



DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES
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May 20, 2014

**DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING
SERVICES REPORT 2014-20**

TO: Committee of the Whole
SUBJECT: 2014 Annual Servicing Allocation Review
ORIGIN: Planning and Building Services

RECOMMENDATIONS

THAT Development & Infrastructure Services/Planning & Building Services Report 2014-20 dated May 20, 2014 regarding the 2014 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 the Town continue to hold the balance of its unassigned and uncommitted servicing capacity (3989 people) 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 3989 people, of which 1000 is to be distributed within the Urban Centres as per Regional policy.

Committee will recall that staff recently submitted our annual Servicing Allocation Monitoring Chart to the Region, who subsequently made a minor revision to the chart by carrying over unregistered developments from 2012 and then applying updated person per unit figures to those developments. As a result, Newmarket's unassigned servicing capacity at the end of 2013 was determined to be 4025 people. Council subsequently granted allocation to Phase 2 of the National Homes development in the amount of 36 people, reducing the Town's reserve to 3989 people, of which 1000 is to be directed to the Urban Centres.

The majority of previously-distributed servicing capacity is within registered plans of subdivision and site plans.

With the exception of the developments in Table 1 below, all previously-distributed allocation has been registered in plans of subdivision and site plans which are currently under construction or have been completed.

<p align="center">Table 1 Unregistered/Unbuilt Developments with Servicing Allocation</p>			
Development	Units/Allocated Population	Status	Recommendation
Landmark Estates Orsi Phase 4 (Yonge Street)	94 semis/links (271 people)	Minor variance granted February 2014	Reinstate
Mosaik (Davis/Bathurst)	185 units (123 singles/62 semis) (579 people)	Registration imminent	Reinstate
Metrus (Final Phase) (Northwest Quadrant)	234 units (193 detached; 41 townhouse) (736 people)	Registration imminent	Reinstate
National Homes (Phases 1 & 2 - Dillman Ave.)	142 singles (462 people)	Draft approved; proceeding through engineering design	Reinstate
487 Queen Street	13 stacked townhouses* (35 people)	Site plan drawings under review	Reinstate

* The 487 Queen Street application is for 16 units, however as there are currently three units on the property allocation was required only for 13 units.

Applications on file exceed available servicing capacity

The Town currently has applications on file that, if approved, would require servicing capacity in the amount of approximately 3957 units (8946 people), of which 1874 units (3685 people) are within the urban centres and 2083 units (5261 people) are outside of the urban centres (refer to Appendix "A"). Staff will continue to monitor the progress of these applications and will report back to Committee with recommendations to grant servicing allocation as deemed 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 development community in advance of this report requesting phasing plans, proposed timing of construction, and confirmation that developments will address the Town's base expectations as set out in the Servicing Allocation Policy related to voluntary contributions and other Town objectives. 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

For more information on this report, contact R. Nethery, Director, Planning & Building Services, ext. 2451, (rnethery@newmarket.ca) or J. Unger, Assistant Director of Planning, ext. 2452, (junger@newmarket.ca).


Assistant Director of Planning


Director of Planning & Building Services


Commissioner of Development &
Infrastructure Services

Appendix "A" - Applications on File with No Servicing Allocation*

Development	Approximate Units	Population	Status
Kerbel (Yonge/Millard)	360 apartments	702	Revised application under review
Slessor (Yonge Street)	550 apartments (Additional institutional/retirement units may not require allocation)	1073	OMB approved; draft plan of subdivision being prepared
Labib & Zibdawi (345 Davis)	40 townhouses	106	Application received
22 George/39 Davis	395 apartments	771	By-laws approved; awaiting site plan application
Millford (Eagle Street)	154 apartments/38 townhouses	401	Public meeting held
281 Main St. North	2 semi-detached/9 townhouses	30	Public meeting held
Glenway	209 detached/223 townhouses/298 apartments/12 live-work	1873	Draft-approved (OMB Settlement)
Green and Rose (212 Davis Drive)	225 apartments	439	Application received
Forest Green Homes (Leslie Street)	214 townhouses/304 apartments	1156	Application received
Lorne Park Gardens (Mulock Drive)	85 townhouses	224	Application received
Cougs (Silken Laumann)	27 townhouses	71	Public Meeting held
Sundial (Toth) (Davis Drive)	536 townhouses, 36 semis, 90 singles	1807	Public Meeting held
Clock Tower (Main Street)	150 apartments	293	Public Meeting held
TOTAL	3957 units	8946 people	

*Does not infer prioritization. Consideration of granting servicing allocation will be in accordance with the Town's Servicing Allocation Policy.