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Servicing Allocation Six-Month Review Staff Report to Council

Report Number: 2021-07

Department(s): Planning and Building Services

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Meeting Date: February 1, 2021

Recommendations

1. That the report entitled Servicing Allocation Six-Month Review dated February 1, 2021 be received; and,
2. That the Town's remaining servicing capacity (the Town Reserve) of 1833 persons of allocation, of which 16 persons is to be held in the Severance Reserve, be maintained for future development; and,
3. 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 Council with an update on the Town's current servicing capacity status.

Background

Planning staff review servicing allocation requests and make recommendations to Council annually. The last annual servicing allocation report titled [2020 Annual Servicing Allocation Review](#) (2020 Annual Report) was received by Council on July 27, 2020. Since then, there have been some activities, one of which resulted in an updated servicing capacity balance in the Town Reserve.

Discussion

As of July 2020, the Town Reserve had a remaining balance of 2094 persons, of which, 16 persons was held in the Severance Reserve.

The following subsections summarize activities and changes which have occurred relating to servicing allocation since Council received the 2020 Annual Report.

Servicing Capacity Granted After July 2020

On [December 14, 2020](#), Council granted 662 persons of servicing allocation to the Briarwood development at 693-713 Davis Drive. Attachment 1 shows a complete list of applications that have received servicing allocation to-date.

Applications Not Yet Receiving Servicing Allocation

Attachment 2 lists all residential developments that are not yet adequately advanced in the planning approval process to warrant servicing allocation, and/or they are located in lower priority areas according to the [Town's Servicing Allocation Policy](#). These applications will be considered for allocation annually or at such time as they are deemed to have sufficiently progressed through the approvals process. Development applications bolded in Attachment 2 are applications that have been deemed complete since the 2020 Annual Report. In summary, there are a total of approximately 17289 persons of allocation pending approval, but are not yet advanced enough in the planning process to warrant allocation. It should be noted that some of these applications will advance sooner; however, others may yet take a considerable time before they are recommended for servicing allocation.

Staff have received two requests for servicing allocation in the past few months. One request was received from Sundial for 22 semi-detached units (64 persons) in Phase 3 (east of William Booth Boulevard and west of Upper Canada Mall). Another request was received from Matera Developments for 9 townhouse units and 42 apartment units (106 persons) at 49, 55, 59 Charles Streets & 52 Prospect Street. Staff have considered both requests but found them premature for allocation at this time. The zoning by-law amendment application to facilitate the development by Matera Developments has yet to be approved by Council and the lands involved in Sundial's servicing allocation request need to be brought into a subdivision agreement. As such, staff do not recommend granting allocation to these developments now, but rather, considering these requests during the 2021 annual servicing allocation review.

Landmark Estates Phase 5

Landmark Estates Phase 5 was previously granted 98 persons of servicing allocation (34 semi-detached units), but as per the Town's Servicing Allocation Policy, it was rescinded in July 2020 due to inactivity. The applicant has since made strides in getting Phase 5 ready for registration. Staff are still working with the applicant to establish a building timeframe to ensure construction will be carried out in a timely manner before servicing allocation is recommended.

Current Town Reserve Balance

At the end of 2020, the Town Reserve balance is 1833 persons and is calculated as follows:

July 2020 Town Reserve Balance	2094 Persons
+ 2020 I&I Assignment Received from York Region	401 Persons
- Servicing Allocation Granted after July 2020	662 Persons
2020 Year End Town Reserve Balance	1833 Persons

Inflow and Infiltration Reduction (I&I) Program Repayments

The Town has two I&I Reduction Programs: Marianneville and Shining Hill. In 2020, York Region assigned 401 persons of servicing allocation to the Town in accordance with the terms set out in Marianneville's I&I Reduction tri-party agreement made between York Region, the Town and Marianneville. Of the 401 persons, 25% of the assignment (100 persons) have been added to the Town's Reserve for the Town's use. In total, 354 persons of servicing allocation have been added to the Town's Reserve since 2017. To date, Marianneville has paid back the amount borrowed from the Town for Phases 1 and 2 (total of 1246 persons). In July 2020, Marianneville borrowed 659 persons of allocation from the Town to facilitate development of Glenway East Phase 3. In accordance with the tri-party agreement, Marianneville will have to pay back a total of 879 persons of servicing capacity to the Town in the future.

On [November 23, 2020](#), Council authorized amendments to expand the subject area of Marianneville's tri-party agreement and to increase the capacity assignment threshold. These amendments are also outlined in a Regional staff report, which at time of writing this report, has been tentatively scheduled for Regional Council's consideration at the January 28, 2021 Regional Council meeting.

Shining Hill Phase 1 is another development that participates in the I&I Reduction Program. Council previously granted 485 persons of servicing allocation to facilitate the development of Phase 1. Shining Hill was originally scheduled to payback 485 persons of servicing allocation plus an additional 162 persons (total of 647 persons) to the Town by December 1, 2020. In November 2020, Council extended this payback period by one year until December 2021.

In summary, there are a total of 1526 persons of allocation to be paid back between Marianneville and Shining Hill.

Table 1 Inflow and Infiltration Reduction Projects Summary

	Marianneville (Glenway East)	Shining Hill (Phase 1)
Allocation Granted By Council To Date	2046 (all three phases)	485
Allocation Paid Back By Developer To Date	1246 (Phases 1 and 2)	0
Allocation Added to Town's Reserve	354	0
Outstanding Allocation to be Paid Back by Developer (including Town's 25%)	879*	647

*The amount of outstanding allocation to be paid back by Marianneville includes 659 persons Marianneville borrowed from the Town for Phase 3, plus the amount to account for the Town's 25% (220 persons).

Future Capacity

York Region's commitment to the Town for future capacity has remained the same since 2019. As stated in York Region's [2019 Water and Wastewater Capacity Assignment to Support Growth](#) report, York Region has committed to providing additional capacity to the Town as summarized below in Table 2:

Table 2 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 – project is on track to be completed by the end of 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

Based on the Region's commitment listed above and the list of current development applications shown in Appendix 2, Table 3 below provides an estimation of how much allocation capacity the Town may have in the next two years compared to the historic

population increase in Newmarket between 2017 and 2018 provided by York Region. Staff will continue to work with the Region to ensure the Town has sufficient servicing capacity to manage the Town's growth expectations.

Table 3 Summary of Estimated Servicing Capacity Supply and Demand (Persons) – Council Allocated

	Supply	Demand
Current Balance (as of January 2021)	1833	
Forcemain Twinning Project (2021)	1500	
Interim Solutions Project (2022)	1309	
I&I repayment	1526	
Total	6168	
Historic Growth Rate in Newmarket		1000

Another way to look at how much servicing capacity is remaining is to track by when a development receives building permits. For example, Council may have granted 100 persons of servicing allocation to a development in 2020, but building permits have not been issued; therefore, the 100 persons of allocation are still considered to be available in the Town Reserve and may be rescinded and reassigned to another development.

Since 2017, Council has allocated 4813 persons of servicing allocation, of which approximately 30 percent (1455 persons) have received building permits; whereas approximately 70 percent (3558 persons) have yet to apply for/receive building permits. Table 4 below shows the Town Reserve balance using this tracking method.

Table 4 Summary of Estimated Servicing Capacity Supply and Demand (Persons) – Building Permit Issued

	Supply	Demand
Current Balance (allocated as of January 2021)	1833	
Allocated but not built	3558	
Forcemain Twinning Project (2021)	1500	
Interim Solutions Project (2022)	1309	
I&I repayment	1526	
Total	9726	
Historic Growth Rate in Newmarket		1000

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Conclusion

A number of activities have taken place since Council received the 2020 Annual Report. Many of which did not have an immediate impact on the Town Reserve balance except the granting of servicing allocation to Briarwood, which resulted in a final 2020 year end Town Reserve balance of 1833 persons.

A 2021 Annual Servicing Allocation Review will be prepared for Council no later than Q3 2021.

Business Plan and Strategic Plan Linkages

None

Consultation

None

Human Resource Considerations

None

Budget Impact

None

Attachments

Attachment 1 – Developments Previously Received Servicing Allocation

Attachment 2 – Developments Pending to Receive Servicing Allocation Subject to Council's Approval

Submitted by

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Approved for Submission

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