



Town of Newmarket
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Development Charges Deferral Request – 17645 Yonge Street (Redwood)

Staff Report to Council

Report Number: 2026-24

Department(s): Financial Services , Building and Planning Services

Author(s): Meghan White, Senior Planner, Michael Longato, Financial Analyst

Meeting Date: April 13, 2026

Recommendations

1. That the report entitled Development Charges Deferral Request – 17645 Yonge Street (Redwood) dated April 13, 2026 be received; and,
2. That the Development Charges associated with the development at 17645 Yonge Street (Redwood) be deferred, as outlined in this report; and,
3. That staff be directed to enter into a tri-party DC Deferral Agreement with the development landowner and the Region, as set out in this report; and,
4. That the Chief Administrative Officer be authorized to execute the DC Deferral Agreement on behalf of the Town; and,
5. 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's direction to defer the payment of development charges for the development of a rental building at 17645 Yonge Street, and to authorize staff to execute a related tri-party development charges deferral agreement with the Region and the property owner.

Background

The proposed project (the "**Development**") is comprised of three residential apartment buildings of 22, 19 and 17 storeys respectively. The Development lands, municipally Development Charges Deferral Request – 17645 Yonge Street (Redwood)

known as 17645 Yonge Street, are located just north of the intersection of Yonge Street and Davis Drive. The development is planned to occur in three phases: Phase 1 is currently under construction, containing 212 units.

Once completed, the Development will contain a total of 568 units within the 3 buildings. A Zoning By-law Amendment was approved in 2018, and Site Plan Approval has been granted and the agreement executed.

The Development is eligible for a deferral of development charges (“**DCs**”) under both the Town’s Deferral of Development Charges in Urban Centres Policy (the “**Town’s Policy**”) and the Region’s Deferral of Development Charges Policy for Rental Buildings (the “**Region’s Policy**”). The Town’s Policy provides that any deferral of payment of DCs is to be implemented in conjunction with the Region’s Policy. The intention of the Town’s Policy is to support and align with the Region’s development charge deferral option for purpose built rental housing (Staff Report 2018-27).

Historically, DCs were collected at the building permit stage, however, recent changes to the Development Charges Act specify the timing of payment for rental development as six equal installments commencing at occupancy and continuing on the following five anniversaries of that date. The Development Charges Act also authorizes a municipality to enter into agreements permitting development charges to be paid after the time they would otherwise be payable.

Discussion

The applicant is requesting a deferral of Development Charges (DCs) in accordance with the Town’s Policy and Region’s Policy. The Development meets the criteria for both policies. Approval of the requested deferral would support the shared rental housing objectives of both the Town of Newmarket and York Region.

Should Council approve staff’s recommendation to defer the payment of DCs, the Town will enter into a tri-party DC Deferral Agreement with the Region and the development landowner. The agreement will set out the terms and conditions of the deferral, including the following:

- Payment of DCs will be deferred for a period of three (3) years;
- A Letter of Credit, or other security, will secure the deferred payment;
- The Development must be operated as rental housing for a period of 20 years.

Interest on the deferred amounts will be waived provided that the DCs are paid in full when due and all conditions of the deferral agreement are satisfied.

The Town has previously entered into similar development charge deferral arrangements to support the construction of rental residential buildings in the Urban Centres.

Consultation

Legal Services and Financial Services were consulted in the writing of this report.

Conclusion

The proposed deferral of Development Charges for the Redwood development supports the shared objective of the Town and the Region to provide housing within the Urban Centres. The DC Deferral Agreement will set out the terms and conditions for the deferral of DCs for three (3) years, and for the development to operate as a rental building for twenty (20) years.

Council Priority Association

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

Human Resource Considerations

N/A

Budget Impact

Deferring development charges will require the Town to temporarily advance funding to cover growth related infrastructure costs associated with development until DCs are collected.

DC calculations are based on the applicable rates in effect at the time of building permit issuance.

Attachments

N/A

Approval for Submission

Adrian Cammaert, Manager Planning Services, Planning & Building Services

Paul Freeman, Chief Planner and Director of Planning & Building Services

Peter Noehammer, Commissioner Development Infrastructure Services

Andrea Tang, CPA, CA, Director, Financial Services/Treasurer

Esther Armchuk, LL.B, Commissioner, Corporate Services

Report Contact

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