

January 16, 2014

**DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING  
SERVICES REPORT 2014-01**

TO: Committee of the Whole  
SUBJECT: 2013 Year-End Servicing Allocation Capacity Monitoring Chart  
ORIGIN: Planning and Building Services

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**RECOMMENDATIONS**

**THAT Development & Infrastructure Services/Planning & Building Services Report 2014-01 dated January 16, 2014 regarding the 2013 Year-End Servicing Allocation Capacity Monitoring Table be received and the following recommendation(s) be adopted:**

- 1. THAT the Servicing Allocation Capacity Monitoring Table attached as Appendix "A" be adopted.**
- 2. AND THAT Gabrielle Hurst, Community Planning, Planning and Infrastructure Integration, York Region, 17250 Yonge Street, Newmarket, Ontario, L3Y 6Z1 be notified of this action.**

**COMMENTS**

**York Region has adopted a standardized approach to monitoring servicing capacity**

In 2013 York Region implemented a standardized approach to monitoring and reporting on servicing capacity in an effort to better analyze future capacity assignments to the local municipalities. Each municipality is now required to complete the attached chart on an annual basis, and have the completed chart formally adopted by its local Council.

In January 2013 Council adopted the first of these monitoring tables, which showed that at the end of 2012 Newmarket had an uncommitted assignment (i.e. capacity from the Region that had not been registered or committed through draft plan approvals or other legal agreements) of 1461 people.

**At the end of 2013 Newmarket's uncommitted capacity is 3975 people, of which 1000 is to be directed to the Regional Centre**

In mid-2013 the Region granted Newmarket a post-2013 assignment of 2561 people plus an additional 1000 people to be dedicated to the Regional Centre (Provincial Growth Centre). Newmarket Council also granted allocation to a number of developments in 2013, resulting in a final 2013 year-end uncommitted capacity of 3975 people, of which 1000 is to be directed to the Regional Centre.

### **The persons per unit values have been updated for the post-2013 capacity assignment**

The Region's capacity assignment is based on population (not units). The Region has updated the person per unit (ppu) values based on the 2011 Census, with the ppu values as shown in the attached table to be used for Newmarket's capacity allocation for post-2013 growth.

| Housing Type  | Persons Per Unit |
|---------------|------------------|
| Single        | 3.25             |
| Semi-detached | 2.88             |
| Townhouse     | 2.63             |
| Apartment     | 1.95             |

### **The Town has active applications on file for which no allocation has been granted and that, if approved, would total approximately 9660 people**

Applying the new ppu values to the updated application list, the Town has applications on file for which no allocation has been granted totaling approximately 9660 people. Of this, approximately 4080 are in the urban centres (including the historic downtown centre) and 5580 are outside of the urban centres.

### **2014 annual review of servicing capacity is expected in April/May**

The completion of the attached chart does not constitute the Town's annual review and distribution of servicing capacity in accordance with the Servicing Allocation Policy; rather the chart attempts to identify, in a consistent manner using consistent language across the Region, the total uncommitted servicing assignment for each municipality at the end of 2013.

The next annual review of servicing capacity is anticipated to be in April/May 2014, at which time staff will make recommendations regarding the potential distribution of the 3975 people worth of uncommitted servicing capacity, as well as the potential re-distribution of capacity from any developments that have not been moving forward in a timely manner.

### **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**

No public consultation was required for this report.

## **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)).

  
Assistant Director of Planning

  
Director of Planning & Building Services

  
Commissioner of Development &  
Infrastructure Services

Attachments: 2013 Year-End Servicing Capacity Monitoring Table  
2013 Year-End Servicing Capacity Monitoring Table Summary

## MODIFIED Attachment B - ALLOCATION CAPACITY MONITORING TABLE - (Year End 2013)

Sample - All previously Draft Approved Applications have been Registered

## SHEET - A - 2012 Year end Monitoring Reporting Table

| Name of Development<br>from YEAR END 2012<br>REPORT only                    | Subdivision, Condominium<br>or Site Plan | Ground Related |            |       |            |       |            | High Rise |            | Total | Regional<br>Initiative<br>(Identified by<br>Type) | Stage in Application (Population)                       |  |   |   | Amount of Allocation Remaining from Previous<br>Regional Assignments (Population) |                         |  |      | Service Area |            | Status of Application in the Development<br>Approval Process - Timeline to<br>Registration |
|---|--|----------------|------------|-------|------------|-------|------------|-----------|------------|-------|---|---|--|---|---|---|-------------------------|--|------|--------------|------------|--|
|   |  | Single         |            | Semi  |            | Town  |            | Appl.     |            |       |   | Applications<br>Received<br>(Uncommitted<br>Allocation) | Draft Approved<br>Allocation<br>(Council<br>Committed) | Prelaid DC's<br>Agreements,<br>MFCAs (Council<br>Committed,<br>Reserve) | Registered or<br>Executed Site<br>Agreement<br>(Allocation is<br>Gone?) | 2010 to Post<br>2013 (unsub-<br>mitted)<br>Carried from<br>2012                   | Balance<br>Post<br>2013 | New Post 2013<br>Servicing<br>Capacity<br>Assigned in<br>Sheet B below | West | Water        | Wastewater |  |
|   |  | PPU            |            | PPU   |            | PPU   |            | PPU       |            |       |   |   |  |   |   |   |                         |  |      |              |            |  |
|   |  | UNITS          | POPULATION | UNITS | POPULATION | UNITS | POPULATION | UNITS     | POPULATION |       |   |   |  |   |   |   |                         |  |      |              |            |  |
| Orsi (Landmark Estates) Ph 4  | 19T-85086/07023                          |                | 94         | 286   |            |       |            |           | 286        | 94    |   |   |  |   |   |   |                         |  |      |              |            | Permits/Occupancy in 2014  |
| Ardee 19T-03N03   |  | 50             | 169        |       |            |       |            |           | 169        | 50    |   |   |  |   |   |   |                         |  |      |              |            | Under construction   |
| Metrus Ph 7   | 19TN 2011 003                            | 193            | 682        |       |            | 41    | 118        |           | 770        | 234   |   |   |  |   |   |   |                         |  |      |              |            | Registration expected in 2014  |
| Allocation already committed (carried forward from<br>Year end 2012 report) |  | 243            | 821        | 94    | 286        | 41    | 118        | 0         | 0          | 1,225 | 378   |   | 169  | 1,225   | 1,461   |   |                         |  |      |              |            | Carried forward to Year-end 2013 Report SHEET<br>B   |

4 - Transitional Year  
\* If DA/Preliminary applications are registered in 2013 (SHEET A - OLD PPU'S ARE USED)  
\* Uncommitted/Active Applications are carried forward to Year-end 2013 report, SHEET B

## SHEET - B - Modified Reporting table To Be Completed for year end 2013 Report

| Name of Development<br>(Includes All Active Developments Not Registered as of January 1 2013) | Subdivision, Condominium/Site Plans | Ground Related (New 2011 PPU's) |            |           |            |           |            | High Rise (2011 PPU's) |            | Total  | Regional Initiative (Identified by Type) | Stage in Application (Population) |            |   |  | Amount of Servicing Capacity Provided by York Region (Population) |  |         |                          | Service Area                               |            | Status of Application in the Development Approval Process - Estimated Timeline to Registration |            |
|---|-------------------------------------|---------------------------------|------------|-----------|------------|-----------|------------|------------------------|------------|--------|--|-----------------------------------|------------|---|--|---|--|---------|--------------------------|--|------------|--|------------|
|   |                                     | Single                          |            | Semi      |            | Town      |            | POPULATION             |            |        |  | UNITS                             | POPULATION | Draft Approved Allocation (Uncommitted Council Committed) | Preliminary MFCAs (Council Committed, Reserve) | Registered or Executed Site Agreement (Allocation is Gone?)       | Leave blank for allocation Use it or lose it | Balance | New Post 2013 Assignment | HOLD - Awaiting Further Release (Forecast) | Water      |  | Wastewater |
|   |                                     | UNITS                           | POPULATION | UNITS     | POPULATION | UNITS     | POPULATION | UNITS                  | POPULATION |        |  |                                   |            |   |  |   |  |         |                          |  |            |  |            |
|   |                                     | PPU: 3.25                       | PPU: 3.25  | PPU: 2.63 | PPU: 2.63  | PPU: 1.95 | PPU: 1.95  |                        |            |        |  |                                   |            |   |  |   |  |         |                          |  |            |  |            |
| Mademont  | ZBA                                 |                                 |            | 80        | 210        |           |            | 210                    | 80         |        | CU                                       |                                   |            |   |  |   | 1,461  | 2,851   | 1,009                    | Central                                    | South      | Zoning approved, no site plan submitted, post 2014   |            |
| 22 George/35 Davis  | ZBA                                 |                                 |            |           |            |           |            | 770                    | 395        |        |  |                                   |            |   |  |   |  |         |                          | Central                                    | North      | Zoning approved, no site plan submitted, post 2014   |            |
| National Homes  | 19TN-2005-004 (reactivated)         | 142                             | 442        |           |            |           |            | 36                     | 426        |        |  |                                   |            |   |  |   |  |         |                          | Central                                    | South      | Draft approved, 2014 registration  |            |
| Bridon-Baker  | ZBA                                 |                                 |            | 105       | 276        |           |            | 276                    | 105        |        |  |                                   |            |   |  |   |  |         |                          | Central                                    | North      | Revised application anticipated  |            |
| Kerbel (Yonge/Millard)  | ZBA                                 |                                 |            |           |            | 38        | 100        | 300                    | 702        | 360    | 192                                      |                                   |            |   |  |   |  |         |                          | Central                                    | North      | SPA in 2014  |            |
| Millford  | OPAZBA                              |                                 |            |           |            |           |            | 400                    |            |        |  |                                   |            |   |  |   |  |         |                          | Central                                    | North      | Application under review, post 2014  |            |
| Mosaic  | 19TN-2012-002                       | 123                             | 400        | 62        | 179        |           |            | 579                    | 185        |        |  |                                   |            |   |  |   |  |         |                          | West                                       | Green Lane | Registration 2014  |            |
| Glenway   | 19TN-2012-10                        | 219                             | 712        |           |            | 219       | 576        | 292                    | 569        | 1,857  | 730                                      |                                   |            |   |  |   |  |         |                          | WIC  | North      | Referred to OMB  |            |
| 281 Main N  | # not yet assigned                  |                                 |            | 2         | 6          | 9         | 24         | 30                     | 11         |        |  |                                   |            |   |  |   |  |         |                          | Central                                    | North      | Application under review, Registration post-2014   |            |
| Forest Green Homes  | 19TN-2013-001                       |                                 |            |           |            | 214       | 563        | 304                    | 593        | 1,156  | 518                                      |                                   |            |   |  |   |  |         |                          | East                                       | South      | Application under review, Registration post-2014   |            |
| Slossor   | 19TN-2012-001                       |                                 |            |           |            |           |            | 858                    | 1,673      | 1,673  | 858                                      |                                   |            |   |  |   |  |         |                          | Central                                    | North      | In progress, Phase 1 in 2014   |            |
| Sundial Homes/Toth  | 19TN-2013-003                       | 111                             | 361        | 46        | 133        | 571       | 1,652      | 1,996                  | 728        |        |  |                                   |            |   |  |   |  |         |                          | West                                       | Green Lane | Application submitted  |            |
| Clocktower  | ZBA                                 |                                 |            |           |            |           |            | 150                    | 258        | 150    | 258                                      |                                   |            |   |  |   |  |         |                          | Central                                    | North      | Application submitted  |            |
| 487 Queen   | ZBA                                 |                                 |            | 16        | 42         |           |            | 42                     | 16         |        |  |                                   |            |   |  |   |  |         |                          | Central                                    | North      | Site Plan Approval in 2014   |            |
| Cougs   | 19TN-2013-002                       |                                 |            | 27        | 71         |           |            | 71                     | 27         |        |  |                                   |            |   |  |   |  |         |                          | Central                                    | South      | Application submitted  |            |
| Lorne Park Gardens  | OPAZBA/SUB                          |                                 |            | 85        | 224        |           |            | 224                    | 85         |        |  |                                   |            |   |  |   |  |         |                          | East                                       | South      | Application submitted  |            |
| Total All Active Applications   |                                     | 595                             | 1,934      | 110       | 317        | 1,364     | 3,588      | 2,513                  | 4,866      | 10,706 | 4,582                                    |                                   |            |   |  |   | 1,461  | 4,022   | 5,022                    |  |            |  |            |

| <b>2013 Revised MUNICIPAL ALLOCATION SUMMARY (POPULATION)</b> |              |
|---|--------------|
| <b>Unused Assignment @ December 31, 2012</b>                  | <b>2,686</b> |
| <b>Less: Total Registered in 2013 (Sheet A)</b>               | <b>169</b>   |
| <b>Add: Balance from Post 2013 (if applicable)</b>            | <b>0</b>     |
| <b>Total Remaining Allocation Available</b>                   | <b>2,517</b> |
| <b>Add - 2nd Release of Post 2013 Assignment</b>              | <b>2,561</b> |
| <b>New Assignment in Centres &amp; Corridors</b>              | <b>1,000</b> |
| <b>Savings from Inflow and Infiltration</b>                   | <b>0</b>     |
| <b>Unused Assignment @ December 31, 2013</b>                  | <b>6,078</b> |
| <b>Less Allocation Committed under Legal Agreements</b>       | <b>0</b>     |
| <b>Less Draft Approved, Committed by Council</b>              | <b>2103*</b> |
| <b>Total Uncommitted Assignment</b>                           | <b>3,975</b> |

\* 2012 (1056) plus 2013 (1047) = 2103