



Town of Newmarket
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175 Deerfield Road – Incentives for Affordable and Rental Housing Staff Report

Report Number: 2019-12

Department(s): Planning and Building Services

Author(s): Ted Horton

Meeting Date: February 4, 2019

Recommendations

1. That the report entitled 175 Deerfield Road – Incentives for Affordable and Rental Housing dated February 4, 2019 be received; and,
2. That Council approve the recommendations previously endorsed in Report 2018-61 to comply with the requirements of Section 275 of the Municipal Act; 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 seek Council approval of the same recommendations that were presented in September 2018 through Report 2018-61. Due to the provisions of Section 275 of the *Municipal Act* which restricts certain actions of Council during the election period some of the adopted recommendations were a matter of support in principal only and to enact the recommendations it is required that Council provide final direction now that the election period and its associated restrictions have ended.

Background

Council has approved the zoning by-law amendment for 175 Deerfield Road to permit a residential development comprised of three towers over two phases (two in phase one and the third in phase two).

Report 2018-61 laid out how the Town is able to guarantee purpose-built rental tenure for part of the development and condominium for one of the buildings whereas the Town typically has no ability to require certain tenure. Report 2018-61 also lays out how the Town can secure a number of units at an affordable price point to assist with Council's goal of expanding the supply of affordable housing units.

Discussion

The proposed development at 175 Deerfield Road is a significant development in the town's Urban Centres Secondary Plan intensification area. The development will include three residential multi-unit buildings with units ranging from one to three bedrooms. Outdoor private amenity space is provided at-grade and through rooftop patio spaces, and the developer will convey to the Town lands and funds for parkland as required by the Parkland Dedication By-law and as previously discussed in approval reports. The site includes sufficient parking to comply with the requirements of the zoning by-law, and at a rate that exceeds the nearby recent development at 212 Davis Drive.

The development will contain three buildings with 482 dwelling units and mark a major step forward in the accomplishment of the goals of the Urban Centres Secondary Plan. The Town will receive lands for part of the future extension of Calgain Road and secure public rights-of-way over the roads internal to the site to improve pedestrian and vehicular connectivity.

As part of the recommendations to be ratified by this report, the applicant is proceeding to enroll the development in York Region's Sustainable Development Through LEED program which will require the development to meet stringent sustainability criteria. Through this program, the Town will receive a credit of 30 per cent of the servicing allocation units required for the development, which will allow greater development in the Centres & Corridors at a time of limited servicing allocation capacity.

Council has approved the zoning by-law amendment for the site and staff are processing the application for site plan approval. With Council's ratification of this previous decision staff will begin work to secure the benefits required as a condition of the approvals as laid out in Report 2018-61.

Conclusion

Council has approved the zoning by-law amendment for 175 Deerfield Road, and endorsed in principle the incentives discussed in Report 2018-61. Subject to this final approval, the Town will secure the matters laid out in the previous report.

Business Plan and Strategic Plan Linkages

Well Balanced

- Meeting the needs of all life-cycle stages

Well-equipped & managed

- Efficient management of capital assets and municipal services to meet existing and future operational demands
- Varied housing types, affordability and densities

Well planned & connected

- Long-term strategy matched with a short-term action plan
- Improving interconnectivity and interaction amongst neighbours and neighbourhoods

Consultation

The zoning by-law amendment application was provided to the Town's review partners per standard practice. Notice was provided to persons and bodies as required by Ontario Regulation 545/06 of the Planning Act.

A statutory public meeting was held in April of 2018. Following this meeting a revised submission was provided to the Town in May of 2018, which was also circulated for review and provided for comment to members of the public who had provided comments. This report is a final ratification of previously-adopted recommendations.

Human Resource Considerations

Not applicable.

Budget Impact

The anticipated development charges, increased property tax revenues, and overall budgetary impacts are discussed in depth in Report 2018-61.

Attachments

Report 2018-61.

Approval

Ted Horton, Planner

Richard Nethery, Director, Planning and Building Services

Peter Noehammer, Commissioner, Development and Infrastructure Services

Contact

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