



DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES  
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April 13, 2015

**DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING  
SERVICES REPORT 2015-06**

TO: Committee of the Whole  
SUBJECT: 2015 Annual Servicing Allocation Review  
ORIGIN: Planning and Building Services

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**RECOMMENDATIONS**

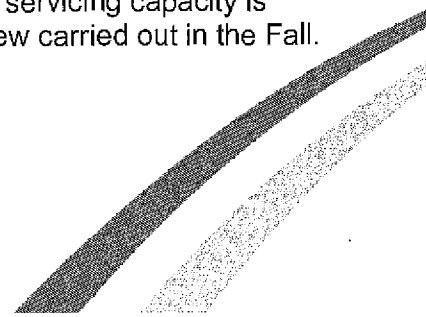
**THAT Development & Infrastructure Services/Planning & Building Services Report 2015-06 dated April 13, 2015 regarding the 2015 Annual Servicing Allocation Review be received and the following recommendation(s) be adopted:**

- 1. THAT all previously-distributed servicing capacity be re-instated;**
- 2. AND THAT servicing capacity be allocated to the following development(s) from the Town's current strategic reserve:**
  - i. Marianneville Developments (Glenway) Phase 1 in the amount of 325 people (74 townhouses and 40 detached dwellings);**
- 3. AND THAT those developments listed as Priority 2 in Appendix "A" (i.e. developments that have or could receive Council approval in 2015, representing a population of 3271 people) be revisited in six months for consideration of granting servicing allocation.**
- 4. AND THAT the Town continue to hold the balance of its unassigned and uncommitted servicing capacity (2560 people total, with a minimum of 561 people to be directed to the Centres and Corridors) in a strategic reserve.**

**COMMENTS**

**Servicing allocation distribution is guided by the Town's Servicing Allocation Policy**

The manner in which servicing capacity is distributed by the Town is governed by the Town's Servicing Allocation Policy. In addition to the Policy's location hierarchy, which seeks to direct servicing capacity to the urban centres as a priority, staff also considers matters such as orderly development, completion of communities, and maintaining an on-going sales and building program when considering the distribution of servicing capacity. A formal review of all development applications and available servicing capacity is undertaken annually (typically in April or May), with a six-month internal staff review carried out in the Fall.



**The Town currently has a strategic reserve in the amount of 2885 people, of which a minimum of 561 is to be distributed within the Urban Centres as per Regional policy.**

At the end of 2013 Newmarket's unassigned servicing capacity was 4025 people. In 2014 Council granted allocation to the developments listed below, leaving a 2014 year-end balance of 2885 people, of which a minimum of 561 is to be directed to the Urban Centres as per Regional policy:

2013 Year-End Capacity	4025 people
Less Allocation Granted in 2014	
National Homes Phase 2 (end of Newpark Blvd.)	36 people
Sundial Homes Phase 1 (northwest quadrant)	665 people
212 Davis (Davis Dr. between Parkside & Lorne)	439 people
2014 Year-End Capacity	2885 people

Each of the above developments is working towards subdivision/site plan registration either through the Development Coordination Committee (National Homes and Sundial) or the staff site plan review team (212 Davis) and, as such, it is recommended that each retain its previously-granted allocation. Each of the above developments has committed to the appropriate contributions as set out in the Servicing Allocation Policy, and these contributions will be secured through the individual subdivision/site plan agreements.

Other developments that had received allocation in previous years are either now registered (Metrus Phase 7, Mosaik, Goldstein, Trinison), or are expected to be registered in 2015 (Landmark Estates – Orsi – Phase 4). Of these, only Landmark Estates is eligible to have its allocation rescinded, however the developer is working with the Development Coordination Committee in an effort to register this final phase in 2015, and therefore staff recommends that its allocation be re-instated.

#### **Applications on file exceed available servicing capacity**

The Town currently has applications on file that, if approved, would require servicing capacity in the amount of approximately 3352 units (7445 people), of which approximately 1485 units (2925 people) are within the urban centres and approximately 1867 units (4520 people) are outside of the urban centres (refer to Appendix "A").

Staff has categorized the developments in Appendix "A" in terms of their status in the planning process and anticipated timeframe for a Council decision. Priority 1 developments are those that have received some level of approval and are likely to proceed to construction in 2015. Priority 2 developments are those that have, or could reasonably be expected to receive, a decision in 2015 and which could therefore require allocation in the near future. Priority 3 developments are those that are likely to be further away from a Council decision based on their status in the Planning process.

## Priority 1

Of the current applications without allocation, only the Marianneville (Glenway) application has received a Planning approval and is also sufficiently advanced to warrant the granting of allocation at this time. On the subdivision matters, the plan is draft-approved, the zoning is in full force and effect, and the plan is proceeding through to registration. The site plan application for the former clubhouse area is expected to be back before the Site Plan Review Committee in April 2015, at which time the applicant will be seeking an approval in principle and to have the matter referred to staff for processing.

The developer has requested allocation for Phase 1 in the amount of 74 townhouse units for Block 159 (the former clubhouse area), and 40 detached dwellings for the subdivision lands east of Eagle Street, totaling 325 people.

Marianneville has committed to the trail, public art, and community project contribution expectations (\$2400.00 per unit) as outlined in the Town's Servicing Allocation Policy. For phase 1, this will total \$273,600.00.

In an effort to recover servicing capacity, Marianneville has committed to fund an Inflow and Infiltration (I&I) program in the Town. The purpose of an I&I program is to reduce the inflow and infiltration of groundwater and stormwater into the sanitary sewer system in a specified area of Town in an effort to make the system more efficient, in effect creating additional capacity in the system. The commitment to carry out the I&I program will be addressed in the first phase subdivision agreement for the Marianneville development.

Marianneville has also advised that they have committed to partnering with the Parent-Teachers Council of Crossland Elementary School to provide financial and in-kind support in the construction of a playground facility for that school.

Additionally, Marianneville advises that they have entered into a contract with the Southlake Regional Health Centre Foundation to fund the Residential Hospice and/or other future priorities and has pledged \$200.00 per home to be paid as the units proceed to registration and closing

## Priority 2

The following applications totaling ± 3271 people have, or could conceivably receive, a decision in 2015 and, if approved, could be seeking allocation for some or all of the development later this year:

- Sundial (Future Phases) - 40 semi-detached; 378 townhouses (1111 people)
- Clock Tower (Main Street) - 140 apartments (273 people)
- Lorne Park Gardens (Mulock Drive) - 73 townhouses (192 people)
- Marianneville (balance of development) - 118 detached; 51 detached condo; 149 townhouses; 298 apartments; 12 mixed use (± 1559 people)
- 345 Davis Drive - 40 townhouses (106 people)
- 281 Main Street North - 2 semi-detached; 9 townhouses (30 people)

Appendix "A" outlines the status of each of these developments in more detail.

### **Priority 3**

The following applications are likely to be further away from a Council decision based on where they are in the Planning process:

- Kerbel (Yonge/Millard)
- Slessor
- 22 George/39 Davis
- Millford (Eagle Street)
- Forest Green Homes (Leslie Street)
- Cougs (Silken Laumann Drive)

Appendix "A" outlines the status of each of these developments in more detail.

Staff will continue to monitor the progress of all of the applications in Appendix "A" and will report back to Committee with recommendations to grant servicing allocation as deemed appropriate.

#### **The priority listing represents staff's best estimate in terms of timing, and may be revisited at the six-month internal review**

The priority listing could change based on a developer re-submitting drawings or addressing outstanding issues in a timely manner, and any changes to the priority status of a development can be addressed in the six-month internal staff review of servicing capacity.

Also, notwithstanding the priority status in terms of where an application is in the Planning process, staff will continue to monitor the distribution of allocation in accordance with the overall Servicing Allocation Policy, which lists the urban centres as the highest priority for receiving allocation, as well as other considerations such as orderly development, completion of communities, and maintaining an on-going sales and building program for developments.

#### **The Upper York Servicing Solution (UYSS) is anticipated to be delayed.**

The Town's current servicing capacity assignment from York Region was intended to satisfy Newmarket's growth needs until 2018 when the UYSS was expected to be completed, following which it was anticipated that additional capacity would be granted to the Town. Staff now understands that the delivery of the UYSS is expected to be delayed until approximately 2024. Staff continues to work closely with York Region in the monitoring of our available servicing capacity and our growth targets, and will report back to Committee with updates on the UYSS and any additional servicing capacity assignments from York Region in the interim.

#### **The Town continues to seek ways to find additional allocation to support growth**

In addition to the proposed I&I program to be undertaken by Marianneville, the Town continues to look for ways to create additional capacity to support growth, including the Town's on-going partnership with the Region in the Servicing Incentive Program for both high-density residential development and grade-related residential developments. The purpose of these programs is to advance more sustainable development practices to maximize water efficiency (for example the use of low flow toilets, shower heads and faucets, as well as the use of other measures such as grey water reclamation and rainwater harvesting) with any saved allocation coming back to the local municipality to be distributed as it deems appropriate.

## **BUSINESS PLAN AND STRATEGIC PLAN LINKAGES**

The on-going monitoring and distribution of servicing capacity is a growth management strategy that has linkages to the Town's Strategic Plan as follows:

*Living Well* – sustainable practices (traffic and growth management)

*Well-planned and Connected* – long-term strategy matched with short-term action plan

## **CONSULTATION**

Letters were sent to development community early in 2015 requesting phasing plans, proposed timing of construction, and confirmation that developments will address the Town's base expectations as set out in the Servicing Allocation Policy related to voluntary contributions (trail, public art, and community projects). A copy of this report has been provided to the development community in advance of the Committee of the Whole meeting.

## **HUMAN RESOURCE CONSIDERATIONS**

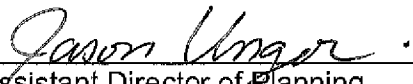
Not applicable to this report.

## **BUDGET IMPACT**

There are no Capital or Operating budget impacts associated with this report.

## **CONTACT**

For more information on this report, contact R. Nethery, Director, Planning & Building Services, ext. 2451, ([rnethery@newmarket.ca](mailto:rnethery@newmarket.ca)) or J. Unger, Assistant Director of Planning, ext. 2452, ([junger@newmarket.ca](mailto:junger@newmarket.ca)).

  
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Appendix "A" - Applications on File with No Servicing Allocation (Page 1 of 2)

Development	Units	Population	Status	Priority (Based on Status in Planning process)
Glenway (Balance of plan)	118 detached (subdivision)	384	Draft approved and zoned	2
	51 condo detached 149 townhouses 298 apartments 12 live-work	1175	Zoned; site plan applications required	2
345 Davis	40 townhouses	106	Public Meeting held; Addressing outstanding issues	2
281 Main St. North	2 semi-detached 9 townhouses	30	Public meeting held; Addressing outstanding issues	2
Lorne Park Gardens (Mulock Drive)	73 townhouses	192	Public Meeting held. Addressing Town/agency/public comments	2
Sundial - Future Phases (Davis Drive)	40 semi-detached 378 townhouses (street townhouses and back-to-back)	1111	Proceeding to plan registration. Phase 1 units (±233 units) with allocation are not yet under construction. Additional allocation for future phases not expected to be required until 2016 at the earliest.	2
Clock Tower (Main Street)	140 apartments	273	Public meeting held. Revised application anticipated.	2
Kerbel (Yonge/Millard)	360 apartments	702	Revised application under review	3
Slessor (Yonge Street)	550 apartments (institutional/retirement units may not require allocation)	1073	OMB approved – awaiting development application	3

Development	Units	Population	Status	Priority (Based on Status in Planning Process)
22 George/39 Davis	395 apartments	771	By-laws approved; awaiting site plan application	3
Millford (Eagle Street)	154 apartments 38 townhouses	401	Applicant not proceeding with development at this time	3
Forest Green Homes (Leslie Street)	214 townhouses 304 apartments	1156	Application being revised to address Town/agency comments	3
Cougs (Silken Lauman)	27 townhouses	71	OMB pre-hearing held on March 26, 2015. Full hearing scheduled for September 2015.	3
<b>TOTAL</b>	<b>3352</b>	<b>7445</b>		

NOTE: All numbers are approximate and reflect the application as submitted, as well as the current per-unit figures as provided by York Region.