



Subject: Servicing Allocation Update
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Department: Planning and Development Services
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In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming General Committee or Council meeting agenda for discussion.

Executive Summary

Without additional servicing allocation, Aurora has limited capacity to service near-term development demand. In recognition of this, and similar constraints in Newmarket due to the delay in the Upper York Sewage Solutions (UYSS system), York Region is proposing interim solutions - up to five new sources of capacity, with two in Aurora:

- Upgrades to the existing Aurora Pumping Station are proposed
- New pumping station proposed near Yonge Street and Henderson Avenue.

Aurora's imminent servicing capacity limitations are to be relieved immediately by borrowing from the Region's York Durham Sewage System (YDSS) Reserve, giving approximately a 3-year supply of allocation. Factoring in new allocation sources requiring construction which are projected to come online 2021-2022, Aurora is set to gain almost 5,000 persons servicing capacity:

- 2,200 persons allocation immediately
- 2,700 persons allocation to come online as infrastructure construction completed
- 4,900 persons allocation total by 2022 (sum of above)

Monitoring available capacity will continue, and assignments may be re-evaluated when York Region reports on water and wastewater capacity outlook in 2019.

Background

Municipal growth and development requires water and wastewater servicing, in order to allow planning approvals to proceed to construction. Servicing capacity is assigned by York Region to local municipalities, and in turn, local municipalities allocate capacity to developers to support residential growth.

Restrictions in the current water and sewage systems has resulted in York Region making limited capacity available to Aurora, Newmarket and East Gwillimbury in recent years, due to delays in approvals for the Upper York Sewage Solutions project.

Analysis

As Aurora's servicing capacity depletes, Region acknowledges shortfall in servicing allocation to service near-term development demand

According to York Region's servicing allocation monitoring, there existed only 1,700 persons of uncommitted servicing allocation for Aurora, as of year-end 2017. This equates to an average of less than 600 units-worth, or less than two years supply, approximately.

With continued delays and uncertainty surrounding the Individual Environmental Assessment for the Upper York Sewage Solutions (UYSS), it has been acknowledged by the Region that UYSS cannot be in place in time to service projected growth in Aurora and Newmarket to 2021.

Interim solutions proposed to address projected capacity shortfall to 2021

Without interim solutions, York Region has projected that Aurora will have a shortfall of 1,500 persons servicing capacity by 2021, with a similar shortfall in Newmarket. Interim solutions will therefore be required to temporarily address capacity constraints, and will additionally increase system resiliency.

Up to five new sources of capacity proposed by York Region; two in Aurora

York Region is proposing:

- Two projects in Newmarket;
- Two projects in Aurora, and;
- Interim borrowing from YDSS Reserve.

Construction of the proposed infrastructure provides needed capacity to address the current constraints and allows additional operational flexibility, helping to mitigate system risks during planned or unplanned maintenance and unusual operating circumstances.

New pumping station proposed near Yonge Street and Henderson Ave

The two projects proposed in Aurora include upgrades to the existing Pumping Station on St. John's Sideroad (near northern terminus of Industrial Parkway), as well as the construction of a new pumping station and forcemain in south Aurora.

The new pumping station is proposed to service the neighbourhood roughly bounded by Bathurst Street, Henderson Drive, and the Metrolinx/GO rail line, which will relieve constraints and create extra capacity at the existing Aurora Pumping Station.

The new pumping station is to be located near the intersection of Yonge Street and Henderson Avenue. Exact siting has not been finalized, but the project is early in the Class Environmental Assessment (EA) stage, and the recommended solution will be selected through the Class EA process. The Region has selected an EA consultant, at this time.

New allocation sources requiring construction expected online 2021-2022; but borrowing from YDSS Reserve available immediately

Upgrades to the existing Aurora Pumping Station are expected to be complete by 2021, along with the two projects in Newmarket.

The new south Aurora pumping station and forcemain is expected to be complete by 2022.

However, 4,000 persons of servicing capacity is proposed to be made available from borrowing from a new YDSS Reserve, and this will be made available immediately (shared with Newmarket).

Aurora's servicing capacity to be bolstered immediately & gain almost 5,000 persons by 2022

Aurora is expected to receive approximately 2,200 persons capacity immediately from the YDSS Reserve, which will increase uncommitted servicing allocation balances to approximately a three-year supply, and relieves the immediate concern of not having allocation available to service near-term developments.

A total capacity of 11,500 persons can be made available through interim servicing projects, of which 1,000 persons capacity will be reserved for Centres and Corridors once the actual capacity provided by the interim solutions is confirmed. The remaining anticipated net 10,500 persons of allocation which will be distributed amongst Aurora, Newmarket and East Gwillimbury. The Region is proposing Aurora to receive nearly half (47%) of that total: 4,900 persons (2,700 above the immediate seed of 2,200 from the YDSS reserve) by 2022 (completion of projects for new sources of allocation).

Staff will continue to monitor available capacity; Region-wide water and wastewater capacity outlook will be reported in 2019

Regional Staff will continue to monitor the consumption of capacity and pace of growth. Staff will provide Council with a capacity outlook in late 2019. The 2019 capacity outlook will take into consideration population and growth forecasts established through the Region's Municipal Comprehensive Review (as part of the Regional Official Plan update), short term forecasting, and each municipality's unused capacity.

One type of opportunity which Aurora has already taken advantage of, is developer-funded inflow and infiltration reduction projects. Other work may now include Regional or Local Municipal inflow and infiltration reductions, or additional Local Municipal and Regional infrastructure solutions, depending on the circumstances.

Advisory Committee Review

None.

Legal Considerations

None.

Financial Implications

York Region is bearing the costs of tendering, design, construction, and operation of newly proposed water and wastewater infrastructure. There is potential financial risk to Aurora if new allocation sources do not come online in a timely manner, in terms of missing out on growth-related revenues (planning and building fees, development charges, increases in tax base).

Communications Considerations

None.

Link to Strategic Plan

The report supports the Strategic Plan objective of Investing in Sustainable Infrastructure, specifically through the action item of developing policies to ensure that growth is phased and coordinated with existing and planned infrastructure.

Alternative(s) to the Recommendation

None.

Conclusions

York Region has acknowledged the shortfall in servicing allocation to service near-term development demand in Aurora. Interim solutions are proposed to address projected capacity shortfall to 2021 in Aurora, Newmarket, and East Gwillimbury. Up to five new sources of capacity are proposed by York Region, with two in Aurora.

Upgrades to the existing Aurora Pumping Station are proposed, as well as a new pumping station proposed near Yonge Street and Henderson Avenue.

Aurora's servicing capacity is to be bolstered by 2,200 persons capacity immediately through interim borrowing from YDSS Reserve, giving approximately a 3-year supply of allocation, relieving imminent limitations.

Aurora is also to gain 2,700 persons servicing capacity from new allocation sources requiring construction, which are projected to come online 2021-2022, for a total of approximately 4,900 persons total (including immediately from YDSS reserve borrowing).

Staff will continue to monitor available capacity, and assignments may be re-evaluated when Region-wide water and wastewater capacity outlook is reported in 2019.

Attachments

None.

Previous Reports

PBS17-043, Inflow & Infiltration Reduction Project, November 21, 2017

Pre-submission Review

Agenda Management Team review on June 28, 2018

Departmental Approval



Marco Ramunno
Director
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Approved for Agenda



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