



INFORMATION REPORT
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June 9, 2017

REPORT – INFORMATION REPORT # 2017-24

TO: Mayor and Members of Council
SLT/OLT

SUBJECT: Servicing Allocation Policy Update

ORIGIN: Planning and Building Services

SUMMARY

At the May 8, 2017 Committee of the Whole meeting, an updated Servicing Allocation Policy was considered. Staff were then directed to research a finer grain system regarding the prioritization of servicing allocation to be used in cases where multiple applications are proposed at the same general time within the Urban Centres Secondary Plan area.

This Report summarizes this finer-grain approach. The proposed updated Servicing Allocation Policy (draft) is included as Attachment 1, and will be circulated to the Region and development industry for comment over a 14 day period during the summer. Staff will then report back to Committee of the Whole in the fall with a proposed final Servicing Allocation Policy.

In accordance with the Procedure By-law, any Member of Council may request this Information Report be placed on an upcoming Committee of the Whole agenda for discussion through the Clerk's office.

COMMENTS

Regarding the finer grain approach in the Urban Centres Secondary Plan area, the proposed draft Servicing Allocation Policy:

- Separates the Historic Downtown from the rest of the Urban Centres, prioritizing the “Urban Centres Secondary Plan area” over the “Historic Downtown Centre”, followed by the Emerging Residential Area, followed by Stable Residential Areas.
- Proposes a points system (metrics) be utilized where multiple applications are proposed within the Urban Centres, as follows:

Metric	Available Points
Applications that participate in the Region’s “Sustainable Development Through LEED®” servicing efficiently incentive program (minimum requirement of 4 storeys).	3
Applications that do not require an amendment to the Urban Centres Secondary Plan.	3
Applications that do not require an amendment to the Urban Centres Zoning By-law.	2 <i>(n/a until the UC ZBL is in force and effect)</i>
Applications that include a conveyance of lands to the Town to implement the future public street network, as per Schedule 5 of the Urban Centres Secondary Plan.	2
Applications that are located in the Provincial Urban Growth Centre.	1
Applications that are located in the portion of the Newmarket GO Station Mobility Hub Study area that falls within the Urban Centres Secondary Plan area.	1
Total Available Points	12 (10 until the UC ZBL is in force and effect)

It is proposed that applications be assessed using the above metrics and servicing allocation be given to the application having the highest point total. If there is an instance where multiple applications demonstrate the same point total, it is proposed that an analysis be undertaken by the Town to assess the objectives of the Official Plan, Urban Centres Secondary Plan, and/or any other Town or Region goals that may be supported.

CONSULTATION

It is recommended that the draft Servicing Allocation Policy, included as Attachment 1 to this Report, be circulated to York Region and the development industry for review and comments for a period of 14 days.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

Well-planned & Connected:

- Implement key elements of the Town’s Strategic Plan, Official Plan and Secondary Plan.
- long-term strategy matched with short-term action plan

Living well:

- sustainable practices (traffic and growth management)

HUMAN RESOURCE CONSIDERATIONS

There are no direct human resource impacts associated with this report.

BUDGET IMPACT

There are no direct budget impacts associated with this report.

CONTACT

For more information on this report, contact Adrian Cammaert, Senior Planner, Policy, 905-953-5321, ext. 2459, or by email at acammaert@newmarket.ca

Adrian Cammaert, Senior Planner, Policy

Jason Unger, Assistant Director of Planning

Rick Nethery, Director of Planning &
Building Services

Peter Noehammer, Commissioner
Development and Infrastructure Services

Attachments(s):

Attachment 1 – Draft Servicing Allocation Policy (updated June, 2017)



Town of Newmarket Servicing Allocation Policy
 (Adopted by Council August 2009, as amended May 2011 and June 2017)

1. Prioritization of Servicing Allocation

It is the policy of the Council of the Town of Newmarket that, upon the York Region making available servicing capacity for allocation by the Town, the Town shall evaluate development applications in accordance with the following criteria:

- a) Applications within the Urban Centres Secondary Plan area as shown on Schedule “1”, Study Area to the Town of Newmarket Urban Centres Secondary Plan shall be considered first for the allocation of servicing capacity.

Where there are multiple applications within the Urban Centres, applications will be prioritized based on points awarded to the application using the following metrics:

Metric	Available Points
Applications that participate in the Region’s “Sustainable Development Through LEED®” servicing efficiently incentive program (minimum requirement of 4 storeys).	3
Applications that do not require an amendment to the Urban Centres Secondary Plan.	3
Applications that do not require an amendment to the Urban Centres Zoning By-law. <i>Note: Not applicable until the UC ZBL is in force and effect.</i>	2
Applications that include a conveyance of lands to the Town to implement the future public street network, as per Schedule 5 of the Urban Centres Secondary Plan.	2
Applications that are located in the Provincial Urban Growth Centre.	1
Applications that are located in the portion of the Newmarket GO Station Mobility Hub Study area that falls within the Urban Centres Secondary Plan area.	1
Total Available Points	12

Applications will be assessed using the above metrics and servicing allocation shall be given to the application having the highest point total. Where there are multiple applications within the Urban Centres Secondary Plan area that have the same point total, an analysis shall be undertaken by the Town to assess the objectives of the Official Plan, Urban Centres Secondary Plan, and/or any other Town or Region goals that may be supported.

- b) After consideration has been given to applications within the Urban Centres Secondary Plan area, consideration shall then be given to providing allocation to those applications in the Historic Downtown Centre as shown on Schedule “A”, Land Use Plan to the Town of Newmarket Official Plan. Where there are multiple applications within the Historic Downtown Centre that together exceed the available allocation, an analysis shall be undertaken by the Town to assess the objectives of the Official Plan and/or any other Town or Region goals that may be supported.
- c) After consideration has been given to applications within the Historic Downtown Centre, consideration shall then be given to providing allocation to those applications in the Emerging Residential Areas as shown on Schedule “A”, Land Use Plan to the Town of Newmarket Official Plan. Where there are multiple applications within the Emerging Residential Areas that together exceed the available allocation, an analysis shall be undertaken by the Town to assess the objectives of the Official Plan and/or any other Town or Region goals that may be supported.
- d) After consideration has been given to applications within the Emerging Residential Areas, consideration shall then be given to providing allocation to those applications in the Stable Residential Areas as shown on Schedule “A”, Land Use Plan to the Town of Newmarket Official Plan. Where there are multiple applications within the Stable Residential Areas that together exceed the available allocation, an analysis shall be undertaken by the Town to assess the objectives of the Official Plan and/or any other Town or Region goals that may be supported.

2. Participation in York Region’s Sustainable Development Incentive Programs

- a) In order to maximize servicing, all proposals for residential developments up to and including 3 storeys in height are required to participate in York Region’s Servicing Incentive Program (SIP).
- b) In order to maximize servicing, all proposals for residential developments of 4 storeys or higher are encouraged to participate in York Region’s Sustainable Development Through LEED® incentive program.

3. Allocation Tied to Land

For the purpose of the Servicing Allocation Policy, any allocation granted shall be tied to the land itself, and any timing of allocation contemplated shall not be affected by ownership changes, assignments of obligations by an owner, or agreements of purchase and sale.

4. Rescinding and Reallocation of Servicing

Where servicing capacity has been allocated to land and actual development of such land has not taken place within 1 year from the date that servicing capacity was first allocated to such land, such allocation shall be deemed to be rescinded and the Town may re-allocate such servicing capacity to other development(s).

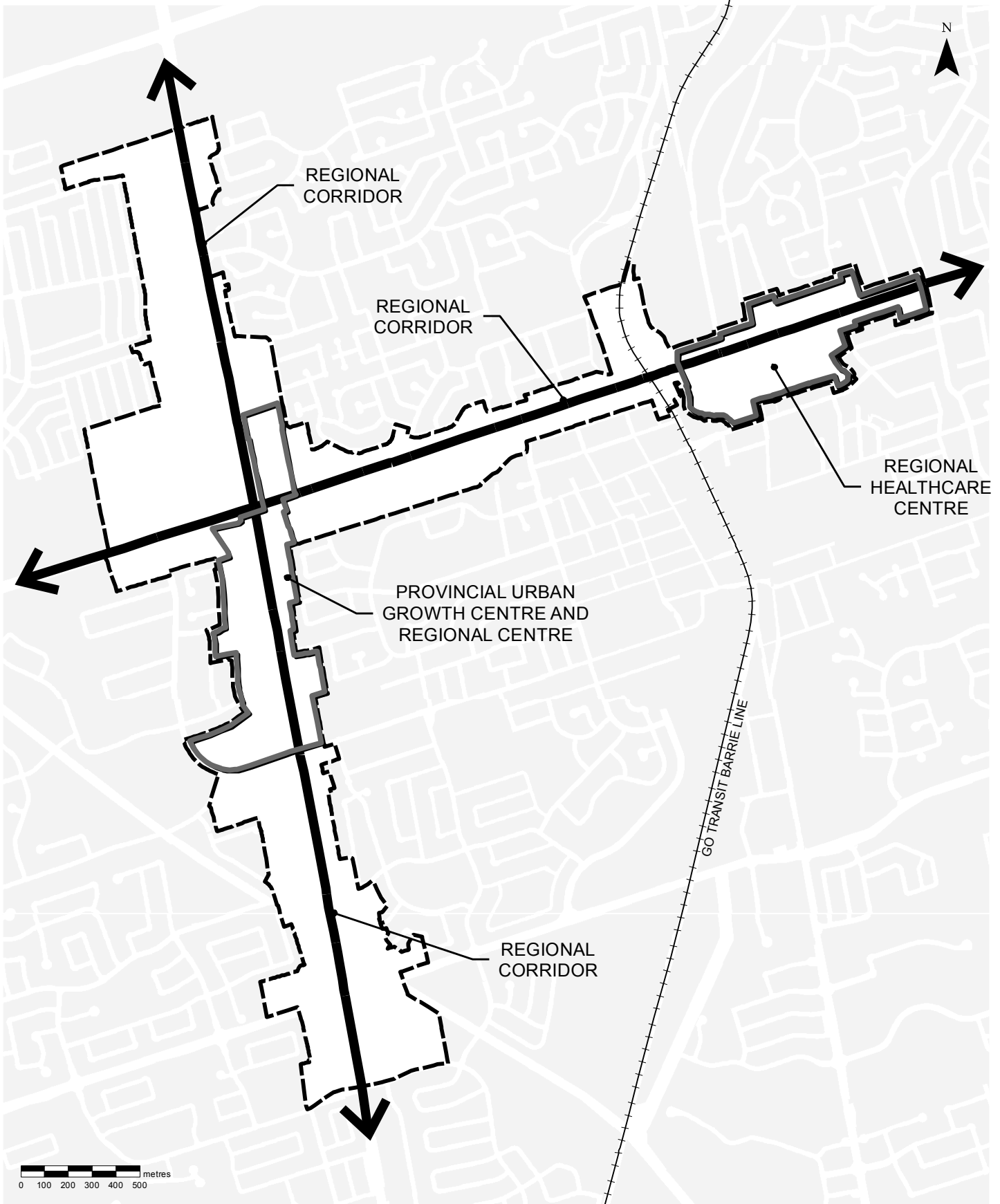
5. Extension of Allocated Servicing

An owner of land to which servicing capacity has been allocated and who wishes to retain its allocation shall make application to Council within one year from the date that servicing capacity was first allocated to its land, and at least 60 days prior to expiry, for an extension of time to preserve its servicing allocation.

6. Modification or Replacement

Council reserves the right to alter, modify or replace this policy and/or any servicing capacity allocations as granted as a result hereof in the event that it should determine the same is necessary for strategic planning reasons.

SCHEDULE 1: STUDY AREA



Schedule A Land Use Town of Newmarket

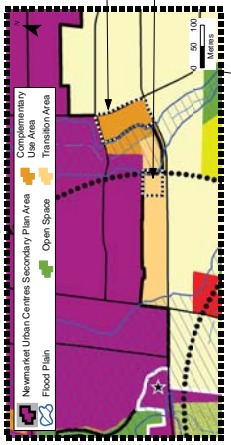
- Stable Residential
- Emerging Residential
- Major Institutional
- Business Park - General Employment
- Business Park - Mixed Employment
- Commercial
- Urban Centres & Corridors
- Historic Downtown Centre
- Newmarket Urban Centres Secondary Plan Area
- Parks & Open Space
- Natural Heritage System
- Oak Ridges Moraine Area
The lands labelled Oak Ridges Moraine are subject to policies of Official Plan Amendment 28
- Flood Plain
Floodplain limits are shown for screening purposes only and may not reflect the most up-to-date data. The LISCA should be contacted to determine the most up-to-date data. A topographic survey may be required in order to determine the limit of predicted flooding at a specific site.
- Waterbodies
- Watercourse
- Watercourse - Intermittent
- Waste Disposal Assessment Area
- 500m Waste Disposal Area of Influence
- Inset A - Complementary Use & Transitional Areas
- Site Specific Amendments/Omb Referrals
- Yonge-Davis Provincial Urban Growth Centre Boundary
- Regional Water Wells
- Municipal Boundary
- Railway
- Roads



Designed & Produced by Information Technology - GIS, December 2016 Consolidation. Source: Roads, Municipal Boundary, Railway, Waterbodies, Geomatics Division, Planning and Development Services Department © The Regional Municipality of York, 2013; Flood Plain - Lake Simcoe Region Conservation Authority; All other map layers - Town of Newmarket. **DISCLAIMER: This document is provided by the Town of Newmarket for your personal, non-commercial use. The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey. Printed 2/10/2017**

Document Path: C:\Projects\150\Development\GIS\MapServer\workspace\workspace\Documents\Official_Plan\Amendment_28\20160107.mxd

Inset A: Complementary Use Area & Transitional Area



OPA # 4 - 22 and 28 Main St N

