



RESOLUTION OF THE REGIONAL MUNICIPALITY OF YORK

Subject: Development Charge Exemption – 200 Deerfield Road –
Town of Newmarket

Date: September 23, 2021

Moved by: Mayor Taylor

Seconded by:

WHEREAS Rose Corporation is proposing a new tower at 200 Deerfield Road in Newmarket, as phase three of an affordable rental project on three contiguous properties. Phase one was 212 Davis Drive and phase two is 185/195 Deerfield Road.

WHEREAS the proposed building at 200 Deerfield Road meets all of the criteria for a 20-year deferral of Development charges as outlined in the *Development Charges Deferral for Affordable, Purpose-Built Rental Building* policy except for the requirement to have a minimum of 200 units. 200 Deerfield Road is proposed to include 175 units. 195 Deerfield Road includes 216 units. Between these two towers, a total of 391 dwelling units will be created, just nine units less than the threshold for a 20-year deferral of development charges. The Rose Corporation completed a 225-unit project adjacent to the Deerfield Development at 212 Davis Drive. The three towers combined would have an average of 205 units per tower between the two buildings; 52.6 percent of the units will have two bedrooms or greater.

WHEREAS the proposed building at 200 is located in an area designated as a Regional Centre and Corridor and is located at a Viva station. The final building has been conditionally approved for CMHC's RCFI program based on compliance with the Region's policy. This project will add desperately needed purpose-built rental units to our Region and contribute to alleviating the current housing affordability crisis in York Region. As we know, the Region has recently fallen short of its housing affordability targets. Given that it is shovel-ready, the Deerfield Rental Project offers an opportunity to begin catching up. The deferral agreement for 200 Deerfield Road would be based on the previous agreement for phases one and two.

WHEREAS recognizing that over the three phases of the Rose Corporation's development on Davis Drive and Deerfield Road in Newmarket, ON, 612 dwelling units will be created in three tower – an average of 205 units per tower.

THEREFORE BE IT RESOLVED THAT:

Council direct staff to provide the Rose Corporation a one-time exemption from the requirement to have 200 units at 200 Deerfield to be eligible for a 20-year deferral of development charges, as outlined in the *Development Charges Deferral for Affordable, Purpose-Built Rental Building* policy.

Council direct staff to defer development charges related to 200 Deerfield Road (a 175-unit tower) for a period of up to 20 years.