



Town of Newmarket
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2019 Annual Servicing Allocation Review Staff Report to Council

Report Number: 2019-50

Department(s): Planning & Building Services

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Meeting Date: May 21, 2019

Recommendations

1. That the report entitled 2019 Annual Servicing Allocation Review dated May 21, 2019 be received;
2. That Council rescind servicing allocation from the following developments:
 - a. 345-351 Davis Drive;
3. That Council reinstate servicing allocation to the following developments:
 - a. The Davis (175 Deerfield Rd)
 - b. Redwood Properties Phase 1 (17645 Yonge St)
 - c. Sundial Phase 2 (Davis Drive W)
 - d. Landmark Estates Phase 5 (Yonge St and Clearmeadow Blvd)
 - e. Maple Lane Homes (680 Gorham St);
4. That Council grant servicing allocation to the following developments:
 - a. Goldstein (16333 Leslie St)
 - b. Marianneville / Kerbel Phase 2 (I & I Program)
 - c. 281 Main St N;
5. That the Town's resulting remaining servicing capacity (the Town Reserve) of 3317 persons of allocation (of which 20 persons of allocation is to be held in a Severance Reserve) be maintained; and
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this report is twofold: i) to provide Council with recommendations for 2019 regarding the distribution of servicing capacity to development applications on file

that have a residential component; and ii) to provide Council with a general update on the Town's current servicing capacity status.

Background

A review of all development applications involving residential uses is completed annually by staff. This review is completed to assess where development applications are in the process (e.g. in the zoning by-law amendment stage, the site plan approval stage, approved, or under construction). Staff then assesses each application under the Town's Servicing Allocation Policy which seeks to direct servicing capacity to applications within the following Servicing Priority Areas:

1. Allocation Priority Area 1 – Urban Centres Secondary Plan Area
2. Allocation Priority Area 2 – Areas designated Historic Downtown Centre
3. Allocation Priority Area 3 – Areas designated Emerging Residential
4. Allocation Priority Area 4 – Areas designated Stable Residential

Based on the status of each application as well as the conclusions of the Servicing Allocation Policy assessment, staff make annual recommendations to Council regarding servicing allocation for each application.

Discussion

All development applications involving residential uses have been categorized into the following three categories:

1. Recommendations where Servicing has been Previously-Allocated;
2. Recommendations for New Requests for Servicing; and
3. Applications Not Recommended for Servicing Allocation at this Time.

Recommendations where Servicing has been Previously-Allocated

Figure 1 below identifies current development applications that have been granted servicing allocation in the past. 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 during the past year. These recommendations are provided in the right-hand column.

Table 1 – Recommendations for Applications with Previously-allocated Servicing

Development	Allocation Priority Area	Allocation ¹	Status	Recommendation
The Davis Phases 1 & 2 (175 Deerfield Rd)	1	366 apartments (714 people).	Awaiting 2 nd technical site plan submission.	Reinstate
Redwood Properties Phase 1 (17645 Yonge St)	1	184 apartments (359 people).	Awaiting 2 nd technical site plan submission.	Reinstate
Sundial Phase 2 (Davis Drive W)	3	18 semi-detached; 156 townhouses (463 people).	Draft plan approved and zoned (H). Servicing infrastructure in progress.	Reinstate
Landmark Estates Phase 5 (Yonge St and Clearmeadow Blvd)	4	34 semi-detached (98 people).	Draft approved, zoned, servicing infrastructure in progress.	Reinstate
Maple Lane Homes (680 Gorham St)	4	4 apartments (8 people).	3 rd technical site plan submission.	Reinstate
TOTAL		858 units (1829 people)		
345-351 Davis Dr*	1	40 townhouses (106 people)	Incomplete second site plan submission; property listed for sale; concept possibly being revised.	Rescind

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

*345-351 Davis Drive

Council granted approval for this development and granted servicing allocation from the previously-existing Urban Centres reserve in 2016. In 2018, given the lack of activity on the site, Council reinstated the allocation on the condition that a formal response addressing the first submission comments was received by July 30, 2018. The applicant filed a response prior to July 30, 2018, however it was incomplete. The property is currently for sale and staff has met with a few potential purchasers to discuss alternate development plans. Based on the lack of activity on the site as per the approved site-specific zoning, and given the new information regarding potential alternative development plans, staff recommends that the previously granted servicing allocation in the amount of 40 townhouses/106 people be rescinded from this property.

Recommendations for New Requests for Servicing

In addition to development applications that have been granted servicing allocation in the past, there are applications on file that had previously not been granted servicing allocation, but are now adequately advanced in the planning approval process to warrant the allocation of servicing. Table 2 lists these applications.

Table 2 – Recommendations for Applications without Previously-allocated Servicing

Development	Allocation Priority Area	Allocation ²	Status	Recommendation
Goldstein* (16333 Leslie St)	n/a (designated Commercial)	5 apartments (10 people as part of mixed-use residential/commercial development).	2 nd technical site plan submission submitted.	Grant
Marianneville / Kerbel Phase 2*	3	4 single-detached (13 people).	Draft plan approved and zoned (H).	Grant
281 Main St N	3	2 semi-detached; 9 townhouses. (30 people subtract credit for demolished single- detached = 27 people)	Awaiting 3 rd site plan submission (H).	Grant
Total		20 units (50 people)		

² Based on persons per unit calculations by dwelling type and including credits for any existing on site units

*Goldstein (16333 Leslie St)

The property is currently designated Commercial in the Town's Official Plan, so it is not specifically contemplated by the Town's Servicing Allocation Policy's priority areas. However, this development does facilitate the completion of a community which is a goal of the Policy and as such, servicing is recommended to be allocated.

*Marianneville / Kerbel Phase 2

Allocation for 4 single-detached units (13 people) has been requested by Marianneville Developments to allow the completion of the first 2 phases of the Glenway application. This allocation is an administrative correction that will reconcile the initially-proposed unit counts of these developments with the total number of units that were ultimately registered.

Applications Not Recommended for Servicing Allocation at this Time

In other cases, development applications are not yet adequately advanced in the planning approval process to warrant the allocation of servicing, and/or they are located in lower priority areas in the Town's Servicing Allocation Policy. As such, they are not being recommended for allocation at this time. However, these applications will be re-considered for allocation reviewed annually as they progress through the approvals process. Table 3 lists these applications.

Table 3 – Applications Not Recommended for Servicing Allocation at this Time

Development	Allocation Priority Area	Allocation³	Status
Kerbel (17365 & 17395 Yonge St) (I&I Program)	1	360 apartments (702 people).	ZBA application submitted; awaiting resubmission for revised concept.
Clock Tower (Main St / Park Ave)	2	Undetermined.	OMB - Minutes of settlement issued.
Forest Green Homes (16920 Leslie St)	3	350 townhouses (921 people).	OPA/ZBA applications submitted; awaiting revised Draft Plan submission.
Shining Hill (Yonge South) (I&I Program) 16250 Yonge St	3	12 single-detached; 10 semi-detached; 162 townhouses (494 people).	Draft plan approved and zoned (H). 3 rd engineering submission.

³ Based on persons per unit calculations by dwelling type and including credits for any existing on site units

Development	Allocation Priority Area	Allocation ³	Status
Sundial (Balance of plan)	3	22 semi-detached; 222 townhouses (648 people).	Draft plan approved and zoned (H).
Cougs (Silken Laumann Dr)	3	28 townhouses (74 people).	OMB approved (H).
Millford (55 Eagle St)	3 & 4	154 apartments; 38 townhouses (401 people).	Before the OMB.
2529473 Ontario Ltd. (1038-1040 Jacarandah Dr)	4	26 semi-detached (75 people).	OPA/ZBA applications submitted; awaiting resubmission for revised concept.
Gorham Street Apts. (751 & 757 Gorham St)	4	82 apartments (160 people)	OPA/ZBA applications submitted; stat public meeting held.
Azure Homes (172 & 178 Old Main St)	4	12 semi-detached (35 people)	Awaiting 2 nd subdivision engineering submission (H).
Lulu Holdings (1015, 1025 & 1029 Davis Dr)	4	23 townhouses (61 people)	OPA/ZBA applications submitted; stat public meeting held.

Current Town Reserve

The Town Reserve is currently 3261 persons of allocation. This accounts for:

- 576 people - Town Reserve at beginning of 2018
- + 1531 people - York Durham Sewage System Reserve, August 15, 2018
- + 144 people - Marianneville Developments' I&I repayment, August 17, 2018
- + 1010 people - Marianneville Developments' I&I repayment, December 6, 2018

3261 people (Current Town Reserve)

If the recommendations of this report are adopted, servicing allocation would be reinstated for 858 units (1829 people); as this would be a reinstatement of allocation, it would not affect the Town Reserve. However, this report also recommends granting new allocation to 20 units (50 people) and rescinding allocation from 106 people (345-351 Davis Drive), thereby creating a **2019 Town Reserve of 3317 persons** of allocation, of which 20 are to be held in the Town's Severance Reserve.

For reference, 3317 persons of allocation is equivalent to:

- 1701 apartment units; or
- 1261 townhouse units; or

- 1151 semi-detached units; or
- 1020 detached units.

Without taking into consideration the future anticipated allocation assignments noted below related to the twinning of the forcemain and other interim solutions, and assuming an annual building program of 300 - 400 units per year, the Town Reserve should accommodate anticipated growth for three to five years, depending on the unit mix.

Future Capacity

Recent & Future Infrastructure Improvements

As noted in the Town Reserve calculation above, on August 15, 2018 Newmarket was granted an additional 1531 persons of capacity by the Region from the York Durham Sewage System Reserve which was made immediately available and therefore it was included in the current Town Reserve calculation above.

In terms of future assignments, the Region has committed an additional 1500 persons of servicing to Newmarket as part of the Region's forcemain twinning project. Timing of the allocation being made available is dependent on the completion of the forcemain twinning project, however it is estimated to be sometime in 2021. This amount will be added to future reserves.

An additional 1309 people will be granted to Newmarket by the Region as a result of additional interim solution projects. This servicing will be made available by the Region as these projects are completed, however the general timeline is 2021-2022. This amount will be added to future reserves.

The Upper York Sewage Solutions (UYSS) project is a major Regional infrastructure project that will provide the ultimate sewage servicing solution for Aurora, Newmarket and East Gwillimbury. The central component to this project is a new 40 megalitre-per-day (MLD) water reclamation centre that will provide wastewater services to support growth in the aforementioned municipalities. However, as noted in the 2018 Annual Servicing Allocation Review Report, this project is not expected to be completed until 2026 or later.

Recent & Future Inflow and Infiltration Reduction (I&I) Program Repayments

Over the past two years, Marianneville Developments has completed three repayments through its I&I program, which have been added back into the Town's reserve. These repayments have totaled 412.5 units (1340.8 persons):

1. December 22, 2017 - 57.6 units (187.3 persons).
2. August 17, 2018 - 44.1 units (143.5 persons).
3. December 6, 2018 - 310.8 units (1010 persons).

Additional Allocation for Centres and Corridors

Lastly, a 1000 person capacity generated through the interim servicing projects will be reserved for Centres and Corridors in Aurora, East Gwillimbury and Newmarket once the actual capacity provided by the interim solutions is confirmed by the Region. Regional staff will establish allocation criteria after confirmation of actual capacity through interim solutions and will advise as this servicing becomes available. This additional servicing will be added to future reserves as soon as it becomes available.

Conclusion

Staff have completed their annual review of current development applications requiring servicing and have provided servicing allocation recommendations as per the Town's Servicing Allocation Policy. This report recommends granting new allocation to 20 units (50 people) and rescinding allocation from 106 people (345-351 Davis Drive), thereby creating a **2019 Town Reserve of 3317 persons** of allocation of which 20 are to be held in the Town's Severance Reserve.

In terms of a future outlook, the Town will have adequate capacity to sustain a moderate level of growth over the mid- to long-term, due to recent and planned infrastructure improvements, recent and future inflow and infiltration reduction program repayments, and additional allocation being granted by the Region to Centres and Corridors.

Business Plan and Strategic Plan Linkages

Well-Planned & Connected:

- Planning and managing growth through long-term plans and strategies, supported by short-term action plans.

Consultation

The annual servicing allocation letter was sent to developers having active planning applications in the Town that include a residential use. This letter requested updated information regarding development status, phasing plans, anticipated construction timing, etc., and advised that this report would be considered at an upcoming Committee of the Whole meeting.

Human Resource Considerations

None.

Budget Impact

None.

Attachments

None.

Approval

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