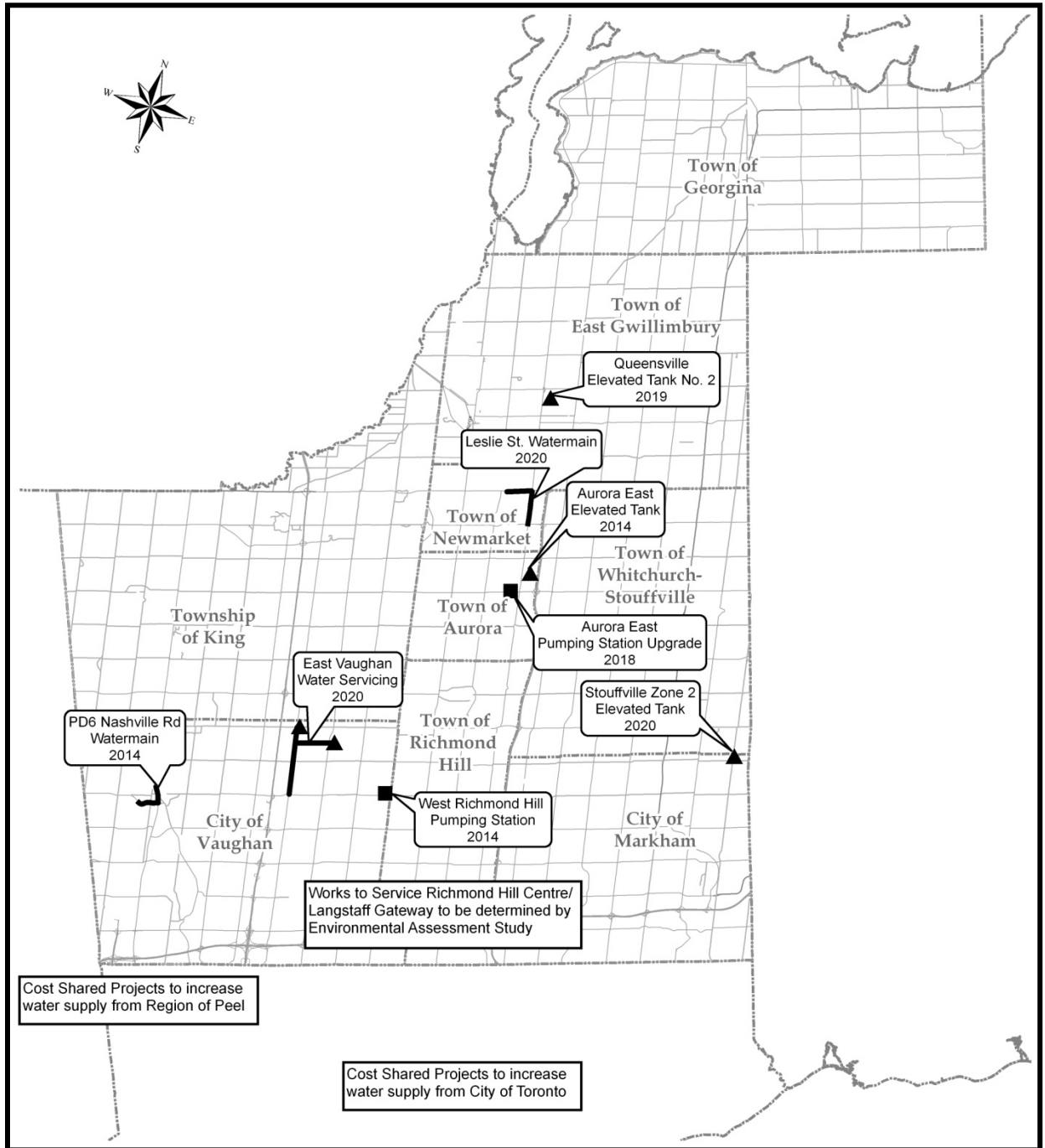
m - required for all areas in the municipality

a - area specific only

¹ - EA approval not secured yet

² - Additional Capital Spending Authority required

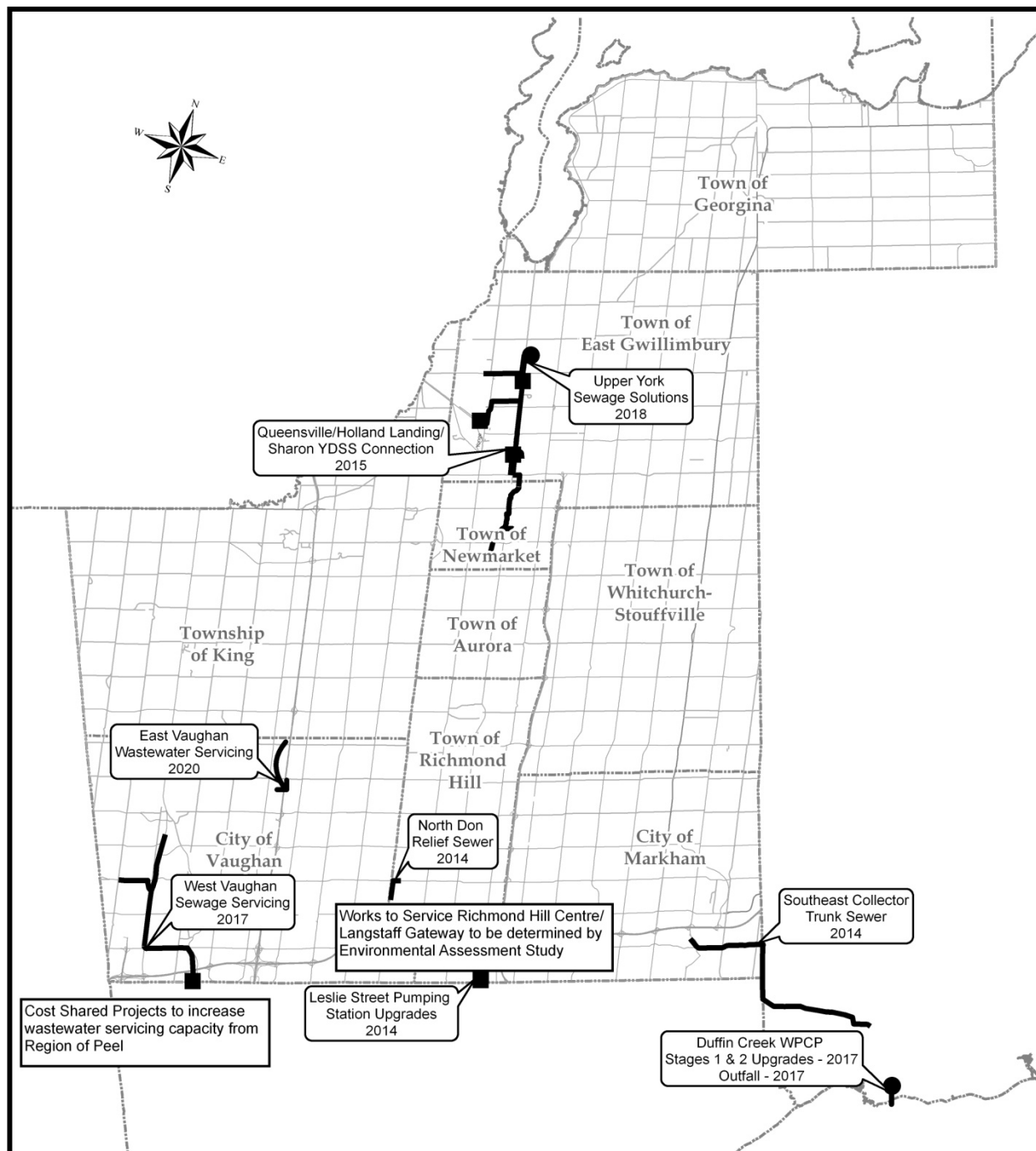
³ - Potential construction risks



LOCATION PLAN

Water Projects Prior to 2021

ENVIRONMENTAL SERVICES



LOCATION PLAN

Wastewater Projects Prior to 2021

ENVIRONMENTAL SERVICES



Water and Wastewater Capacity Assignment

Environmental Services
Committee

June 19, 2013

Providing YDSS Servicing Capacity

Overview

- ❑ Significant investment has been made in new infrastructure (over \$2 billion in past 5 years)
- ❑ Building our way out of a period of servicing constraints
- ❑ Forecast future servicing capacity to 2021 to provide a clear line of sight for long term growth
- ❑ Consultation with local municipalities

Objectives for Moving Forward

- A. Ample servicing capacity coming on line to support 2021 growth pursuant to Places to Grow
- B. Need to support unconstrained municipalities ready to forge ahead - in turn, they finance the infrastructure for those currently constrained
- c. Confirm to municipalities, a clear “line of sight” for servicing availability in the immediate and longer term

Review of past year...

- ❑ Last April, Region provided an additional 1 year of capacity to 2016
 - deferred consideration of 2nd year
- ❑ In October 2012, Council received an update that mapped the timing of servicing capacity availability across the Region
- ❑ Debt management Council workshop in January 2013 emphasized the critical linkage between DC revenues and ARL (annual repayment limit) debt capacity
- ❑ Dialogue continued with the local municipalities throughout 2012 on the servicing framework
- ❑ The Region continues to advance and build infrastructure to provide increased servicing capacity for growth

What we heard in our municipal dialogue

- A. There are continual challenges in balancing development pressures with available servicing capacity; each municipality manages the delivery of capacity somewhat differently
- B. Complex high-rise projects have allocation challenges - especially with multiple phases
- C. Local municipalities continue to prioritize Regional Centres and Corridors
- D. Principle of “use it or redistribute it” has been developed within each local management system

Each municipality has provided servicing data in a uniform template, as of January 1, 2013 – providing a consistent Region-wide database for analysis

Some municipalities growing faster than forecast especially Markham, Vaughan, and Newmarket

Proposed Current Capacity Assignment and Longer Term Outlook

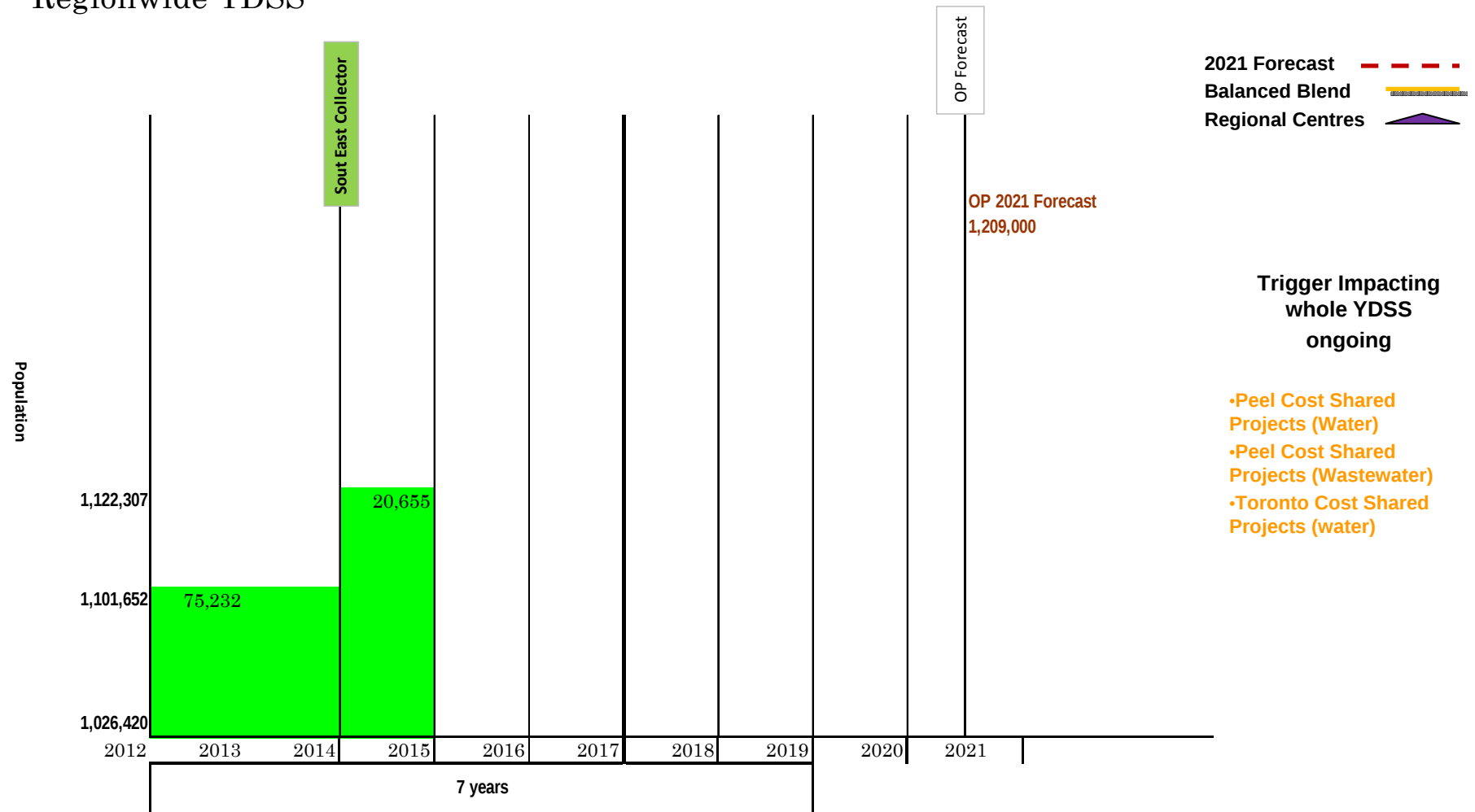
1. a) Additional capacity assignment of **35,971 persons in YDSS**, prior to Duffin Creek Outfall (prior to end of 2017) or UYSS in north (prior to end of 2018)
 - assignment contingent on new Southeast Collector and other trigger projects
- b) Separate assignment to further support Regional Centres and Corridors – **7,400 persons**
 - assignment contingent on new Southeast Collector and other trigger projects
 - requires higher standards for inflow and infiltration reduction and water conservation
2. Beyond this, there will be a forecast capacity outlook in the YDSS service area of **50,722** to meet the 2021 ROP forecasts for each municipality – provides longer “line of sight” for planning and development approvals process
 - assignment based on completion of the Duffin Creek Outfall / UYSS and other trigger projects

**Current
Assignment**
35,971
+
7,400
=
43,371
persons

**Forecast
Outlook**
50,722
persons

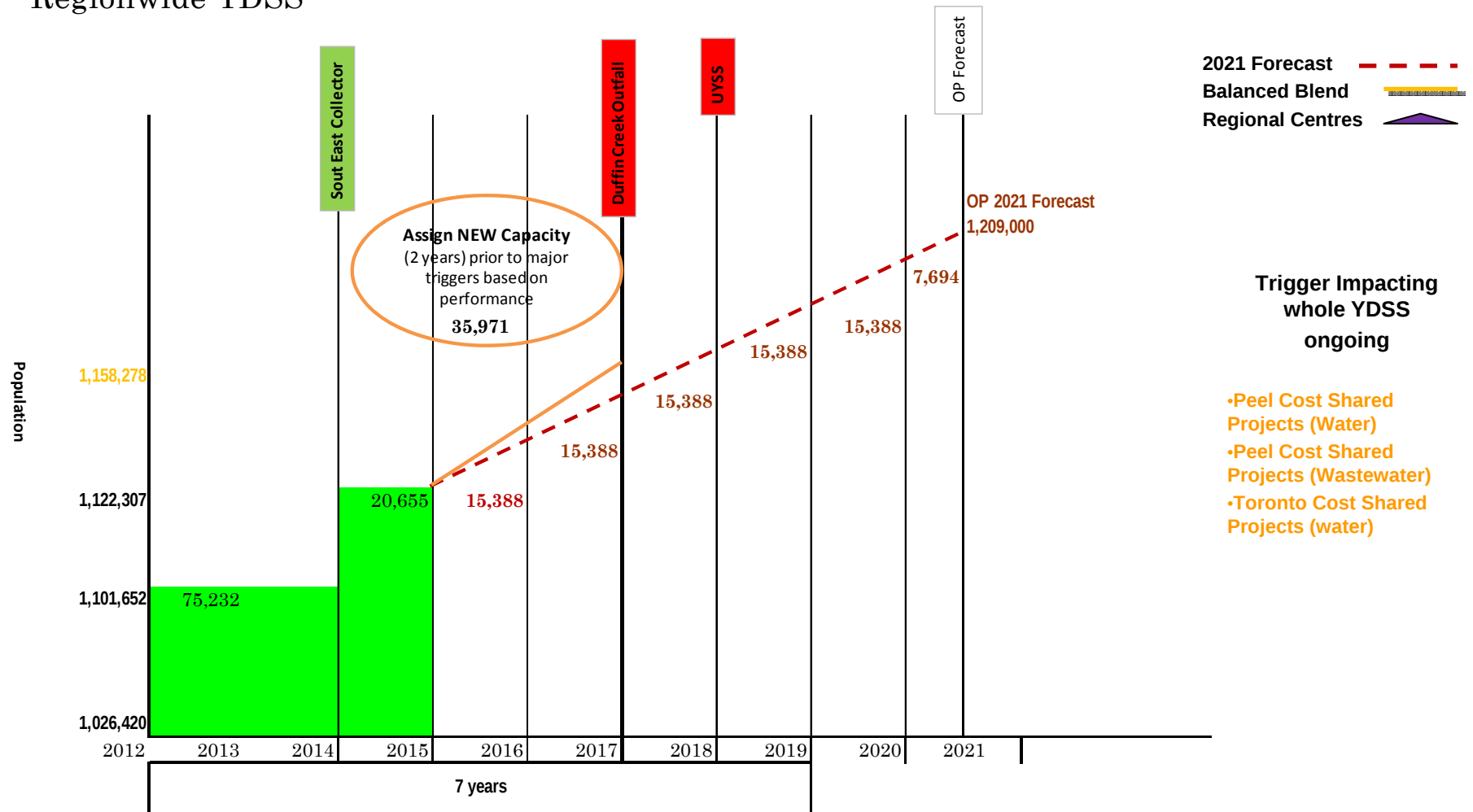
Regional YDSS Summary: Proposal for Providing Capacity

Regionwide YDSS



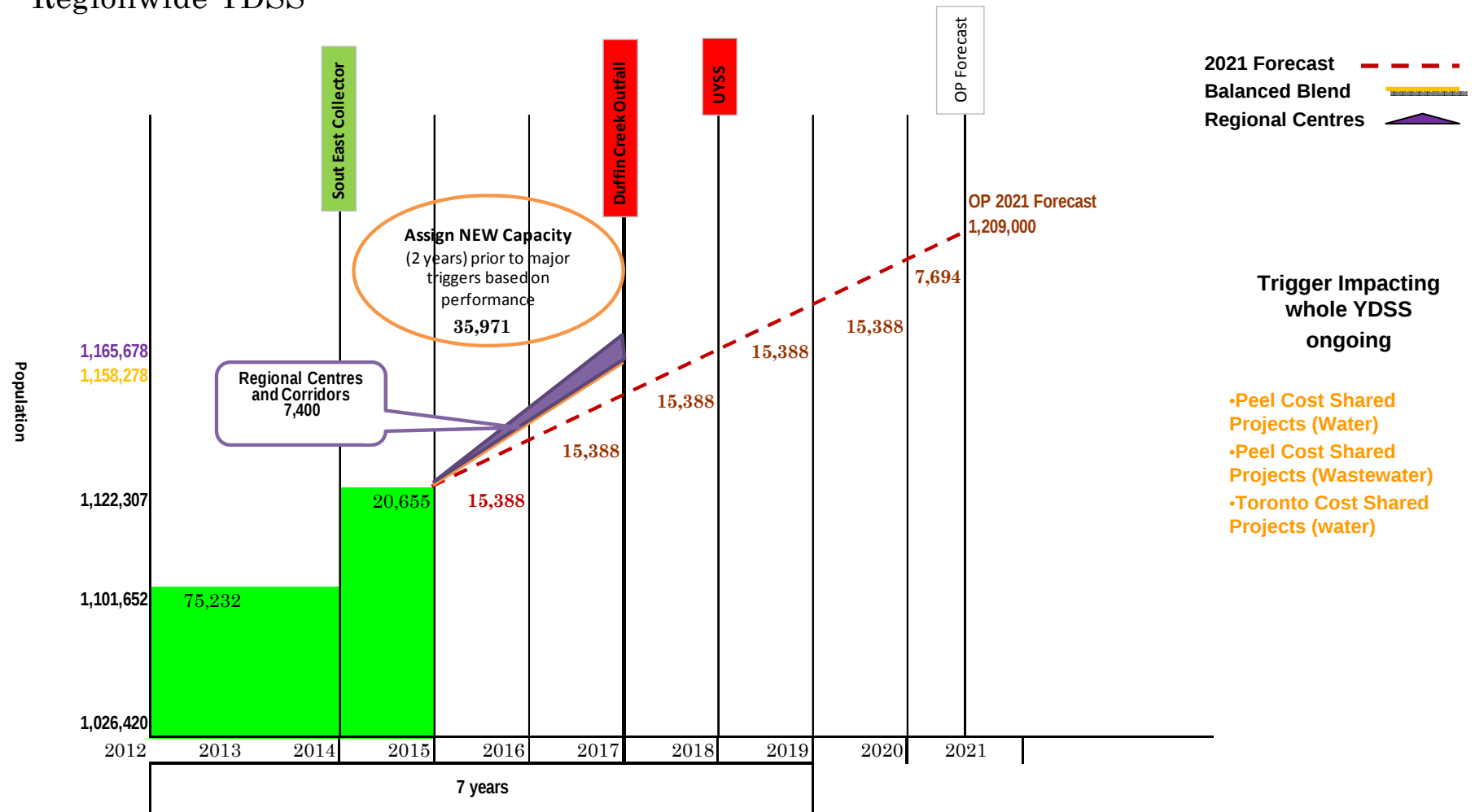
Regional YDSS Summary: Proposal for Providing Capacity

Regionwide YDSS



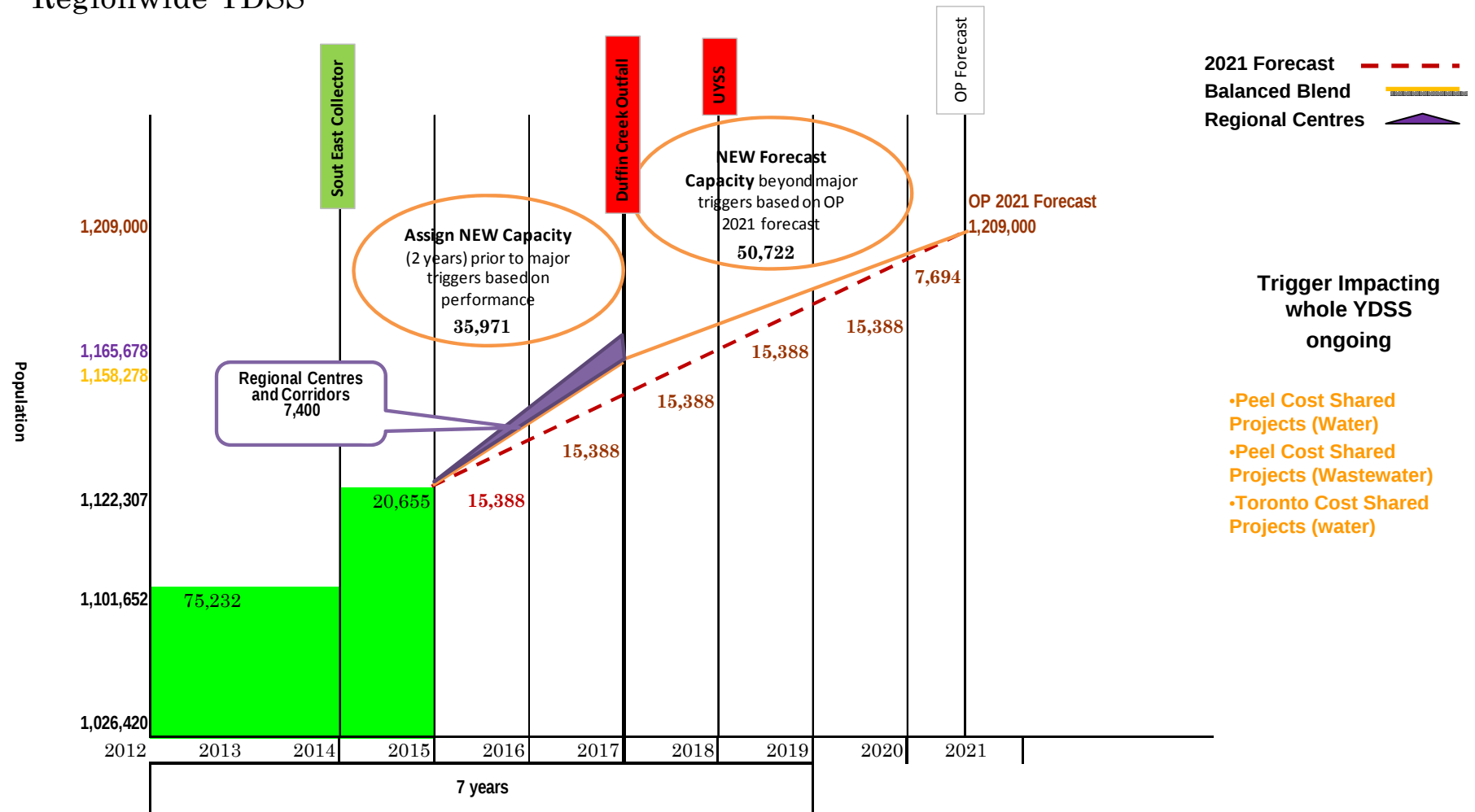
Regional YDSS Summary: Proposal for Providing Capacity

Regionwide YDSS



Regional YDSS Summary: Proposal for Providing Capacity

Regionwide YDSS



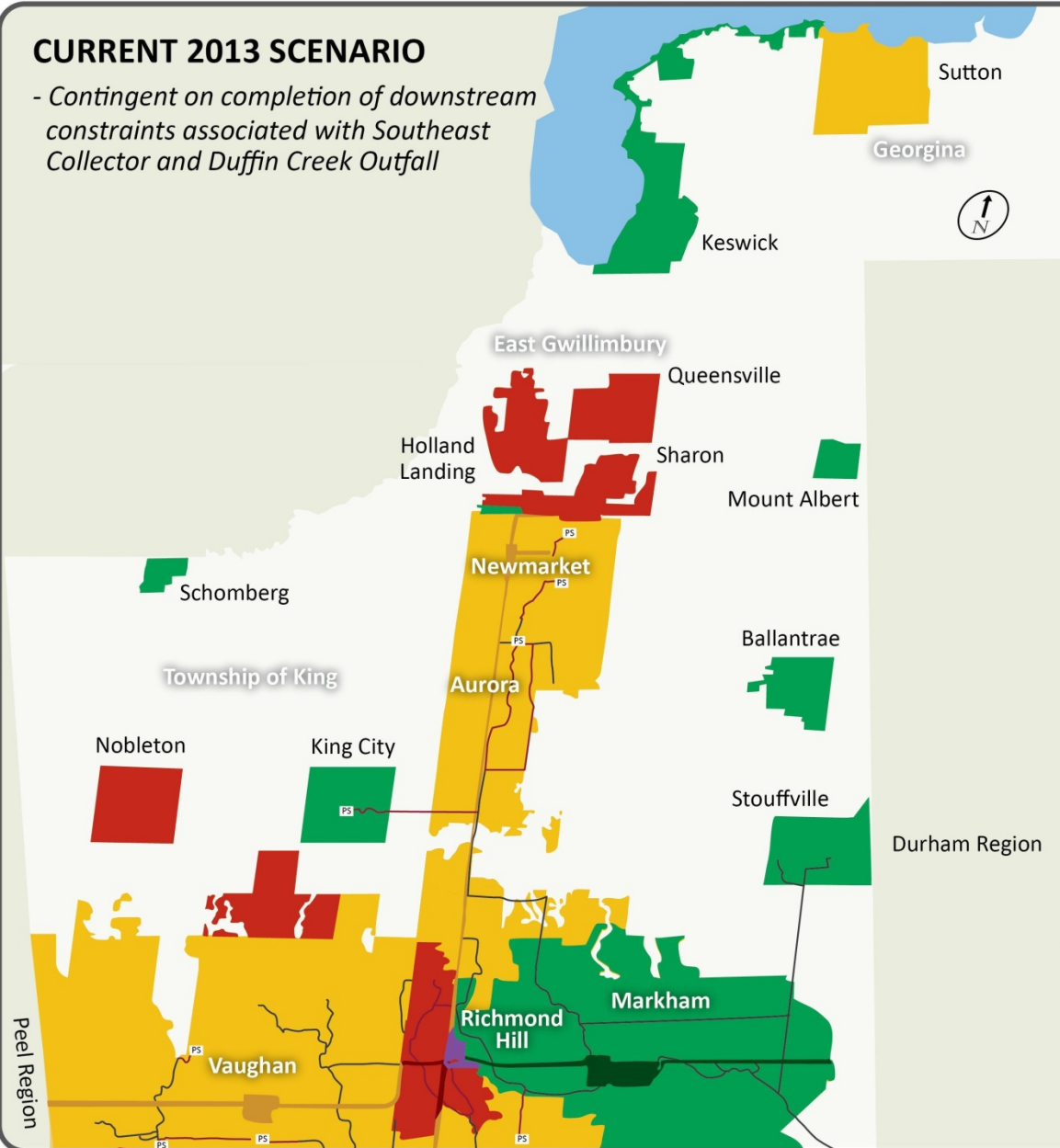
Proposed Current Capacity Assignment and Longer Term Outlook

Municipality	Current Assignment	Forecast Outlook
Aurora + Regional Corridor	1,814 1,000	5,476
East Gwillimbury	As per front-end agreement	2,059
King City	1,385	3,538
Markham + Regional Centres and Corridors	14,058 1,800	11,628
Newmarket + Regional Centre and Corridors	2,561 1,000	349
Richmond Hill + Regional Centre and Corridors	5,527 1,800	14,133
Vaughan + Regional Centre and Corridors	8,744 1,800	10,022
Stouffville	1,882	3,517
YDSS Total	43,371	50,722

With current assignment, all municipalities have adequate supply to service growth to 2017 or beyond

CURRENT 2013 SCENARIO

- Contingent on completion of downstream constraints associated with Southeast Collector and Duffin Creek Outfall



Legend



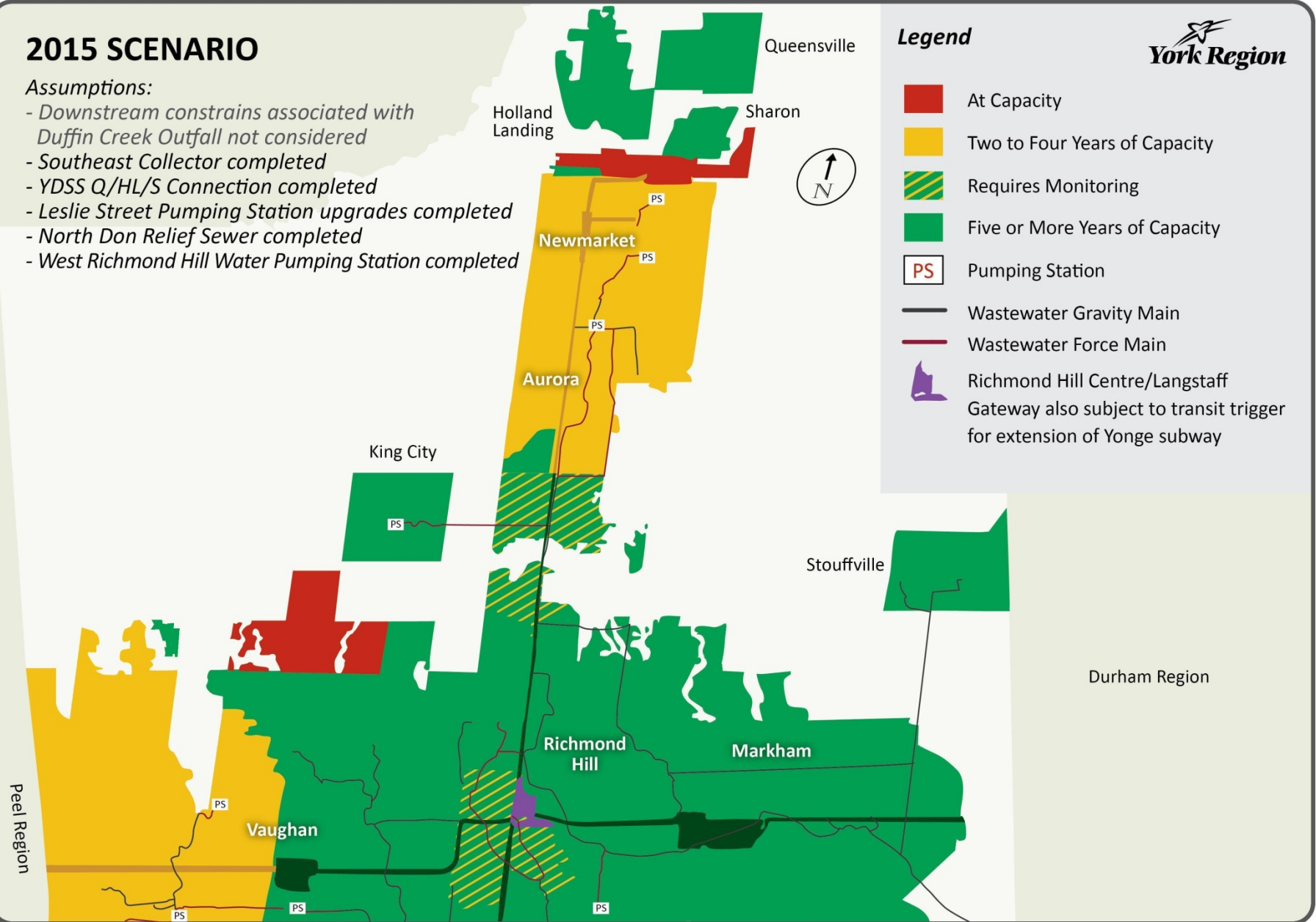
- At Capacity
- Two to Four Years of Capacity
- Requires Monitoring
- Five or More Years of Capacity
- PS Pumping Station
- Wastewater Gravity Main
- Wastewater Force Main
- Richmond Hill Centre/Langstaff Gateway also subject to transit trigger for extension of Yonge subway

Note: 120,000 population servicing capacity available Region-wide (almost 100,000 in YDSS)

2015 SCENARIO

Assumptions:

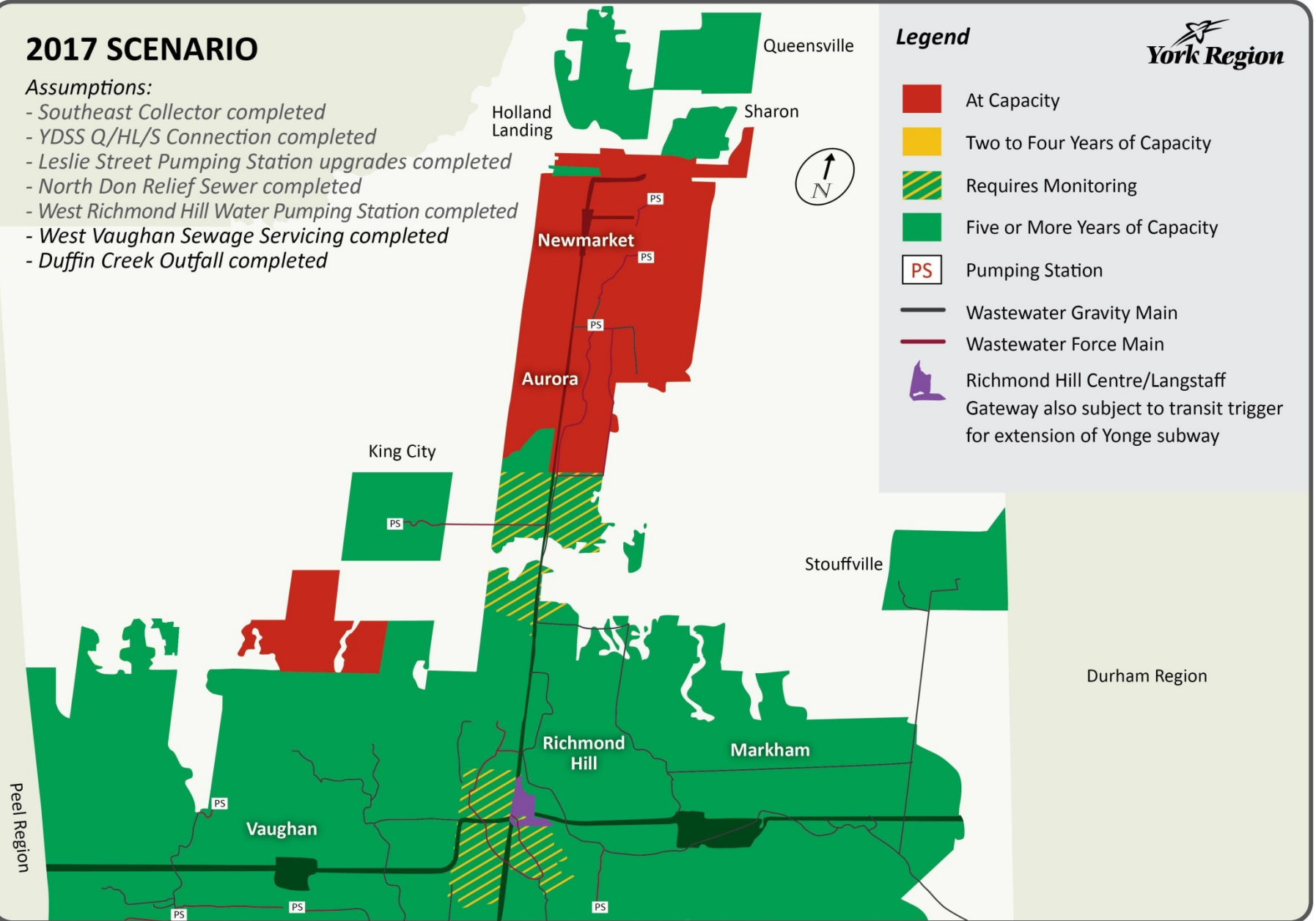
- Downstream constraints associated with Duffin Creek Outfall not considered
- Southeast Collector completed
- YDSS Q/HL/S Connection completed
- Leslie Street Pumping Station upgrades completed
- North Don Relief Sewer completed
- West Richmond Hill Water Pumping Station completed



2017 SCENARIO

Assumptions:

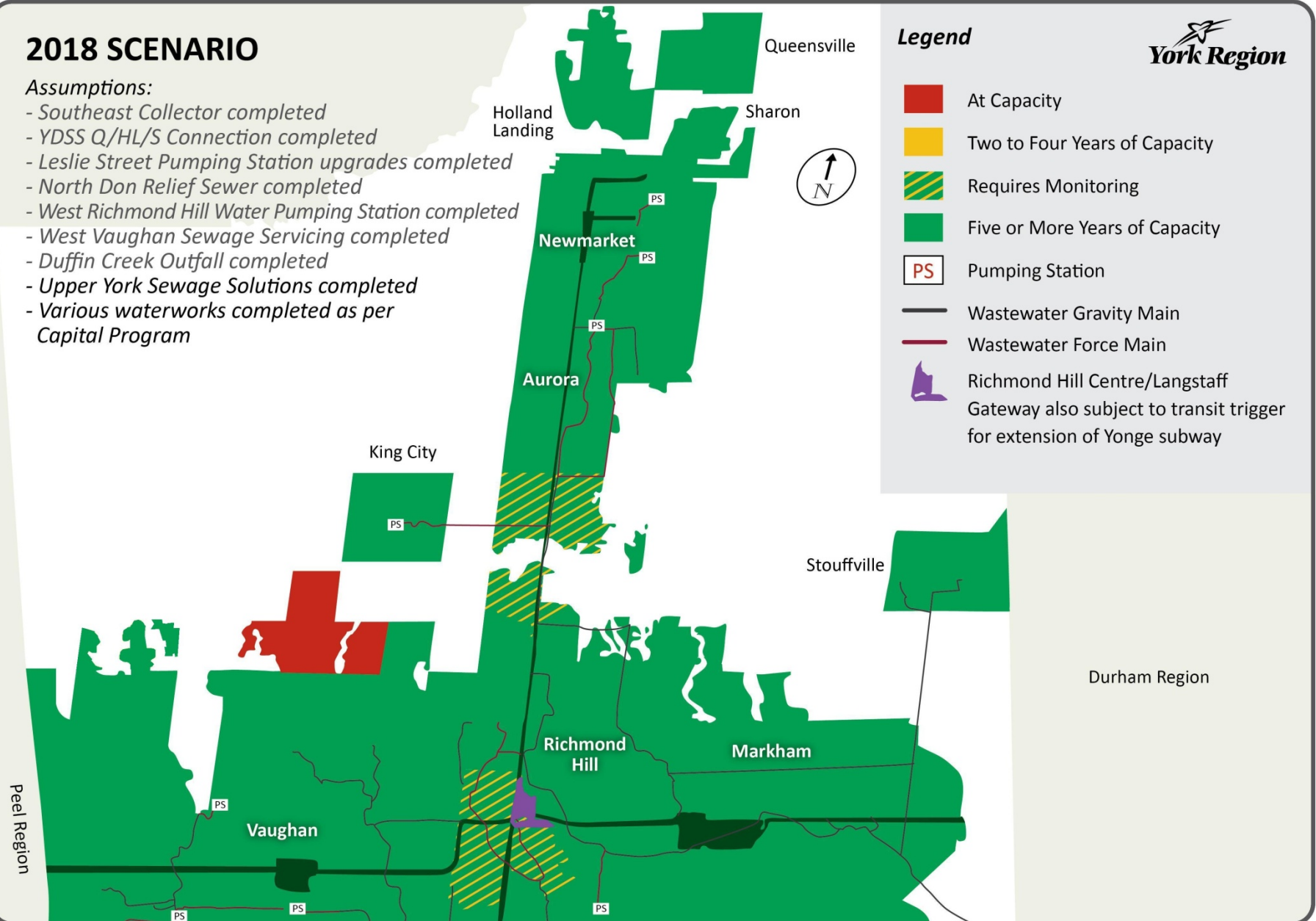
- Southeast Collector completed
- YDSS Q/HL/S Connection completed
- Leslie Street Pumping Station upgrades completed
- North Don Relief Sewer completed
- West Richmond Hill Water Pumping Station completed
- West Vaughan Sewage Servicing completed
- Duffin Creek Outfall completed



2018 SCENARIO

Assumptions:

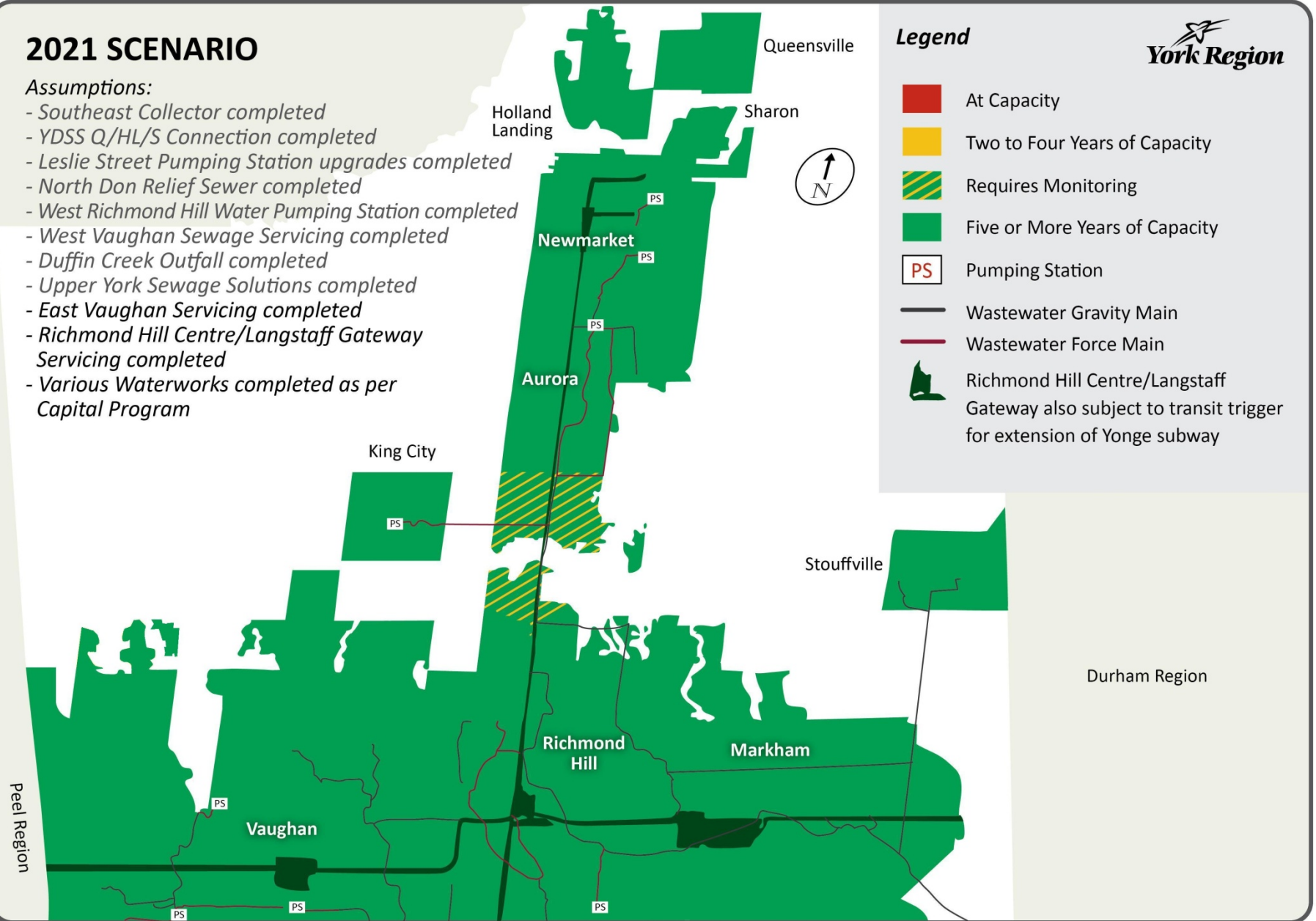
- Southeast Collector completed
- YDSS Q/HL/S Connection completed
- Leslie Street Pumping Station upgrades completed
- North Don Relief Sewer completed
- West Richmond Hill Water Pumping Station completed
- West Vaughan Sewage Servicing completed
- Duffin Creek Outfall completed
- Upper York Sewage Solutions completed
- Various waterworks completed as per Capital Program



2021 SCENARIO

Assumptions:

- Southeast Collector completed
- YDSS Q/HL/S Connection completed
- Leslie Street Pumping Station upgrades completed
- North Don Relief Sewer completed
- West Richmond Hill Water Pumping Station completed
- West Vaughan Sewage Servicing completed
- Duffin Creek Outfall completed
- Upper York Sewage Solutions completed
- East Vaughan Servicing completed
- Richmond Hill Centre/Langstaff Gateway Servicing completed
- Various Waterworks completed as per Capital Program



Trigger Projects and Risk Assessment

	Projects Required before 2021	HL/Q/S	Newmarket	Aurora	King City	Richmond Hill	Vaughan	Markham	Stouffville	Risk		
										Approval	Funding	Construction
										1	2	3
Trigger Projects Required for Post-2013 Capacity Assignment												
Ww	Southeast Collector	m	m	m	m	m	m	m	m			*
Ww	Peel Cost Shared Projects (Wastewater)	m	m	m	m	m	m	m	m		*	*
Ww	Leslie St. SPS Upgrades					a	m	a				*
Ww	Queensville/Holland Landing/Sharon Sewage Servicing	m										*
Ww	North Don Relief Sewer					a	a	a				*
W	Peel Cost Shared Projects (Water)	m	m	m	m	m	m	m	m		*	*
W	Toronto Cost Shared Projects (Water)	m	m	m	m	m	m	m	m		*	*
W	West Richmond Hill Water Pumping Station					a	a	a				*
Critical Projects Required for Future Capacity Assignment To Achieve 2021 OP Outlook												
Ww	Duffin Creek Outfall	m	m	m	m	m	m	m	m	*	*	*
Ww	Duffin Creek Stages 1 and 2 Upgrades	m	m	m	m	m	m	m	m			*
Ww	Upper York Sewage Solutions	m	m	a						*	*	*
W	Aurora East Water Elevated Tank			a								*
W	Phase 2 PD6 Nashville Road Watermain - Whisper Lane to Kleinburg Elevated Tank						a					*
W	Stouffville Water Elevated Tank								m	*	*	*
W	Queensville Water Elevated Tank #2	m								*	*	*
W	Leslie St. Watermain Extension (Mulock to Greenlane)	a	a							*	*	*
W	Aurora East Water Pumping Station Upgrade	a	a	a						*	*	*
Ww	West Vaughan Servicing						a			*	*	*
W/Ww	Richmond Hill/Langstaff Gateway Centre (works to be determined by EA)					a	a	a		*	*	*
W/Ww	East Vaughan Servicing						a			*	*	*

m - required for all areas in the municipality

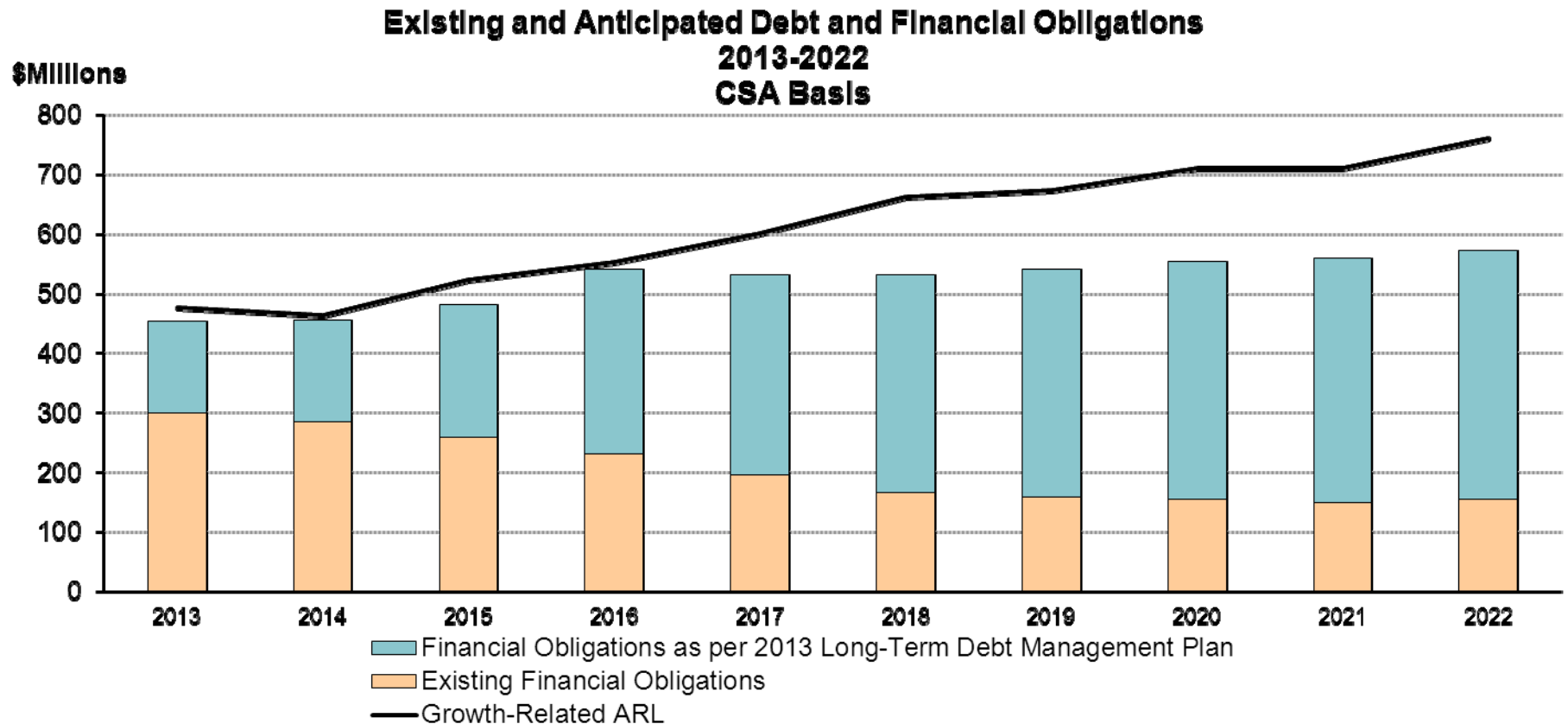
a - area specific only

¹ - EA approval not secured yet

² - Additional Council Spending Authority required

³ - Potential construction risks

Growth-Related ARL and Annual Debt Servicing



Note: Growth Cost Supplement is calculated at 80% of the 3-year rolling average of DC collections for 2013 and 70% for 2014-2022

The Region will remain near its Annual Repayment Limit for at least the next four years

Conclusion and Next Steps

- ❑ Significant progress continues in delivering key infrastructure projects such as Duffin Creek and Southeast Collector (subject to continued CSA approval within ARL)
- ❑ Adequate capacity assigned to service growth to 2017 and beyond
- ❑ Forecast capacity outlook provides longer “line of sight”
- ❑ Update to SHIP and LEED Programs in conjunction with setting new standards for high-rise buildings in Regional Centres and Corridors
- ❑ Continued collaboration with local municipalities
 - annual formal reporting on allocation/development tracking
 - Inflow and Infiltration reduction
 - infrastructure delivery updates will continue to be provided quarterly on status of trigger projects

Thank you