



Monday, April 16, 2018 at 10:00 AM
Council Chambers

Declarations of Pecuniary Interest

Presentation

1. 2018 Servicing Allocation Review Presentation

Note: The Assistant Director, Planning will be in attendance to present on this matter.

Presentation to be distributed at the meeting.

Deputations

Items

2. 2018 Servicing Allocation Review Report

Planning and Building Services
April 16, 2018

1. That the report entitled 2018 Servicing Allocation Review dated April 16, 2018 be received;
2. That Council rescind servicing allocation from the following development:
 - a. 345-351 Davis Drive (40 townhouses/106 people); and,
3. That Council reinstate servicing allocation to the following developments that have allocation but that have not yet been registered:
 - a. Landmark Estates Phase 5

- b. 955/995 Mulock (Lorne Park Gardens)
 - c. 400 Park Ave. (King George School)
 - d. 260 Eagle (Oxford Homes)
 - e. 680 Gorham (Maple Lane Homes); and,
4. That Council grant servicing allocation to the following development:
- a. 17654 Yonge Street Developments Inc. (Redwood Properties) in the amount of 184 apartment units (359 people), to be taken from the urban centres reserve; and,
5. That the Town's resulting remaining servicing capacity (1146 people, of which a minimum of 202 is to be directed to the urban centres), be maintained in a strategic planning reserve.

Adjournment



Town of Newmarket
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2018 Servicing Allocation Review

Staff Report

Report Number: 2018-18

Department(s): Planning & Building Services

Author(s): J. Unger

Meeting Date: April 16, 2018

Recommendations

1. That the report entitled 2018 Servicing Allocation Review dated April 16, 2018 be received;
2. That Council rescind servicing allocation from the following development:
 - a. 345-351 Davis Drive (40 townhouses/106 people);
3. That Council reinstate servicing allocation to the following developments that have allocation but that have not yet been registered:
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 - d. 260 Eagle (Oxford Homes)
 - e. 680 Gorham (Maple Lane Homes)
4. That Council grant servicing allocation to the following development:
 - a. 17654 Yonge Street Developments Inc. (Redwood Properties) in the amount of 184 apartment units (359 people), to be taken from the urban centres reserve; and
5. That the Town's resulting remaining servicing capacity (1146 people, of which a minimum of 202 is to be directed to the urban centres), be maintained in a strategic planning reserve.

Purpose

The purpose of this report is to provide Council with an update regarding the Town's servicing capacity status, and to make recommendations regarding the distribution of servicing capacity to development applications on file with the Town.

Background

The manner in which servicing capacity is distributed by the Town is governed by the Town's Servicing Allocation Policy, which seeks to direct servicing capacity to the urban centres as a priority. Historically, staff has also considered matters such as orderly development, completion of communities, and maintaining an on-going sales and building program when considering the distribution of servicing capacity. More recently, however, the Town's available servicing capacity has become severely constrained and it is anticipated that this condition will continue for the foreseeable future, putting the Town in a challenging position to achieve its shared goals with the Region and Province for intensification in strategic areas. As such, staff and Council must take into account the scarcity of the allocation and make decisions accordingly.

At the end of 2016, Newmarket's unassigned servicing capacity (i.e. the Town reserve) was 1343 people, of which a minimum of 455 people was to be directed to the urban centres. In 2017 Council granted allocation equal to 132 people, and Marianneville repaid a portion of its phase 1 allocation that was granted from the Town's reserve, resulting in a current servicing capacity reserve of 1399 people, of which a minimum of 455 people is to be directed to the Urban Centres.

If the recommendations of this report are adopted, the Town's 2018 reserve would be 1146 people, of which a minimum of 202 people is to be directed to the Urban Centres.

Discussion

The following chart (Figure 1) identifies current developments that have been granted servicing allocation, but that have not yet been registered. Staff monitors the progress of each development and as part of the annual allocation review makes recommendations to either rescind or reinstate allocation depending on the work that has been completed in the past year.

The Marianneville (Kerbel) development is not included in this chart as it is subject to an Inflow and Infiltration Reduction Program with the Town and Region in which all previously-granted allocation will be repaid to the Town. In this regard, 188 persons worth of remediation work has already been completed and subsequently assigned to the Town and forms part of the 1399 people worth of capacity currently in our reserve. An additional payment towards the balance of the phase 1 allocation and potentially its

phase 2 allocation (919 people) is expected in 2018, and will then also be added back into the Town's reserve.

Similarly, the Sundial Phase 1 development (233 units) is not included as it has been registered and is under construction, with 212 of the 233 permits having been issued. Additional comments regarding Sundial's status are provided later in the report.

Figure 1 – Approved (Non-Registered) Applications with Servicing Allocation

Development	Allocation¹	Status	Recommendation
345-351 Davis	40 townhouses/106 people	Pre-consultation requested for new development plan	Rescind
Landmark Estates Phase 5	34 semi-detached/98 people	Draft approved, zoned, and serviced	Reinstate
Lorne Park Gardens (955/995 Mulock)	73 townhouses/192 people	Pre-servicing approval granted	Reinstate
King George School	14 townhouses; 11 apartments/53 people	3 rd technical site plan submission	Reinstate
Maple Lane Homes (680 Gorham)	4 apartments/8 people	Waiting for 1 st technical site plan submission	Reinstate
Oxford Homes (260 Eagle)	27 townhouses/71 people	3 rd technical site plan submission	Reinstate
Total	203 units (528 people)		

345-351 Davis Drive

Council granted approval for this development and granted servicing allocation from the urban centres reserve in 2016. Staff has recently been advised that the property has been sold, and the new owner has requested a pre-consultation meeting to discuss a

¹ Based on persons per unit calculations by dwelling type and including credits for any existing on site units

new development plan that differs from the previously approved stacked townhouse proposal. Based on the lack of activity on the site, and given the new information regarding a proposed revised development plan, staff recommends that the previously granted servicing allocation in the amount of 40 townhouses/106 people be rescinded from this property and added back into the urban centres reserve.

In all other instances, staff is satisfied that the developments listed above are moving forward to registration.

Development Applications vs. Servicing Capacity

The Town has applications on file that, if approved, will require servicing capacity in the amount of approximately 3144 units (6906 people), of which approximately 1352 units (2637 people) are within the urban centres and approximately 1792 units (4269 people) are outside of the urban centres (refer to Attachment #1). Staff monitors the progress of all development applications and reports back to Committee with recommendations to grant servicing allocation as deemed appropriate.

In addition to a location hierarchy as outlined in the servicing allocation policy, development applications can generally be classified into 3 categories as it relates to servicing allocation:

(1) Developments that support Council's strategic priority of marketing the corridors.

These developments, which are within the urban centres, support marketing the corridor initiative and the investment in transit (Viva/GO improvements), and will assist in creating the type of mixed use, walkable, healthy community envisioned by the Official Plan, Secondary Plan, Regional Plan, and Provincial planning direction. In our current servicing situation, it is staff's opinion that all available allocation should be reserved for these developments as an incentive to achieve these planning goals. On this point, the Town's current servicing reserve could potentially provide for a first phase of development for each development within the urban centres secondary plan area currently on file. Staff is aware of a number of other potential developments along the corridors that could also require allocation, and it is therefore staff's recommendation that Council maintain all of its allocation reserve at this time for the current and future development applications in the corridors.

As the corridors continue to develop, Council may at some point wish to further define what type of applications (for example condominium vs. rental) should take priority for servicing allocation in the corridors. Although the last three significant development applications in the corridor are (or are proposed to be) rental in tenure (212 Davis, Redwood on Yonge, and Deerfield Phase 1), there continues to be a significant need for rental accommodation in Newmarket and Region-wide. Notwithstanding this, and recognizing the recent surge in high-density rental units, Council may at some point wish to prioritize condominium developments in the centres as the Town strives for a

balanced high-density housing tenure. Staff will continue to monitor the development applications in the corridors and may report at a future date on recommendations for retaining a reserve for a specific tenure if necessary.

(2) Developments that are generating their own allocation through developer-funded I&I programs

Developer-funded I&I programs involve the developer analyzing and then paying for improvements to various components of the servicing infrastructure to, in effect, create capacity within the existing system, thereby allowing the development to move forward earlier than it otherwise might be able to. There are currently two programs approved in Town, with one in progress and one in the development stage. Restrictions exist on the number of I&I programs that can occur at the same time based on the delineation of the sewersheds in Town.

(3) Other infill and/or greenfield developments.

Finally, there are a number of other development applications across the Town in a variety of built forms that contribute to achieving a mix of housing options. While these developments can also represent appropriate infill and good planning, staff does not recommend granting allocation to these developments at this time given its scarcity and their priority in the Servicing Allocation Policy.

Having said this, the Sundial development in the northwest quadrant is in a unique position in this group and warrants further discussion for Council's consideration. The Sundial development has been granted allocation for phase 1 in the amount of 233 units, and, as of March 2018, 212 building permits have been issued. Council recently extended Sundial's draft plan approval for an additional 10 years given the uncertainty associated with the timing of future servicing allocation for the balance of the development.

In order to service and build out phase 1, grading and servicing works were also required on the phase 2 lands, resulting in a larger disturbed area beyond just the phase 1 lands (refer to Attachment #2). Sundial has requested allocation for its phase 2 lands in the amount of 174 units (464 people) to allow for the completion of the community west of the extension of William Booth Avenue, which is typically one of the considerations staff evaluates when recommending servicing allocation.

Notwithstanding the current allocation situation, when considered against other developments in this category, it is likely that Sundial would be considered earlier than others given its planning approvals, development status, and opportunity to complete the community west of William Booth Avenue. Should Council grant this allocation in addition to the other recommendations of this report, the remaining Town reserve would be 682 people.

Staff is currently researching options that would create a financially-equitable approach to granting allocation in the event Council wishes to grant allocation to developments in

this category. Such an approach may include a per unit fee similar to the per unit costs being incurred by the developers undertaking the I&I programs, whereby the Town would then use the money to carry out infrastructure improvements in an effort to maintain created capacity within the existing system and/or create new capacity.

2018 Recommended Servicing Capacity Assignment

17654 Yonge Street Developments Inc. (Redwood Properties) – Phase 1 (184 apartment units/359 people)

The Redwood development consists of a total of 530 units (1034 people) and is proposed to be developed in three phases, with the first phase consisting of 184 apartment units (359 people). Council recently approved the Official Plan Amendment (which is exempt from Regional approval) and Zoning By-law Amendment to permit the development, which will now proceed through the site plan process. The property is located in the highest servicing allocation priority area (Urban Centres Secondary Plan Area) as set out in the Servicing Allocation Policy, and represents the type of built form, height, density, and land use envisioned by the Secondary Plan. It is therefore recommended that allocation be granted to Phase 1 of the development in the amount of 184 apartment units (359 people) from the urban centres reserve.

Future Capacity

In 2016 Newmarket was granted an additional 1500 persons of capacity, subject to completion of the Newmarket forcemain twinning. The additional capacity is expected to accommodate residential growth to the end of 2021; however, because the additional 1500 people is subject to works that are not yet completed, this report does not consider it available at this time. Staff has been advised that the Region expects to soon be in a position to complete the project design, secure permits and approvals, and finalize property acquisition, with construction of the forcemain expected to begin in 2019.

This additional capacity is an interim measure until completion of the Upper York Sewage Solutions project, which is comprised of the aforementioned forcemain twinning and the construction of a new water reclamation centre. As the water reclamation centre is not expected to be completed until 2026 or later, the Region's staff intends to report back to Regional Council in June 2018 to set out potential interim servicing solutions assist with bridging any capacity gap. We will report further following the Region's report.

Inflow and Infiltration Reduction Programs

As noted, an additional allocation repayment is expected from Kerbel in 2018 through its I&I program, which will be added back into the Town's reserve. The amount to be repaid this year, and the exact timing for the repayment, is not known at this time. Council has also approved a second I&I program in the Town, which is also expected to assist in allowing some development to occur sooner than otherwise might be expected.

Conclusion

While various actions are occurring at the Provincial, Regional, and local level that will hopefully provide additional servicing capacity to support growth in the Town in both the short and long-term, servicing capacity remains severely constrained at this time and will be strategically managed.

Business Plan and Strategic Plan Linkages

The on-going monitoring and distribution of servicing capacity in accordance with the Servicing Allocation Policy supports the Well-Planned and Managed component of the Town's Strategic Plan by planning and managing growth through long-term plans and strategies, supported by short-term action plans.

Consultation

Letters were sent to the development community requesting updated information regarding development status, phasing plans, anticipated construction timing, etc. A subsequent letter was sent to the development community advising that this report would be considered at the April 16, 2018 Special Committee of the Whole meeting.

Human Resource Considerations

Not applicable to this report.

Budget Impact

There is no budget impact associated with this report.

Attachments

1. Development Applications
2. Sundial Phase 1 and 2 Lands and Air Photo

Contact

For more information on this report, contact Jason Unger, Assistant Director of Planning at X2452 or junger@newmarket.ca).



Assistant Director of Planning



Director of Planning & Building Services



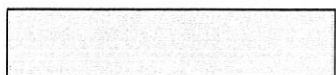
Commissioner of Development &
Infrastructure Services

Attachment #1: Development Applications

Development	Allocation Priority Area	Approximate Unit/Person Count	Status
Kerbel (Yonge/Millard) (I&I Program)	1	360 apartments (702 people)	Resubmission expected
Redwood (Yonge North)	1	530 apartments (1034 people)	Zoning approved (H)
175 Deerfield	1	462 apartments (901 people)	Public Meeting April 9, 2018.
Clock Tower (Main Street)	2	165 apartments (322 people)	OMB
Millford (Eagle Street)	3	154 apartments; 38 townhouses (401 people)	Responding to outstanding comments
Forest Green Homes (Leslie Street)	3	350 townhouses (921 people)	Public Open House scheduled for revised plan
Goldstein (Leslie Street)	3	10 townhouses (27 people)	Public meeting held
2529473 Ontario Ltd. (Jacarandah Dr.)	4	30 townhouses (79 people)	Application submitted
Gorham Street Apts. (Gorham)	4	82 apartments (160 people)	Public meeting held
Shining Hill (Yonge South) (I&I Program)	3	12 detached; 10 semi-detached; 162 townhouses (494 people)	Draft approved
Sundial Ph. 2 (Davis Drive W.)	3	18 semi-detached; 156 townhouses (464 people)	Draft approved and zoned (H)
Sundial (Balance of plan)		22 semi-detached; 222 townhouses (648 people)	Draft approved and zoned (H)

Development	Allocation Priority Area	Approximate Unit/Person Count	Status
Azure Homes (Main N.)	4	12 semi-detached (35 people)	Approval report on April 9 th COW agenda.
Marianneville (I & I Program) (Balance of plan)	3	12 mixed-use; 298 apartments (614 people)	Draft approved and zoned (H)
Dora Homes (Main N.)	3	2 semi-detached; 9 townhouses (30 people)	Draft approved and zoned (H)
Cougs (Silken Laumann Dr.)	3	28 townhouses (74 people)	OMB approved (H)
Total (Approximate)		3144 units (6906 people)	

Legend:



Urban Centre

Allocation Priority Areas: (Urban Centres #1; Historic Downtown #2; Emerging Residential #3; Stable Residential #4)

Phase 1

Existing Residential

STREET F

BLOCK 156
SCHOOL SITE RESERVE
2.597 ha (6.42ac)

STREET F

WILLIAM BOOTH AVENUE

Upper Canada Mall

PHASE 2

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

STREET J

DAVIS DRIVE (REGIONAL ROAD No. 31)

195m CL to

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

PHASE 7

PHASE 8

PHASE 9

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