

Servicing Allocation Update

November 27, 2007

Development Services Committee
Part “A”

Purpose of Presentation

1. Review status of assigned allocation
2. Reserve & Use It or Lose It
3. Draft approval without allocation
4. Regional servicing allocation for 2011 & triggers
5. Proposed assignment of 2011 allocation
6. Sustainable development through LEED
7. Next Steps

Status of Allocation & Total Housing Stock (In Units)

	Registered Un-built	Draft Plan or Site Plan Approved	Remaining Assignment	Total housing stock to 2011
Singles	1,248	1,373	184	2,805
Semis	255	478	112	845
Townhouse	335	847	583	1,765
Apartments		2,204	1,836	4,040
TOTAL	1,838	4,902	2,715	9,455
As of November 1, 2007				

Update on Status of Spring '06 Assignment

Secondary Plan	Total Assignment as of November '07		Total Assignment Allocated to Draft plan/site plans as of November '07		Total Remaining Assignment To be Draft Approved or S.P. Approved	
	A		B		A - B	
	Unit	Pop	Unit	Pop	Unit	Pop
Angus Glen/ Deacon	315	1070	315	1070	0	0
Berczy Village	821	2611	821	2611	0	0
Box Grove	2380	8382	2199	7844	181	538
Cathedral	1808	5962	1649	5522	159	440
Cornell	3136	10180	2788	9088	349	1095
Greensborough	1042	3678	1042	3678	0	0
Leitchcroft	563	1309	413	968	150	340
Markham Centre	3345	7774	2541	5949	804	1825
Markham Rd. S	568	1386	267	703	301	683
Milliken Main St	879	2111	434	1022	445	1089
OPA 15	522	1279	522	1279	0	0
South Unionville	411	1335	375	1217	36	117
Swan Lake	446	1270	327	935	0	0
Villages of Fairtree	727	2274	614	1997	113	277
Wismer Commons	1710	5703	1534	5278	176	425
Infill	1004	2803	1001	2796	3	6.8
Sub-Total	19678	59128	16965	52303	2714	6828
Reserve		630				

Reserve Update

Table being finalized – to be tabled

Proposed Distribution of Reserve

Table being finalized – to be tabled

Draft Approval Without Allocation

Region will now 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

2011 (conditional) Allocation from Region

- A one year **interim level of Draft Approvals** on a municipality by municipality basis representing 2011 growth (forecast) – **2,978 units (@ 3.4 ppu) for Markham**
- Storage options in YDSS (2011 & 2012)
- Draft Approval levels include an **intensification minimum reserve (30% Region-wide)**
- **Prioritize** draft approvals to achieve strategic municipal planning objectives:
 - Completion of Existing Neighbourhoods
 - Intensification and infill
 - Transit Oriented Development
 - Strategic community benefits, etc.

2011 Allocation from Region

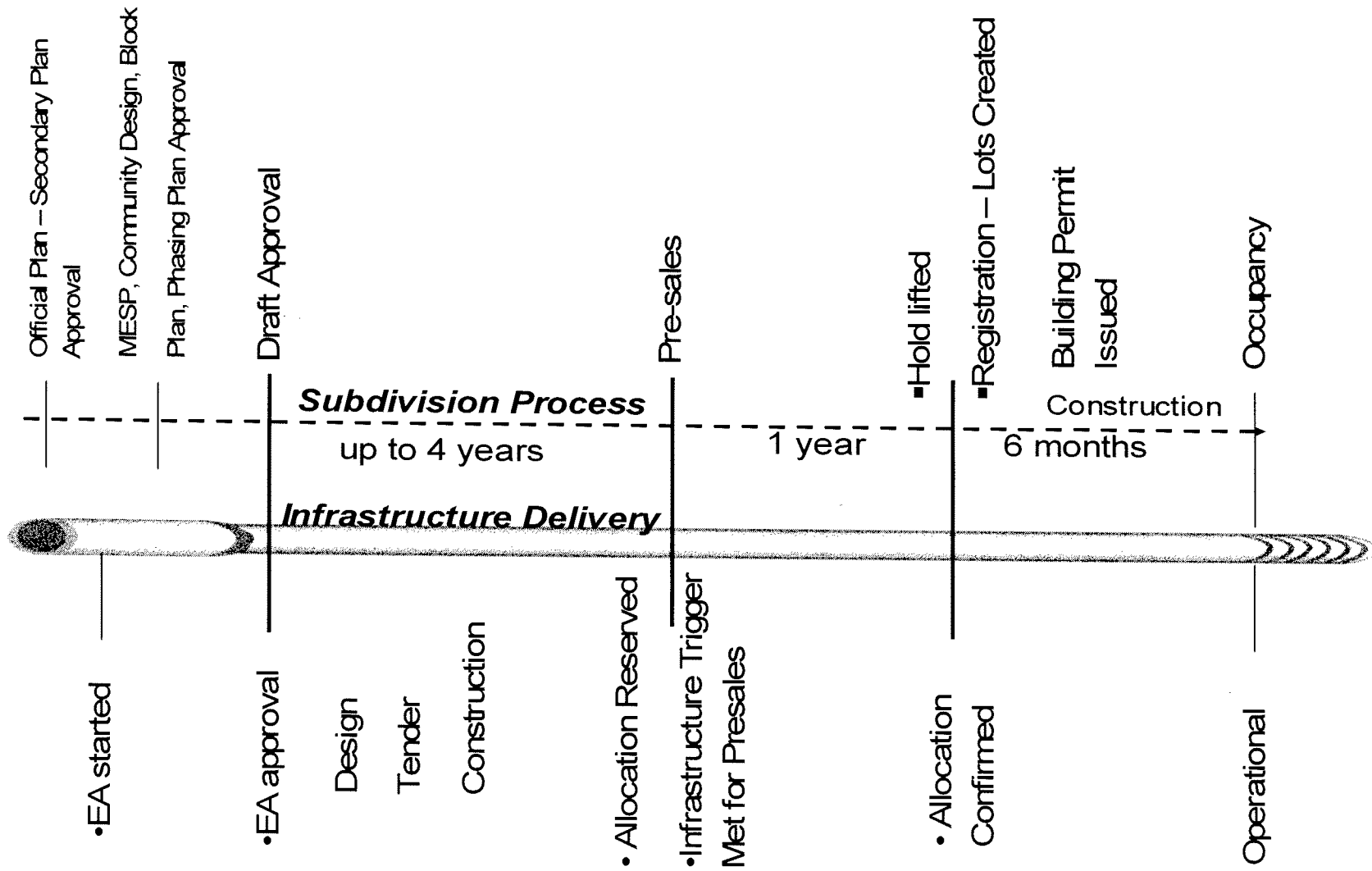
	units	population
TOTAL	2,978	10,185
Less Intensification Reserve (30%)	968	3,310
Remaining to Complete Communities (70%)	2,101	6,875

Calculated at 3.4 persons per unit

Triggers – 2011 Allocation

1. YDSS Flow Control Structures (as an alternative to Southeast Collector Sewer)
 - targeted for completion Q4 2009
2. Duffins Creek WPCP
 - targeted for completion Q4 2010
 - Presale trigger – one year prior to completion (Q4 2009 @ **earliest**)
 - Registration – Q2 2010 @ **earliest**

Draft Plan Approval Process & Triggers



Proposed Distribution of 2011 (conditional) Allocation

Table being finalized – to be tabled

Sustainable Development Through LEED

June 2007 – Regional Council adopted policy to provide 20-35% increase 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 (support 2.5 FSI target)
- Include 3 stream waste reduction; AND
- Minimum LEED silver

Implementation strategy being prepared by Region

Town's Current Challenge

- 2978 units does not represent one year's growth (less than five year average)
- Supply of "real" allocation to 2010 limited
- Site plan approval process
- Administration
 - tracking of allocation and phased approvals
 - tracking of Region's 70% and 30% targets
 - additional Regional Criteria
- More than 18,000 units pending, without allocation

Next Steps

- Developers round table meeting (Dec. 5th)
- Report to DSC - January
- 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