



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Six-Month Servicing Allocation Review for 2019 Staff Report to Council

Report Number: 2019-91

Department(s): Planning Services

Author(s): Adrian Cammaert

Meeting Date: October 15, 2019

Recommendations

1. That the report entitled Six-Month Servicing Allocation Review for 2019 dated October 15, 2019 be received;
2. That 153 person units of additional servicing allocation be granted to the Rose Corporation to service the additional units in Phase 1 and Phase 2 of their development located at 175 Deerfield Road;
3. That the following people be notified of this action: Andrew Webster, The Rose Corporation, 156 Duncan Mill Road, Suite 12, Toronto, Ontario M3B 3N2;
4. That the Town's resulting remaining servicing capacity (the Town Reserve) of 2,644 persons of allocation (of which 20 persons of allocation is to be held in a Severance Reserve) be maintained; and
5. 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 provide an adjustment to the Town's 2019 servicing allocation figure that was determined through the Annual Servicing Allocation Review in May, 2019 (Report 2019-50)

Background

A formal review of all development applications and available servicing capacity is Six-Month Servicing Allocation Review for 2019

undertaken annually (typically in April or May), with a six-month internal staff review carried out in the fall. This year’s Annual Servicing Allocation Review was reported on in May, 2019 (Report 2019-50). Typically staff do not provide a formal report to Council as part of the six-month internal review, however since the May 2019 Annual Servicing Allocation Review, a request has been made by a local developer (the Rose Corporation) for an increase to the capacity previously assigned to Phases 1 and 2 of their development at 175 Deerfield Road.

Discussion

175 Deerfield Road

The Rose Corporation’s development at 175 Deerfield Road is comprised of two 15-storey towers and one 9-storey building, proposed over two phases.

Initially, the development included a total of 462 dwelling units for all three buildings, and servicing was allocated based on that total and was allocated to the first two buildings. However, in August 2019, a change to the development was made through the current site plan approval process to increase the unit count of buildings 1 and 2 of the development by a total of 77 units. This change has necessitated this request for additional allocation capacity. The previous unit counts, additional units and impact to servicing allocation is summarized as follows:

	Previous Unit Count	Previous People Allocation	Current Unit Count	Current People Allocation Request
Building 1	186	362	216 (+30)	422 (+60)
Building 2	172	335	219 (+47)	428 (+93)
Totals	358	697	435 (+77 units)	850 (+153 people)

Note: Allocation figures are determined using York Region’s apartment standard of 1.95 people per unit.

As per the above summary, allocation for 153 additional people is required to service the net increase of 77 units in buildings 1 and 2.

Sustainable Development Through LEED® Program

The previously allocated 697 people worth of allocation were granted as part of an incentive package that required the developer to proceed with the Sustainable Development Through LEED® Program to maximize the amount of allocation that can be provided. The Region has confirmed they will be providing an additional 196 people of allocation to the Town, contingent upon buildings 1 & 2 achieving the requirements of the Region’s program. As a part of the incentive package that Council approved for this development, these additional servicing allocation units from the LEED program will be directed to building 3.

Town Allocation Reserve

The Town's current allocation reserve is 2,797 people. Should the recommendations of this report be adopted, the Town's allocation reserve would be 2,644 people worth of allocation.

Conclusion

Rose Corporation's development at 175 Deerfield Road has recently been revised through the Site Plan review process. As a result of changes to the internal layouts and unit configurations, Phases 1 and 2 of the development have increased by 153 units and therefore additional servicing capacity is required to facilitate this change.

Business Plan and Strategic Plan Linkages

- Vibrancy on Yonge, Davis and Mulock.

Consultation

Consultation has taken place over the summer and fall with the landowner through the Site Plan approval process.

Human Resource Considerations

None.

Budget Impact

None.

Attachments

None.

Approval

Adrian Cammaert, MCIP, RPP, CNU-A
Acting Manager of Planning Services

Jason Unger, MCIP, RPP
Acting Director of Planning & Building Services

Peter Noehammer, P. Eng.
Commissioner of Development & Infrastructure Services

Contact

Adrian Cammaert, Acting Manager of Planning Services, acammaert@newmarket.ca.