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Servicing Allocation – 2026 Annual Review

Staff Report to Council

Report Number: 2026-25

Department(s): Building and Planning Services

Author(s): Meghan White, Senior Planner - Development

Meeting Date: April 13, 2026

Recommendations

1. That the report entitled Servicing Allocation – 2026 Annual Review dated April 13, 2026, be received; and,
2. That Council reinstate servicing allocation to the developments identified in Table 1; and,
3. That Council allocate new servicing capacity to the developments identified in Table 2; and,
4. That conditional servicing allocation be granted to the developments identified in Table 3; and,
5. That servicing allocation be rescinded from the developments listed in Table 4; and,
6. That the Small Development Reserve be increased to 150 persons; and,
7. That the Town Clerk forward a copy of this report to York Region, including the Servicing Allocation Working Group; and,
8. 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 allocation of servicing capacity to development applications containing a residential component; and
- 2) to update Council on the Town's current servicing capacity status.

Background

York Region manages servicing capacity allocation to Newmarket as it oversees and maintains the major infrastructure that determines available servicing capacity and delivers the capital projects that expand it. Each year, the Region informs the Town of the total capacity available for new developments. Local Councils then assign capacity to specific developments guided by staff recommendations.

Staff recommendations are based a comprehensive review of servicing allocation requests. Each application is assessed according to its progress in the planning approval process and evaluated against the [Town's Servicing Allocation Policy](#).

This report provides Council with staff's recommended 2026 servicing allocation distribution and an update on the balance of the Town's Servicing Allocation Reserve.

Discussion

Servicing Allocation Context

In December 2025, York Region reported that Newmarket's total assigned servicing capacity is 15,547 persons, comprised of:

- 4,622 persons already allocated to developments in the pipeline (i.e. committed capacity)
- 8,692 persons of unallocated capacity carried forward from the end of 2024, and
- 2,233 persons of new capacity assigned to Newmarket in 2025 as part of the York Durham Sewage System (YDSS) expansion.

Some of the Region's capacity assignments are tied to "trigger projects" (Regional infrastructure that must be completed before the full capacity is released). For Newmarket, the Region identifies the North YDSS Expansion Phase 1, including Newmarket-related upgrades, with expected commissioning in 2028. Historically, the Town did not include capacity triggered by Regional projects as available for assignment. With the establishment of a region-wide Working Group and new allocation tracking software, it is now considered appropriate to incorporate these figures. As the Region reports 15,547 persons of allocation, the Town has re-based its calculations on that number.

The Region's analysis relied on Q4 2024 allocation data, which has since changed due to adjustments in development applications and construction activity throughout 2025.

Staff have reviewed the status of all development applications and recommend reinstating 4,398 persons of servicing allocation. Table 1 identifies the applications proposed to retain their allocation.

Staff also recommend assigning allocation to seven new developments in 2026, totaling 1,453 persons. Table 2 identifies the applications recommended to receive new allocation.

Table 3 lists the five applications proposed for conditional allocation. Three of these applications have not previously had allocation. They are granted allocation now to encourage progress on the application. Two applications are recommended to receive a conditional reinstatement of their allocation. If a resubmission of material is not received and progress demonstrated in 2026, their allocation will be rescinded in 2027.

Staff further recommend rescinding allocation from two developments due to inactivity and lack of progress, resulting in 172 persons being returned to the available capacity. Table 4 identifies the applications proposed to have their allocation removed. Details on the evaluation criteria for determining inactivity are provided below.

Appendix 1 lists active applications not yet ready for allocation but expected to require it in the future, representing approximately 5,668 persons.

Staff also recommend transferring 150 persons to the Small Development Reserve, which would reduce available capacity accordingly. In addition, the Region and Marianneville’s I&I program have identified 715 persons of capacity that can be added to the available allocation.

In total, if the recommendations in this report are approved, 9,089 persons of unallocated servicing capacity would remain.

Table 1 – Applications to be Reinstated Servicing Allocation

Location	Developer	Units	Allocated Persons
315 Davis Drive	Format Davis Limited	163 apartment units	311
600 Stonehaven Avenue	Marianneville Stonehaven Ltd	199 townhouse and single detached units	558
Glenway West	Marianneville Developments Ltd	189 single and townhouse units	557
849 Gorham Street	Aplin Martin	20 townhouse units	53
16860 and 16920 Leslie Street	City Park Homes (Phase 1)	166 townhouse units	461
17175 Yonge Street	Trinity Coptic Church	208 apartment units	406
17365 and 17369 Yonge Street	Kerbel Group Inc.	331 townhouse and apartment units	664

Location	Developer	Units	Allocated Persons
17645 Yonge Street	Redwood Properties (Phase 2)	188 apartment units	494
201 Davis Drive	Mosaik Davis Inc.	216 apartment units	421
Gault Grove (Western terminus of Silken Laumann Drive)	Grand Homes Canada/Blackthorn	28 townhouse units	74
William Booth Avenue, Delano Way, Solstice Circle	Sundial (Phase 3)	132 semi-detached and townhouse units	349
1041-1051 Davis Drive & 15-23 Hamilton	Fifth Avenue Homes	20 townhouse units	50
		Total	4,398

Table 2 – Applications to be Newly Allocated Servicing

Location	Developer	Units	Allocated Persons
Woodspring Avenue	Marianneville Developments Woodspring Limited	122 townhouse units	316
Yonge Street & Bennington Road	Shining Hill Estates Inc. (Phase 4 Draft Plan)	167 singles and townhouses	441
62 Bayview Parkway	York Housing Inc.	227 apartment units	368
17645 Yonge Street	Redwood Properties (Phase 3)	168 apartment units	328
		Total	1,453

The following applications are recommended to be conditionally granted or reinstated servicing allocation. As conditional, each must demonstrate meaningful progress in 2026 or their allocation will be rescinded in 2027. For the purposes of this review, a complete resubmission ready for staff review will be considered evidence of progress.

Table 3 – Applications to be given Conditional Allocation

Location	Developer	Units	Allocated Persons
172-178 Old Main Street	Mackenzie Hall Homes	6 semi-detached units	31
231 Old Main Street	5042216 Ontario Ltd.	16 semi-detached units and a four-plex	49
218-244 Old Main Street	5042216 Ontario Ltd.	92 townhouse, semi-detached and multi-plex units	223
415 Pickering Crescent	2425945 Ontario Inc.	24 townhouse units and 4 single detached	76
281 Main Street North	281 MSN Inc.	19 townhouse units	50
		Total	429

Table 4 – Applications to be Rescinded Allocation

Location	Developer	Units	Allocated Persons
99, 103, 105 Main Street South, 454, 462, 466 Queen Street	Streetcar	61 townhouse units	111
1038-1040 Jacarandah Drive	2529437 Ontario Ltd.	21 semi-detached units	61
		Total	172

Recommendations to rescind servicing allocation were made in accordance with Sections 5 and 6 of the Servicing Allocation Policy, based on the following criteria:

1. The application has been inactive for at least one year.

2. The applicant did not respond to the request for a status update or to provide their request and/or required timing for allocation.

Recommendations to grant servicing allocation were based on:

1. The application's priority location as identified in the Policy.
2. The achievement of land use approvals and demonstrated steady progress on site plan approval or detailed design.

Recommendations to not grant servicing allocation were based on:

1. Land use approvals have not yet been achieved.
2. A lack of progress during detailed design, making allocation premature.
3. Significant design changes that materially affect unit counts, without progress on the new design.

Small Development Reserve

Allocations from the Small Development Reserve apply to:

- registered Additional Residential Units (ARUs),
- new lots created by consent, and
- developments of 10 units or fewer that are not subject to site plan approval.

In 2025, the Small Development Reserve carried a balance of 66 persons of allocation. During the year, 33 ARUs were registered, 3 new lots created by consent, and building permits were issued for 4 dwellings not requiring site plan approval. These approvals accounted for 86 persons of allocation, resulting in the Small Development Reserve being overdrawn by 20 persons.

Staff are recommending replenishing the Small Development Reserve to 150 persons this year to respond to anticipated demand.

Use of newer 2021 Census PPU in 2026

The Region updated the persons per unit (PPU) values used in servicing allocation calculations. Previously, allocations were based on PPU values derived from the 2011 Census. Effective January 1, 2026, updated PPU values based on the 2021 Census are now in use. These updated values improve the accuracy of tracking capacity usage in both the local and regional systems, which in turn provides a more reliable understanding of the remaining servicing capacity. Average persons per unit decreased between the 2011 and 2021 Census periods, which has the effect of extending the Town's available servicing allocation.

Allocation Summary

	2025	2026
Available Capacity	15,547	10,949
Persons Allocated	-4,679	
Persons Reinstated (Table 1)		(4,398)*
Persons Newly Allocated (Table 2)		-1,453
Persons Conditionally Allocated (Table 3)		-429
Persons Rescinded (Table 4)		+172
Capacity found through I&I	+715	
Over commitment of small development reserve	-20	-150
Capacity used (building permit issued)	-614	
Remainder	10,949	9,089

**the reinstated allocation is not re-counted in the calculation for 2026 as it was already accounted for in 2025.*

Conclusion

Staff have completed the annual review of development applications requiring servicing allocation and have provided recommendations in accordance with the Town's Servicing Allocation Policy. This report recommends reinstating 4,398 persons of allocation, assigning 1,453 persons of new allocation, granting 429 persons of conditional allocation, and rescinding 172 persons of allocation.

Given the reserve of 15,547 persons at the start of 2025, the approval of these recommendations would result in a remaining **allocation reserve of 9,089 persons at the end of 2026.**

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 – Applications to Require Servicing Allocation in the Future

Submitted By

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Approval for Submission

Adrian Cammaert, MCIP, RPP, Manager, Planning Services

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Report Contact

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