

October 31, 2016

**DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING
SERVICES REPORT 2016-41**

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

RECOMMENDATIONS


THAT Development & Infrastructure Services/Planning & Building Services Report 2016-41 dated October 31, 2016 regarding the 2016 Six-Month Servicing Allocation Review be received and the following recommendation(s) be adopted:

1. **THAT allocation be granted to the following developments:**
 - **345-351 Davis Drive (40 stacked townhouse units/106 people) from the urban centres reserve, subject to the Owner meeting all terms and conditions of the Town's Servicing Allocation Policy, as amended.**
 - **955/995 Mulock Drive (73 townhouse units/192 people)**
2. **AND THAT the Town continue to hold the balance of its unassigned and uncommitted servicing capacity (1353 people total, with a minimum of 455 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 1651 people, of which a minimum of 561 is to be distributed within the Urban Centres as per Regional policy.

At the end of 2015 the Town's reserve was 2560 people. In 2016 Council granted allocation to Phase 2 of the Marianneville development in the amount of 909 people, leaving a balance of 1651 people, of which a minimum of 561 is to be directed to the Urban Centres as per Regional policy. If the recommendations of this report are adopted, the reserve would be reduced to 1353 people total, within which a minimum of 455 people is to be directed to the Centres and Corridors.

Un-registered developments with servicing capacity are recommended to retain their servicing allocation.

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

Development	Current Allocation
National Homes (end of Newpark Blvd.)	462 people (141 units)
Sundial Homes Phase 1 (northwest quadrant)	665 people (233 units)
Marianneville	325 people (Phase 1 – 114 units)
Marianneville	909 people (Phase 2 – 306 units)

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.

In an effort to recover servicing capacity, Marianneville has committed to fund an Inflow and Infiltration (I&I) program in the Town and has entered into a tri-party agreement with the Town and Region which requires the developer to "re-pay" to the Town all allocation granted to both the Marianneville and Yonge/Millard developments over time. 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.

345 – 351 Davis Drive (40 stacked townhouse units)

The property is zoned with a Holding (H) symbol to allow for 40 stacked townhouse units. 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. It is therefore recommended that servicing allocation be granted to this development, subject to the Owner meeting all terms and conditions of the Town's Servicing Allocation Policy, and that the allocation be drawn from the urban centres reserve.

955/995 Mulock Drive (Lorne Park Gardens – 73 townhouse units)

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, is proceeding through the site plan approval process, and has applied for a demolition permit to remove the existing dwellings on the property to accommodate the future development. It is therefore recommended that servicing allocation be granted to this development at this time.

Sundial Homes has requested additional allocation to complete the west side of its plan.

Sundial Homes currently has allocation for its first phase in the amount of 233 units. The plan is nearing registration, all phase one units are sold, and home construction is expected to occur in 2017. Sundial has requested an additional allocation assignment in the amount of 174 units (464 people), which would allow for the completion of the west side of the plan (i.e. west of William Booth Avenue - see attached map with requested allocation area outlined in red).

Given the Town's limited supply of servicing capacity, and given the number of applications on file with no allocation at this time, and given that Sundial currently has sufficient capacity for at least a one-year building program (i.e. 233 units), staff does not recommend granting additional allocation to Sundial at this time. Sundial's request will again be evaluated during the 2017 formal annual review of servicing capacity.

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 1353 people total, of which a minimum of 455 people is to be directed to the Centres and Corridors, in a strategic reserve.

The Town has applications on file that, if approved, would require servicing capacity in the amount of approximately 3286 units (7104 people), of which approximately 1495 units (2927 people) are within the urban centres and approximately 1791 units (4177 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) has been 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

Staff consults with the development industry in the Spring of each year in terms of each developer's proposed timing for plan registration and building program. The Fall servicing allocation report is an internal review of the status of development that has occurred over the summer months and recommendations are made to Committee as deemed appropriate.

HUMAN RESOURCE CONSIDERATIONS

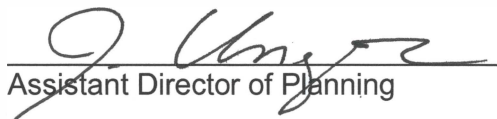
Not applicable to this report.

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).



Assistant Director of Planning



Director of Planning & Building Services



Commissioner of Development &
Infrastructure Services

Attachments:

Appendix "A" – Applications with no allocation

Appendix "B" – Sundial Homes Phase 2 Allocation Request Area

APPENDIX “A” – APPLICATIONS WITH NO SERVICING ALLOCATION

Development	Location	Approximate Unit Count/Allocation Requirement	Status
Sundial (Balance of Plan)	Davis Drive West	40 semi-detached; 378 townhouses (1111 people)	Draft plan approved
Cougs Phase 5	Silken Laumann	27 townhouses (71 people)	OMB documents being finalized
Clock Tower	Main Street	165 apartments (322 people)	Public meeting held
Shining Hill	Yonge Street South	12 detached; 10 semi-detached; 162 townhouses (495 people)	Application in circulation
Marianneville (Balance of Development)	Davis Drive West	3 detached; 9 townhouses; 12 mixed- use; 298 apartments (655 people)	Draft plan approved
King George School	Park Avenue	11 apartments; 14 townhouses (59 people)	Application in circulation
Dora Homes	Main Street North	2 semi-detached; 9 townhouses (30 people)	Addressing outstanding issues.
Gorham Street Apartments	Gorham Street east of Muriel	82 apartments (160 people)	Application in circulation
Kerbel	Urban Centre (Yonge/Millard)	360 apartments (702 people)	Revised application expected
Slessor	Urban Centre (Yonge North)	550 apartments (1073 people) <ul style="list-style-type: none">• 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	27 townhouses (71 people)	Referred to a public meeting
Total (Approximate)		3286 units (7104 people)	

