

HEMSON

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Sent Via E-mail

May 30, 2019

To: Jennifer Jaruczek, Planner, Policy and Government Relations
BILD

From: Nataliya Kelbas and Craig Binning, Hemson Consulting Ltd.

Re: Town of Newmarket Development Charges Review and Update

This letter provides a response to the key items identified in the letter received from Jennifer Jaruczek, BILD dated May 22, 2019.

1. PASSAGE OF THE PROPOSED RATES

Staff have advised that they intend to bring forward the DC Background Study and By-law for Council passage on June 24, 2019 – roughly two months earlier than the September 2nd expiration date of the current by-law. It has been made clear by staff that the premature passage of this by-law is due to the summer recess of Town Council. Therefore, we ask that once the by-law is passed as scheduled by staff on June 24th that the enactment of the said by-law be postponed until the September 2nd expiration date.

Response: *Staff plans to set the date the by-law comes into force to be September 2nd, 2019.*

2. TRANSITION POLICIES

There has been no indication from Town staff on whether transition policies are being considered in this DC review. However, given the substantial increase for some of the rate categories, BILD strongly recommends that the Town provide such provisions.

The Town of Newmarket has previously recognized transition clauses when passing the current DC By-law 2014-42, which provided a phasing-in period that allowed developers to pay the prevailing rate in accordance to Section 3, Schedules A1, A2, and B1 and B2 of the By-law. York Chapter members kindly request that the Town take a similar approach with this DC By-law update and incorporate a phasing-in period to consider those who are well advanced in approvals and permitting process. Further, we encourage Town staff to engage in discussions with affected members of its development community to discuss what an appropriate phasing in period would be. In doing so, would also mitigate the potential risks the significant increase may pose to the feasibility of projects and housing affordability.

Response: *Staff are not considering a phase in approach at this time due to the already delayed implementation of the rates to September 2, 2019.*

3. TREATMENT OF STACKED AND BACK-TO-BACK TOWNHOUSES

BILD believes that the Town should have stacked townhouses and back-to-back townhouse units categorized under Large Apartments. These housing forms are similar in size and number of bedrooms, resulting in a similar growth-related footprint. While we understand that the rationale for this policy change is to remain consistent with Census Data, in the interest of good planning, staff should holistically consider how their DCs and related policies contribute to the Town’s broader community building and housing affordability objectives.

Response: *The Town of Newmarket has taken the general approach to be consistent with the policies contained in York Region’s DC By-law. Surrounding municipalities generally treat both types of townhouses as “Rows/Other Multiples”. At this time, the Town will continue to apply the*

Municipality	Stacked		Back-to-Back	
	Apartment	Row/Multiples	Apartment	Row/Multiples
York		X		X
Newmarket		X		X
Markham		X		X

“Rows & Other Multiples” charge to both stacked and back-to-back townhouses.

Vaughan		X		X
Richmond Hill		X		X
Aurora		X		X
East Gwillimbury		X		X
Peel		X		X
Mississauga	X			X
Brampton	X		X	
Toronto	X			X