



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

If you require this document in an alternative format email at clerks@newmarket.ca or call 905-895-5193.

2025 Annual Servicing Allocation Review

Staff Report to Council

Report Number: 2025-20

Department(s): Building and Planning Services

Author(s): Andria Sallese, Senior Planner - Policy

Meeting Date: April 28, 2025

Recommendations

1. That the report entitled 2025 Annual Servicing Allocation Review dated April 28, 2025, be received; and,
2. That Council reinstate servicing allocation to the developments as outlined in Attachment 1 to this staff report; and,
3. That Council commit servicing allocation to the developments as outlined in Table 1 of this staff report; and,
4. That Council reinstate 61 persons of servicing allocation to the development at 1038 and 1040 Jacarandah Drive subject to Staff receiving an updated Site Plan submission by November 1, 2025; and,
5. That the Town's remaining servicing capacity (the Town Servicing Allocation Reserve) of 2,070 persons be maintained for future development, of which 66 persons is to be held in the Small Developments Reserve; and,
6. That the Town Clerk forward a copy of this report to York Region including the Servicing Allocation Working Group; and,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this report is twofold: 1) to provide Council with recommendations for the distribution of servicing capacity to development applications that have a residential component; and 2) to provide Council with a general update on the Town's current servicing capacity status.

Background

Planning staff review servicing allocation requests and make recommendations to Council annually. Each application is reviewed based on its status in the planning approval process and staff's assessment of each application against the [Town's Servicing Allocation Policy](#), including consideration of completion of communities.

Council received the last annual servicing allocation report [2024-24](#), titled 2024 Annual Servicing Allocation Review, on April 29, 2024, and subsequently received the 2024 Year-End Servicing Allocation Review Information Report 2024-27 on December 13, 2024 (**Attachment 3**).

This report provides Council with staff's recommendations on the 2025 servicing allocation distribution as well as an update on the Town's Servicing Allocation Reserve balance.

Discussion

As part of the annual servicing allocation review, all completed residential development applications are categorized into the following three subsections:

1. Previously committed servicing allocation;
2. New requests for servicing allocation; and,
3. Not recommended for servicing allocation.

Previously Committed Servicing Allocation

In 2024, Council committed a total of 1,815 persons of servicing allocation to the following developments:

- 99, 103, 105 Main Street South, 454, 462, 466 Queen Street (Streetcar) – 170 persons
- 315 Davis Drive (Format Davis Limited Partnership) – 332 persons (amended to 328 persons in 2025)
- 415 Pickering Crescent (2425945 Ontario Inc.) – 77 persons
- 600 Stonehaven Avenue (Marianneville Stonehaven Ltd) – 228 persons (Phase 1)
- 835 Gorham Street (Blue Door) – 37 persons
- 849 Gorham Street (Gorham Development 849 Inc.) – 53 persons
- 1038 and 1040 Jacarandah Drive (2529437 Ontario Ltd.) – 61 persons
- 16860 and 16920 Leslie Street (Forest Green Homes/City Park Homes) – 441 persons (Phase 1)
- 17046 Yonge Street – Inn from the Cold – 10 persons (units with full kitchens)
- 17175 Yonge Street (Trinity Coptic Foundation) – 406 persons

Staff have reviewed the status of the above noted applications and recommend that Council reinstate 1,811 persons of servicing allocation to these applications as well as

the previously committed persons of servicing allocation in previous years for a total of 4,686 persons, subject to the refinements to 315 Davis Drive, and as outlined in **Attachment 1**. Attachment 1 also includes 43 Lundy's Lane, 592 Watson Avenue, 40, 36, 32 Bolton Avenue, which was considered by Council in the April 2024 Annual Servicing Allocation report and will be assigned allocation from the Reserve Balance once the site plan agreement has been executed.

The Site Plan application for 1038 and 1040 Jacarandah Drive is currently under review; however, there has been no movement on the application and, as of the date of this report, the property is listed for sale. As such, staff recommends that Council add the following condition to 1038 and 1040 Jacarandah Drive:

- Reinststate 61 persons of allocation subject to Staff receiving an updated Site Plan submission by November 1, 2025. If an updated Site Plan submission is not received by the deadline, staff recommend that Council rescind the committed servicing allocation of 61 persons from 1038 and 1040 Jacarandah Drive in the 2025 Year End Servicing Allocation review.

More information regarding the status of each previously committed development, changes to the requested allocation, and staff's recommendations and rationale can be found in **Attachment 1** to this report.

New Requests for Servicing Allocation

In January 2025, staff sent a letter to applicants with residential developments and requested updated information including the status of the application, the anticipated timing of construction, and whether servicing allocation would be required for 2025. Planning Services staff have reviewed all responses received by the Town and are recommending that Council consider committing a total of 584 persons of servicing allocation to these developments included in **Table 1**.

Table 1 Recommendations for New Servicing Allocation Requests

Development	Priority Area	Allocation Required	Application Status & Recommendation
201 Davis Drive	1	Allocation required for 69 additional apartment units (135 persons)	Official Plan Amendment and Zoning By-law Amendment approved in 2024. Staff recommend full allocation (135 persons).
1041-1051 Davis and 15 & 23 Hamilton	Not currently in priority area – designated commercial	24 townhouse units (51 persons) – accounted for a credit of four single detached units 13 persons)	Official Plan Amendment and Zoning By-law Amendment approved in 2024. Site Plan application submitted. Staff are awaiting an executed agreement. Staff recommend full allocation (51 persons)

Redwood Properties Phase 2 (17645 Yonge Street)	1	Phase 2 - 33 additional apartment units (rental) (66 persons)	Finalizing Site Plan Agreement. Additional persons of servicing allocation required for Phase 2 due to changes in the unit count. Previously allocated 714 persons for Phases 1 and 2. The 66 persons of servicing allocation is required for the 33 proposed additional rental apartments. Staff Recommend full allocation of 66 additional persons for Phase 2.
Marianneville Stonehaven Ltd. (600 Stonehaven Avenue) I&I Reduction Project	3	Phase 2 – 126 townhouse units (332 persons)	Official Plan Amendment, Zoning By-law Amendment approved. Draft Approval issued for Draft Plan of Subdivision. Phase 2 is under review. Site plan application received January 2025 for condominium townhouse blocks. Staff Recommend full allocation (332 persons)
Total New Servicing Capacity Commitment Recommended 584 persons			

Not Recommended for Servicing Allocation

Attachment 2 to this report includes all residential development applications that are not yet adequately advanced in the planning approval process to warrant servicing allocation and/or are located in lower priority areas according to the [Town's Servicing Allocation Policy](#). Staff will continue to monitor the progress of these applications and will provide any necessary updates to Council in the 2025 year-end servicing allocation review.

In summary, there are a total of approximately 5,565 persons of allocation pending approval. Additionally, 5,000 to 7,000 people are anticipated within the area currently subject to the proposed Shining Hill Secondary Plan. It should be noted that some of the applications in **Attachment 2** will advance sooner; however, others may take a considerable period of time before the application is at a stage where Staff can make recommendations for servicing allocation.

Small Developments Reserve

Since the 2024 Year End Report, there have been no Certificates of Approval issued for new lots created through a consent application. Staff will continue to monitor the status

of any provisional consents and provide an update in the 2025 Year End report if certificates of approval are issued for any new lots.

A total of 8 new additional residential units were created since the Year End Report, receiving a total of 16 persons of allocation from the Small Developments Reserve. The remaining Small Developments Reserve balance from 2024 was 82 persons.

Accounting for the above noted additional residential units, the Small Developments Reserve balance is reduced to 66 persons. Staff will provide an update in the Year End Report and recommend whether the small development reserve balance be increased to accommodate the demand for additional dwelling units and small developments (less than 10 units) that do not require site plan approval.

Current Town Reserve Balance and Available Capacity

The Town Reserve Balance refers to servicing capacity that has not yet been granted or allocated to development (e.g., uncommitted servicing allocation), whereas Available Capacity refers to the total amount of capacity available to the Town, including the Town Reserve Balance, new assignments from the Region, rescinded allocation, and capacity that has previously been allocated but where registration has not yet occurred and could therefore be rescinded and re-allocated.

Details of the Town Reserve Balance and Total Available Capacity calculations, in number of persons, is shown in **Table 2** below:

Table 2: 2025 Available Capacity

2025 Opening Reserve Balance (December 13, 2024)*	2,170
+ Interim Solutions and Centres & Corridors Reserve (June 7, 2024)	500
- Small Developments Allocation (2025)	16
- Recommended New Servicing Allocation Requests (2025)	584
2025 Total Reserve Balance	2,070
+ Unused Committed Servicing Allocation From Previous Years	4,686
Unused Committed Servicing Allocation From Previous Years + 2025 Reserve Balance (TOTAL AVAILABLE CAPACITY)	6,756

*Excluding 132 persons for 43 Lundy's Lane, 592 Watson Avenue, 40, 36, 32 Bolton Avenue, which will be assigned allocation upon the execution of a Site Plan Agreement. These 132 persons are accounted for in the Unused Committed Servicing Allocation from Previous Years. Upon execution of the Site Plan Agreement, 132 persons from the Reserve Balance will be committed.

York Durham Sewage System Expansion (YDSSE)

York Region and Durham Region are working together on a long-term wastewater infrastructure project (York Region Sewage Works Project), which will upgrade the

existing York Durham Sewage System (YDSS). The project involves building new or expanded wastewater sewers and pumping stations and enhancing the Duffin Creek Water Pollution Control Plant. In accordance with the York Region [2023 Servicing Capacity Assignment](#) report, York Region assigned 7,767 persons of additional capacity to the Town, which is expected to be released upon the completion of the Phase 1 North YDSSE in 2028.

Inflow and Infiltration (I&I) Reduction Program Repayments

In 2024, York Region assigned 875.6 persons of servicing capacity to the Town in accordance with the Marianneville I&I Reduction Agreement, reducing the outstanding I&I repayment to 574 persons. No new capacity releases have been received since the 2024 Year End Report. The 875.6 persons of servicing capacity was captured in the Town Reserve Balance in December 2024.

Existing and Future Capacity

Table 3 below shows a summary of the existing and future capacity expected to be available to the Town.

Table 3: Summary of Existing & Future Capacity

	Supply
2025 Servicing Allocation Available Capacity	6,756
+ Total Outstanding Allocation to be Paid Back by Marianneville Agreement (Glenway & Kerbel) Future Repayments	574
2025 Servicing Allocation Available Capacity + Future Marianneville Agreement Repayments	7,330
Future capacity from York Region (Phase 1 North YDSSE) – Anticipated in 2028*	7,767
Existing & Future Capacity	15,097

*anticipated date as per York Region

Conclusion

Staff have completed the annual review of current development applications requiring servicing allocation and have provided recommendations as per the Town's Servicing Allocation Policy. This report recommends reinstating 4,686 persons of servicing allocation and committing 584 persons of new allocation, creating a Town Servicing Allocation Reserve balance of 2,070 persons of which 66 persons will be held in the Small Developments Reserve.

Council Priority Association

This report aligns with the following Council Priority: Community and Economic Vibrancy

Human Resource Considerations

None.

Budget Impact

None.

Attachments

Attachment 1 – Previously Committed Servicing Allocation

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

Attachment 3 – 2024 Year-End Servicing Allocation Review Information Report

Submitted By

Andria Sallese, Senior Planner – Policy, Building and Planning Services

Approval for Submission

Adrian Cammaert, Manager, Building and Planning Services

Jason Unger, Director, Planning and Building Services

Peter Noehammer, Commissioner, Development & Infrastructure Services

Report Contact

For more information on this report, contact info@newmarket.ca.