

May 30, 2016

**DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING
SERVICES REPORT 2016-17**

TO: Committee of the Whole
SUBJECT: 2016 Annual Servicing Allocation Review
ORIGIN: Planning and Building Services

RECOMMENDATIONS

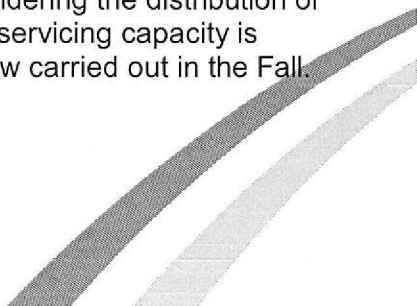
THAT Development & Infrastructure Services/Planning & Building Services Report 2016-17 dated May 30, 2016 regarding the 2016 Annual Servicing Allocation Review be received and the following recommendation(s) be adopted:

- 1. THAT all previously-distributed servicing capacity be re-instated;**
- 2. AND THAT upon “re-payment” of the first phase allocation (114 units/325 people) through the Inflow and Infiltration Program, additional servicing allocation be granted to Phase 2 of the Marianneville development in the amount of 166 detached units and 140 townhouse units (909 people);**
- 3. AND THAT staff report back as part of the six-month administrative review of servicing capacity with regard to the potential granting of allocation for 345-351 Davis Drive (40 stacked townhouse units/106 people) and 955/995 Mulock Drive (73 townhouse units/192 people);**
- 4. AND THAT the Town continue to hold the balance of its unassigned and uncommitted servicing capacity (1651 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 2560 people, of which a minimum of 561 is to be distributed within the Urban Centres as per Regional policy.

At the end of 2014 Newmarket's unassigned servicing capacity (i.e. Town reserve) was 2885 people. In 2015 Council granted allocation to Phase 1 of the Marianneville development in the amount of 325 people, leaving a 2015 year-end balance of 2560 people, of which a minimum of 561 is to be directed to the Urban Centres as per Regional policy.

The following chart identifies all current developments that have servicing allocation but that have not yet been registered.

Development	Current Allocation
National Homes (end of Newpark Blvd.)	462 people
Sundial Homes Phase 1 (northwest quadrant)	665 people
Marianneville	325 people
Landmark Estates Phase 4 (Yonge/Clearmeadow)	271 people

Each of the above developments is working towards subdivision/site plan registration either through the Development Coordination Committee or the staff site plan review team and, as such, it is recommended that each retain its previously-granted allocation.

Each of the above developments is also participating in the Town's Community Benefit program through financial contributions related to trails, public art, community signs, etc., and these contributions will be secured through the individual subdivision/site plan agreements.

The Town will recover all allocation granted to Marianneville through the Inflow and Infiltration Reduction Program.

In an effort to recover servicing capacity, Marianneville has committed to fund an Inflow and Infiltration (I&I) program in the Town and is in the process of entering into a tri-party agreement with the Town and Region to establish, among other things, the parameters around which allocation will be returned to 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 I & I agreement will require the developer to "re-pay" all allocation granted to both the Marianneville and Yonge/Millard developments. In this regard the developer has advised that the first tranche of field reports has been submitted to the Town and Region for review, and should the reclaimed capacity as identified in the reports be confirmed, the Town will then be reimbursed for the first phase of allocation (325 people) that was granted in 2015.

The granting of servicing allocation may be appropriate for 345 – 351 Davis Drive (40 stacked townhouse units) and 955/995 Mulock Drive (Lorne Park Gardens – 73 townhouse units/192 people) in 2016.

345-351 Davis Drive

Council recently approved a zoning by-law amendment that will allow the property at 345-351 Davis Drive to be developed for 40 stacked townhouse units, and staff is currently in discussions with the Owner regarding the next steps, timing for development, and servicing allocation needs. The by-law contains a Holding provision that can be removed once all of the necessary agreements have been entered into and servicing allocation has been granted. Although the application was submitted in advance of the approval of the Secondary Plan, the development satisfies many of the objectives of the Plan in terms of built form, height, access, and future road connections. Staff may be in a position to recommend servicing allocation (106 people from the Urban Centres reserve) as part of the six-month administrative review.

955/995 Mulock Drive

Council passed an official plan amendment, zoning by-law amendment, and conditions of draft approval in 2015 to allow for the development of 73 freehold townhouse units accessed by a common element condominium road. The owner is currently working towards fulfilling the conditions of draft approval and is proceeding through the site plan approval process. Staff will continue to process and monitor the site plan application and may be in a position to recommend the granting of allocation as part of the six-month administrative review.

Applications on file exceed available servicing capacity.

Based on the recommendations of this report, the Town would maintain an unassigned and uncommitted servicing reserve of 1651 people, with a minimum of 561 to be directed to the Centres and Corridors as per Regional policy.

The Town has applications on file that, if approved, would require servicing capacity in the amount of approximately 2907 units (6859 people), of which approximately 1664 units (3275 people) are within the urban centres and approximately 1243 units (3584 people) are outside of the urban centres (refer to Appendix "A").

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 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 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 the development community in April 2016 requesting phasing plans and proposed timing of construction. 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

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Assistant Director of Planning


Director of Planning & Building Services


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Infrastructure Services

APPENDIX “A” – APPLICATIONS WITH NO SERVICING ALLOCATION

Development	Location	Approximate Unit Count/Allocation Requirement	Status
Sundial (Phase 2)	Davis Drive West	40 semi-detached; 378 townhouses (1111 people)	Draft plan approved
Clock Tower	Main Street	165 apartments (322 people)	Public meeting held
Lorne Park Gardens	Mulock Drive	73 townhouses (192 people)	Proceeding through site plan approval
Marianneville (Balance of Development)	Davis Drive West	3 detached; 9 townhouses; 12 mixed-use; 298 apartments (655 people)	Draft plan approved
345-351 Davis Drive	Urban Centre (Davis Drive)	40 townhouses (106 people)	Zoning approved
Dora Homes	Main Street North	2 semi-detached; 9 townhouses (30 people)	Addressing outstanding issues.
Cougs	Silken Laumann Dr.	27 townhouses (71 people)	Finalizing OMB documents
Kerbel	Urban Centre (Yonge/Millard)	360 apartments (702 people)	Revised application expected
Slessor	Urban Centre (Yonge North)	550 apartments (1073 people) • additional institutional units may not require allocation	Zoning approved
22 George/39 Davis Drive	Urban Centre (Yonge/Davis/George)	395 apartments (771 people)	Zoning approved; awaiting site plan application
Millford	Eagle Street	154 apartments; 38 townhouses (401 people)	Applicant responding to outstanding comments
Forest Green Homes	Leslie Street	214 townhouses; 304 apartments (1156 people)	Revised plan in circulation
Goldstein	Leslie Street	10 townhouses (27 people)	Public meeting – May 30, 2016
Oxford Homes	Eagle Street	124 apartments (242 people)	Public meeting held
Total (Approximate)		2907 units (6859 people)	