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Servicing Allocation Policy - Update Staff Report

Report Number: 2019-11

Department(s): Planning and Building Services

Author(s): Adrian Cammaert

Meeting Date: February 4, 2019

Recommendations

1. That the report entitled Servicing Allocation Policy - Update dated February 4, 2019, be received;
2. That Council adopt the Servicing Allocation Policy, updated February 2019, included as Attachment 1 to this Report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this Report is to provide information regarding the proposed update to the Town's Servicing Allocation Policy, included as Attachment 1, for Council's consideration for adoption. The Town's Servicing Allocation Policy is hereafter referred to as "the Policy".

Background

The original version of the Policy was adopted by Council in 2009 and has undergone a series of updates since that time, with the most recent update being in May 2018. The Servicing Allocation Policy is proposed to be updated again to ensure that it remains current and reflective of the existing development context of the Town.

Discussion

This update proposes two changes, as discussed below.

Revision 1: Removal of “Strategic Condominium Reserve”

The “Strategic Condominium Reserve” was created during the Policy’s May 2018 update. This reserve was to provide servicing allocation for the first residential condominium development in the Urban Centres. Development applications eligible to access this reserve were required to be residential condominiums that provide housing for at least 300 people (in total or as a first phase) and be located entirely within the Urban Centres Secondary Plan area. In September 2018, this reserve was applied to Phase 1 of the high-density residential development application located at 175 Deerfield Road by the Rose Corporation. As such, this reserve no longer has any allocation and is therefore proposed to be removed from the Policy.

Revision 2: Addition of a “Severance Reserve”

A “Severance Reserve” is proposed to be added to the Policy. This reserve would provide servicing allocation for new residential lots created through the Severance process under Section 53 of the *Planning Act*.

Historically, allocation was only granted to development applications consisting of 4 or more new lots. This was based on past Regional policies that required units of servicing to be allocated for plans of subdivision (4 or more new lots), but not for those created through severance (3 or less). However, recent discussions with Regional staff and other York Region municipalities has resulted in the need for the Town to start allocating servicing for lots created by severance.

On average, the Town approves approximately 3 severance applications per year, resulting in an average of 3 new lots that have historically hosted single detached dwellings. Applying the Region’s persons per unit number of 3.25 for a single detached dwelling, this translates to approximately 10 new people per year. It is therefore proposed that this reserve be capped at 20 people per year (to accommodate an anticipated small increase in severance applications per year) and may not carry over into subsequent years.

Conclusion

The changes to the Policy as outlined above will ensure that the Servicing Allocation Policy remains up to date with the development context of the Town. Specifically, the “Strategic Condominium Reserve” is proposed to be deleted as it has already been utilized, and a “Severance Reserve” is proposed to be added to address servicing allocation requirements for new lots created by severance.

Business Plan and Strategic Plan Linkages

Well-Equipped and Managed:

- Creating a clear vision of the future and supporting plans and strategies to guide the way.

Consultation

No consultation has occurred specifically regarding the proposed policy change as expressed in this report, however consultation for the current version of this Policy was previously undertaken with York Region and the development industry.

Human Resource Considerations

None.

Budget Impact

None.

Attachments

Servicing Allocation Policy, updated February 2019

Approval

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