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2020 Annual Servicing Allocation Review Staff Report to Council

Report Number: 2020-51

Department(s): Planning & Building Services

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Meeting Date: July 20, 2020

Recommendations

1. That the report entitled 2020 Annual Servicing Allocation Review dated July 20, 2020 be received; and,
2. That Council reinstate servicing allocation to the following developments as outlined in this staff report:
 - a. Azure Homes (172-178 Old Main Street);
 - b. Redwood (17645 Yonge Street);
 - c. Marianneville Glenway Block 120 (Bethpage Crescent, lands west of the Hydro corridor);
 - d. Options Development (281 Main Street North);
 - e. Shining Hill Phase 1 (16250 Yonge Street); and,
 - f. Maple Lane Lands and Development (680 Gorham Street); and
3. That Council grant serving allocation to Marianneville Glenway East Phase 3 as outlined in this staff report; and,
4. That Council rescind 98 persons of servicing allocation from Landmark Estates Phase 5 (Yonge Street and Clearmeadow Boulevard) for the reasons outlined in this staff report; and
5. That the Town's remaining servicing capacity (the Town Reserve) of 2094 persons of allocation, of which, 16 persons is to be held in the Severance Reserve, be maintained for future development; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

The Town's Servicing Allocation Reserve currently has 2640 persons of capacity, of which, 16 persons are in the Severance Reserve. In this report, staff recommends that Council reinstate applications that received servicing allocation in 2019, except Landmark Estates Phase 5, with some minor adjustments to previously allocated capacity to reflect updated unit counts. In addition, staff recommends that Council grant an additional 659 persons of servicing allocation to Marianneville Glenway East Phase 3. The full amount granted to Marianneville Glenway East plus an additional 220 persons is required to be paid back to the Town through their Inflow & Infiltration (I&I) Program. Should Council adopt staff's recommendations contained in this report, the Town's Servicing Allocation Reserve would have a balance of 2094 persons, of which, 16 persons would remain in the Severance Reserve.

Regarding future allocation from York Region, the Region will provide a monitoring report to Regional Council in 2021 and has scheduled the next capacity assignment in 2023. The extent of any additional allocation from the Region to the Town as part of this assignment is not yet known; however, Planning staff from both the Town and Region will continue to work to identify the best approach in meeting the Town's needs to support future growth.

Purpose

The purpose of this report is twofold: 1) to provide Council with recommendations for distribution of servicing capacity to development applications on file that have a residential component, and 2) to provide Council with a general update on the Town's current servicing capacity status.

Background

Planning staff review servicing allocation requests and makes recommendations to Council annually. Each application is reviewed based on its status in the planning approval process and staff's assessment of each application against the [Town's Servicing Allocation Policy](#). The Town's Servicing Allocation Policy seeks to direct servicing capacity to developments 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

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 Request for Servicing, and
3. Applications Not Recommended for Servicing Allocation at this Time.

Recommendations where Servicing has been Previously Allocated

Table 1 below identifies current development applications that have been granted servicing allocation in the past. Staff monitor the progress of each development and makes the following recommendations to either rescind or reinstate this allocation depending on the work that has been completed during the past year. Staff's recommendations are provided in the right-hand column, which accounts for credits of any existing dwelling units on site.

Table 1 Applications Previously Received Servicing Allocation

| Development | Priority Area | Allocation Received | Status | Recommendation |
|---|---------------|---|---|--|
| Redwood Development Phase 1 (17645 Yonge Street) | 1 | 184 apartment units (359 persons) | Second Site Plan submission under review | *Reinstate 347 persons and rescind 12 persons |
| Glenway Block 120 (Bethpage Crescent, lands west of the Hydro corridor) (I&I Program) | 3 | 26 single detached units (85 persons) | Site Plan Agreement being finalized | Reinstate 85 persons |
| Options Development (281 Main Street North) | 3 | 2 semi-detached units and 9 townhouse units (27 persons) | ZBLA approved; site plan application under review | Reinstate 27 persons |
| Shining Hill Phase 1 (16250 Yonge Street) (I&I Program) | 3 | 179 units (485 persons) | Engineering submission | Reinstate 485 persons |
| Azure Homes (172-178 Old Main Street) | 4 | 12 semi-detached units (35 persons subtract one existing single detached unit 3.25 persons) | Clearing conditions of draft approval | Reinstate 32 persons and rescind 3 persons (credit from existing dwelling unit) |

| Development | Priority Area | Allocation Received | Status | Recommendation |
|--|----------------------|-------------------------------------|--|--|
| Landmark Estates Phase 5 (Yonge Street and Clearmeadow Blvd) | 4 | 34 semi-detached units (98 persons) | Draft approved; working towards final registration | **Rescind 98 persons |
| Maple Lane Lands & Development Co. Ltd. (680 Gorham Street) | 4 | 4 apartment units (8 persons) | Finalizing Site Plan Agreement | Reinstate 8 persons |
| Totals | | Granted 1097 persons | | Reinstate 984 persons and rescind 113 persons |

*Redwood Development previously received 359 persons of servicing allocation for 184 apartment units. However, through the review of its Site Plan application, the proposed unit count has been revised to 178 apartment units (347 persons). As such, staff recommends rescinding the extra 12 persons of servicing allocation (6 apartment units) and reinstating 347 persons of servicing allocation to Redwood Development.

**As noted in the Town's 2017 Servicing Allocation Review staff report, Landmark Estates Phase 5 was originally planned to be registered in 2017. The applicant has advised Town staff in March 2020 that they anticipate registration of the Phase 5 in spring 2021. Given it has been three years since the planned registration timeline and registration is unlikely to happen by the end of 2020 based on applicant's response, Planning staff recommends that Council rescind the 98 persons of servicing allocation at this time and a six-month review report may be provided in early 2021, if necessary. Planning staff will continue to monitor progress of the registration of Phase 5. Should allocation be required prior to the next servicing allocation review report in spring 2021, Planning staff will provide a recommendation to Council in Q1 of 2021.

Recommendations for New Request for Servicing Allocation

The application listed in Table 2 below has not been granted servicing allocation in the past, but is now adequately advanced in the planning approval process to be considered for allocation. Staff recommends granting servicing allocation to the application listed in Table 2.

Table 2 New Request for Servicing Allocation

| Development | Priority Area | Allocation | Status | Recommendation |
|---|----------------------|---|-----------------------|-----------------------|
| Marianneville Glenway East Phase 3 (I&I Program) | 3 | 292 townhouse units and 12 live-work units (800 persons) | OPA and ZBLA approved | Allocate 659 persons |

Marianneville Glenway East Phase 3 consists of 292 townhouse units and 12 live-work units, which requires 800 persons of servicing allocation. Through the I&I Program, Marianneville has generated a surplus of 141 persons of servicing allocation in their favour. To advance Glenway East Phase 3 development, Marianneville needs to borrow a balance of 659 persons of servicing allocation from the Town. In accordance with the Tri-party agreement between York Region, the Town and Marianneville, Marianneville needs to pay back the full amount borrowed plus an additional 220 persons of allocation (total of 879 persons) to the Town in the future through their I&I program.

Applications Not Recommended for Servicing Allocation at This Time

Development applications listed in Table 3 below 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 according to the Town's Servicing Allocation Policy. As such, staff do not recommend assigning allocation to these applications at this time. These applications will be reconsidered for allocation annually or at such time as they are deemed to have sufficiently progressed through the approvals process.

Table 3 Applications Not Recommended for Servicing Allocation at This Time

| Development | Priority Area | Allocation | Status |
|---|----------------------|--|---|
| Briarwood (693-713 Davis Drive) | 1 | 318 apartment units (620 people) | ZBLA and Site Plan applications under review |
| Kerbel (17365 and 17395 Yonge Street) (I&I Program) | 1 | 303 apartment units and 28 townhouse units (665 people) | Revised submission received in May. ZBLA and Site Plan applications under review. |

| Development | Priority Area | Allocation | Status |
|---|----------------------|---|---|
| 345 – 351 Davis Drive | 1 | 68 apartment units (133 persons) | Site Plan under review |
| Maters Development (49, 55, 59 Charles and 52 Prospect) | 1 | 9 townhouse units and 42 apartment units (106 persons) | Statutory Public Meeting for ZBLA held on June 29, 2020 |
| Cougs (Silken Laumann Drive) | 3 | 28 townhouse units (74 people) | OMB approved with holding (H) provisions |
| Forest Green Homes (16920 and 16840 Leslie Street) | 3 | Approximately 312 units (Approximately 821 persons) | Awaiting further information from applicant to finalize OPA, ZBLA and draft Plan of Subdivision |
| Glenway West | 3 | 97 singles and 96 townhouse units (568 persons) | OPA, ZBLA and draft Plan of Subdivision under review |
| Sundial Phase 3 (north of Davis Drive between William Booth and Upper Canada Mall) | 3 | 22 semi-detached units and 222 townhouse units (648 persons) | Draft approved |
| Millford Development Limited Phase 1 (55 Eagle Street) | 3 & 4 | 154 apartment units and 38 townhouse units (401 persons) | Appealed to LPAT |
| Ali Jawad (292-294 Court Street) | 4 | 2 single detached units (7 persons) | Statutory Public Meeting for ZBLA held on June 29, 2020* |

| Development | Priority Area | Allocation | Status |
|---|---------------------------------------|--|--|
| Lulu Holdings (1015, 1025, 1029 Davis Drive) | 4 | 23 townhouse units (60 persons) | OPA and ZBLA applications under review |
| Gorham Development 849 Inc. (849 Gorham Street) | 4 | 2 semi-detached units and 20 townhouse units (58 persons) | ZBLA and Site Plan applications under review. Public meeting scheduled for July 27, 2020 |
| 751-757 Gorham Street | 4 | 82 apartment units (160 persons) | OPA and ZBLA under review |
| 2529473 Ontario Ltd. (1038 & 1040 Jacarandah Drive) | 4 | 2 singles and 22 semi-detached units (70 persons) | ZBLA under review |
| Marianneville Stonehaven Limited (600 Stonehaven Avenue) | N/A – designated Parks and Open Space | 60 singles and 142 townhouse units (568 persons) | OPA, ZBLA and draft Plan of Subdivision under review |

*There are two existing semi-detached units at 292 and 294 Court Street, which account for six persons of servicing allocation. These six persons of servicing allocation will be applied as credit towards the two proposed single detached units. The difference of one person of servicing allocation will be granted from the Severance Reserve if Council and the Committee of Adjustment approved the zoning by-law amendment application and future severance application.

Current Town Reserve

The Town's Servicing Allocation Reserve (without factoring in the recommendations of this Report) currently has 2640 persons of capacity, of which, 16 persons are part of the Severance Reserve.

This accounts for:

| | |
|---|--------------|
| 2019 Opening Balance | 3261 persons |
| - Allocation granted in 2019 from Town Reserve | 723 persons |
| - Allocation granted in 2019 from Severance Reserve | 4 persons |
| + Allocation Rescinded in 2019 | 106 persons |
| 2019 Year End Balance | 2640 persons |

This report recommends granting an additional 659 persons of servicing allocation, rescinding 98 persons from Landmark Estates Phase 5, rescinding 12 persons from previous over-allocation, and applying credit to an existing residential unit (3 persons).

Should Council adopt staff's recommendations, the Town's Reserve would be **2094 persons** (2640-659+98+12+3), of which, 16 persons would be set aside for the Severance Reserve.

Future Capacity

York Region has scheduled the next capacity assignment for 2023 with a capacity monitoring report to Regional Council in 2021. Planning staff will work with Regional staff and monitor the status of the report.

As stated in the [2019 Annual Servicing Allocation Review Report](#), York Region has committed to providing additional capacity to the Town as summarized below in Table 4:

Table 4 Summary of Future Capacity Committed by York Region

| Project | Additional Amount of Capacity | Year Additional Capacity Become Available |
|---|-------------------------------|--|
| Forcemain Twinning | 1500 persons | Upon completion of project, sometime in 2021 |
| Interim Solutions Project | 1309 persons | Upon completion of project, approximately 2022 |
| York Region's Reserve for Centres and Corridors in Town of Aurora, Town of Newmarket and Town of East Gwillimbury | 1000 persons (total) | Upon completion of interim solutions project |

Inflow and Infiltration Reduction (I&I) Program Repayments

No I&I repayments were received in 2019. Marianneville has paid back all servicing capacity previously borrowed from the Town and has a credit of 141 persons in their favour. Should Council adopt staff's recommendation and front-end servicing allocation of 659 persons to advance Glenway East Phase 3, a total of 879 persons will be required to be paid back to the Town in the future.

Shining Hill has been working to complete the works identified through their program. As stated in the agreement between Shining Hill and the Town, Shining Hill will repay the full up-front amount of 485 persons plus an additional 162 persons to account for the Town's allotment (total of 647 persons) to the Town by December 1, 2020. These repayments will be added to the Town Reserve once they are received.

Conclusion

Staff have completed their annual review of current development applications requiring servicing allocation and have provided recommendations as per the Town's Servicing Allocation Policy. This report recommends granting 659 persons of new allocation and rescinding 113 persons of previously granted allocation, thereby creating a 2020 Town Reserve balance of 2094 persons of allocation, of which 16 are to be held in the Town's Severance Reserve.

Business Plan and Strategic Plan Linkages

- Long-term Financial Sustainability
- Vibrancy on Yonge, Davis and Mulock

Consultation

The annual servicing allocation letter was sent to all developers having active planning applications in the Town that involve a residential use. This letter requested updated information regarding development application status, phasing plans, anticipated construction timing etc., and advised that this report would be considered at an upcoming Committee of the Whole meeting. A follow-up notice was also sent to developers advising them the date of this meeting.

Human Resource Considerations

None

Budget Impact

None

Attachments

None

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