



Town of Newmarket
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200 Deerfield (Phase 3) Incentives for Affordable Housing and Rental Housing Staff Report to Council

Report Number: 2021-47

Department(s): Planning & Building Services

Author(s): Casey Blakely

Meeting Date: June 14, 2021

Recommendations

1. That the report entitled 200 Deerfield (Phase 3) Incentives for Affordable Housing and Rental Housing, dated June 14, 2021 be received; and,
2. That Council approve the recommendations for DC and fee deferral as outlined in this report; 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 seek Council approval of financial incentives in line with the Town and Region's Rental DC Deferral Incentives, in order to provide affordable rental housing as part of the Phase 3 building located at 200 Deerfield Road. The same incentives were granted for the Phase 1 rental building for this development.

Background

Council has approved the zoning bylaw amendment for 185, 195 and 200 Deerfield Road (known together as 175 Deerfield, the municipal address of the prior industrial building), to permit a residential development comprised of three apartment buildings, over three phases. The Phase 1 and 2 buildings are currently under construction and one of them is rental in tenure. The Phase 3 building is a ten - storey rental building and is currently being reviewed for site plan approval and a By-law to lift the Holding

designation on the zoning is also required. Servicing allocation to the Phase 3 building was granted through the Annual Servicing Allocation Review Report 2021-34, approved by Council on May 10, 2021.

Discussion

The Town, Region and Canada Mortgage and Housing Corporation (CMHC) provide incentives to those establishing affordable rental housing if they meet certain criteria outlined in each of the incentive programs.

Council previously approved incentives for the Deerfield site through [Report 2018-61](#) and [Report 2019-12](#).

The reports spoke to the entire site, but at the time, staff were only aware that the first phase would offer affordable rental units. The applicant is now proposing affordable rental units for the Phase 3 building and is requesting the same DC deferral and fee deferrals for this building, as outlined in the table below.

Incentive	Incentive Rental Buildings
DC Deferral	DC Deferral for a period of up to 20 years (to align with the Region’s program) at the rate in place upon date of both Zoning By-law Amendment Application being approved and Site Plan Approval Application being complete (July 2020)
Fee Deferral	Defer 50% of any fees not yet paid for 48 months from date of required payment: All unpaid fees related to site plan approval and building (e.g. Engineering Review Fee, Legal Fee, Financial Administration Fee, Building Permit fees)
Parkland Dedication	Deferral of parkland dedication. Cash-in-lieu deferred for 48 months from date of required payment. Land and infrastructure conveyance deferred for period laid out in conditions below.
Conditions	
Deferral Subordination	To be addressed in the same manner as deferral agreements for 212 Davis Drive and 195 Deerfield.

Tenure	Building to be guaranteed as rental tenure for a period of not less than 20 years.
Community benefits	The owner is required to convey to the Town \$113,000 under the Section 37 Agreement dated August 19, 2019. These funds are to be in the form of cash or capital facilities and are to be allocated at the discretion of the Town toward park lands, public art, and park infrastructure in close proximity to the subject lands. Payment is to be made in the amount of \$113,000 or conveyance of capital made within 60 days of occupancy of the building.
Three-stream waste	The building is to provide a waste disposal system including three stream waste infrastructure to each floor.
Agreement	Applicant has entered into a Section 37 Agreement and will enter into DC Deferral and Incentive Agreement to secure matters in a form similar to the agreement used for 212 Davis Drive and 195 Deerfield Road.

The Phase 3 building will be comprised of 175 rental units (6 - bachelor, 96 - 1 bedroom, 66 - 2 bedroom and 7 - 3 bedroom). By applying the Town, York Region and CMHC incentive programs, the applicant will be able to provide 46 affordable rental units, which account for 26% of the total units. These will be comprised of 4 - bachelor, 38 - 1 bedroom and 4 - 2 bedroom units.

This will help achieve Newmarket and York Region's goals for affordable rental housing within our community.

Conclusion

Staff recommend that the incentives outlined in the 2018-61 and 2019-12 report be provided for the Phase 3 building at 200 Deerfield Road, in accordance with the Town

and York Region's Rental DC Deferral Incentives. If approved, staff will secure these benefits through an agreement with the landowner.

Business Plan and Strategic Plan Linkages

Vibrancy on Yonge, Davis and Mulock.

Consultation

Senior staff from Planning and Finance were consulted in the drafting of this report.

Human Resource Considerations

None

Budget Impact

The Town will get the Development Charges required for this project and by deferring the receipt of them, we are also getting a development that meets a significant housing need for the Town of Newmarket.

Attachments

None

Submitted by

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Approved for Submission

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