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**Report of the Commissioner of Finance**  
**Trinity Coptic Foundation – Deferral Request**

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## **1. Recommendations**

1. Council consider the request from Trinity Coptic Foundation (“Trinity”) to provide a ten-year deferral of Regional development charges (“DCs”) related to the non-residential component of the development located at 17175 Yonge Street in the Town of Newmarket (“Town”).
  - a) Should Council approve the ten-year deferral, the Chief Administrative Officer and Commissioner of Finance be authorized to execute a Development Charge Deferral Agreement with Trinity, and any ancillary documents, in a form satisfactory to the Regional Solicitor.
2. Council consider the request from Trinity Coptic Foundation to not collect the non-residential component of the development charges after ten years, provided the property remains under Trinity’s ownership.
  - a) Should Council approve the non-collection of the retail component of the development charges after ten years, the Chief Administrative Officer and Commissioner of Finance be authorized to further defer the development charges and execute a Development Charge Deferral Agreement with Trinity, provided the property remains under Trinity’s ownership, and any ancillary documents, in a form satisfactory to the Regional Solicitor.

## **2. Purpose**

This report is in response to a request from the Trinity Coptic Foundation for Regional Council to consider a ten-year non-residential development charge deferral and potential full waiver of non-residential development charges for the site located at 17175 Yonge Street in the Town of Newmarket.

## Key Points:

- Trinity has requested the Region extend deferral of non-residential development charges to match the Town's ten-year term, with a full waiver at the end of the term (See Appendix B)
- Mayor of Newmarket provided a letter requesting the Region consider Trinity's request, and enclosed the Town's council report (see Appendix C)
- Enclosed report provides background and details of the Town's decision, approved by staff under delegated authority, to defer Town's DCs on the non-residential gross floor area for 10 years, with a full waiver at the end of the term if the property continues to be owned by Trinity (see Appendix C)
- York Region's Development Charge Deferral for Retail Buildings [Policy](#) allows a three-year deferral
- Regional Council approval is required for any deferral that falls outside existing Regional DC deferral policies
- Should Council approve the request not to collect the development charges after the ten-year deferral, staff recommend providing a development charge deferral until ownership changes, which would be equivalent to an exemption, so long as it continues to be owned by Trinity

## 3. Background

### **Trinity is requesting development charge relief for the retail component of the development**

The property at 17175 Yonge Street, located north of Eagle Street in the Town of Newmarket, is within the Yonge-Davis Urban Centres Secondary Plan area. The approved development consists of a 10-storey mixed-use building containing 208 residential units and 400 m<sup>2</sup> of ground-floor retail space. A location map is shown in Appendix A.

On March 4, 2025, staff confirmed that Trinity is a non-profit corporation in good standing and, based on that status, qualifies for the statutory development charge exemption for non-profit residential housing under the *Development Charges Act, 1997*. However, that exemption applies to the residential portions of the development and does not extend to non-residential development charges.

Staff reviewed available development charge deferral options for the retail component and confirmed Trinity is eligible for the Region's standard three-year retail deferral. Trinity is now requesting Regional Council's consideration of a ten-year deferral with a full waiver at the end of the term, consistent with the Town of Newmarket's approach. Appendix B is a copy of Trinity's request.

## **Town of Newmarket agreed to provide a ten-year deferral of development charges followed by a full waiver**

On April 7, 2025, Newmarket Council approved Trinity's request for a ten-year deferral and eventual full waiver of the Town's portion of DCs for the non-residential gross floor area, provided all policy criteria are met. If Trinity continues to own the property and maintain its non-profit status at the end of the ten-year period, the Town will waive the deferred retail DCs in full. If Trinity sells the property within the 10-year timeframe, the fees will have to be paid to the Town by Trinity or the new owner.

Trinity has forwarded the report to the Region for consideration to provide similar relief. Appendix C is a copy of the Fee Deferral Request.

## **4. Analysis**

### **The Region provides limited development charge deferral options for retail developments**

Under the Region's Development Charge Bylaw, development charges for retail uses are payable at building permit, unless a deferral is permitted. The Region's Development Charges Deferral for Retail Buildings Policy allows a three-year, interest-free deferral for qualifying retail development.

Section 27 of the *Development Charges Act, 1997* permits municipalities to enter into agreements to alter the timing of DC payment. The amount payable would be based on the Bylaw in effect, and the municipality may charge interest on any portion of the DCs that is paid after it would otherwise be due.

Council approval is required to enter into a Section 27 agreement outside existing policies. Trinity's request for a ten-year deferral and full waiver of retail development charges is therefore outside the Region's policy framework and would require Council approval.

### **Town Policy provides broader financial relief for registered charities and non-profit organizations**

The Town's Alternate Fees & Charges for Registered Charities and Non-Profit Organizations Policy applies to all applications made by registered charities and non-profit organizations to build, construct, expand, renovate, or alter in some manner a building or structure in the Town of Newmarket. The Policy allows for deferral of fees and charges related to a development application by a registered charity or a non-profit organization. To qualify for the Town's deferral:

- The lands in question for the request are owned by or being developed by Trinity, a registered charity or non-profit organization that provides services to the general public or for the benefit of the community

- Trinity must also obtain all other approvals, permits, consents, and matters that are determined necessary by the Town

If all the criteria above are met, the non-residential development charges and building permit application fees will be deferred for a period of 10 years and waived if Trinity continues to own the property at the end of the ten-year period.

### **Region could extend deferral of DCs until Trinity no longer owns the property, which would have the same effect as an exemption**

Staff recommend that Council extend the DC deferral for the portion of the structure that is currently used as retail until the ownership changes, consistent with the Town's authorization of an extended deferral and eventual exemption. Under these circumstances, the Regional DCs would not become payable until Trinity no longer owns the property. The effect for Trinity would be equivalent to an exemption so long as ownership remains with Trinity.

## **5. Financial Considerations**

This report does not present current or anticipated financial changes to the Region's budget or fiscal position.

The Town of Newmarket's DCs for the non-residential gross floor area are approximately \$34,300. The Regional DCs for the non-residential component of this project are \$318,140. If the DCs become payable and are collected at prevailing rates, there would be no financial impact on the Region. However, any DCs that are not collected would need to be funded from non-development charge sources and would not be recovered through future DCs, amounting to approximately \$530,000.

## **6. Local Impact**

Development charges fund the required infrastructure to facilitate growth within the municipality. This report is in response to Trinity's request to extend the DC deferral timeframe for the non-residential component of the property and to consider a potential DC exemption at the end of the term.

## **7. Conclusion**

Regional Council provide direction on Trinity Coptic Foundation's request for an extension to defer and not collect the non-residential development charges for the development located at 17175 Yonge Street in the Town of Newmarket. Should Council approve one or both requests, staff recommend providing a development charge deferral until ownership changes. This would be equivalent to an exemption as long as Trinity retains ownership.

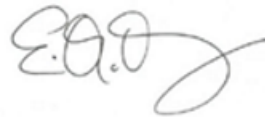
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For more information on this report, please contact Bonny Tam, Director (A), Treasury Office at 1-877-464-9675 ext. 75885. Accessible formats or communication supports are available upon request.



Recommended by:

**Laura Mirabella**  
Commissioner of Finance and Regional Treasurer



Approved for Submission:

**Erin Mahoney**  
Chief Administrative Officer

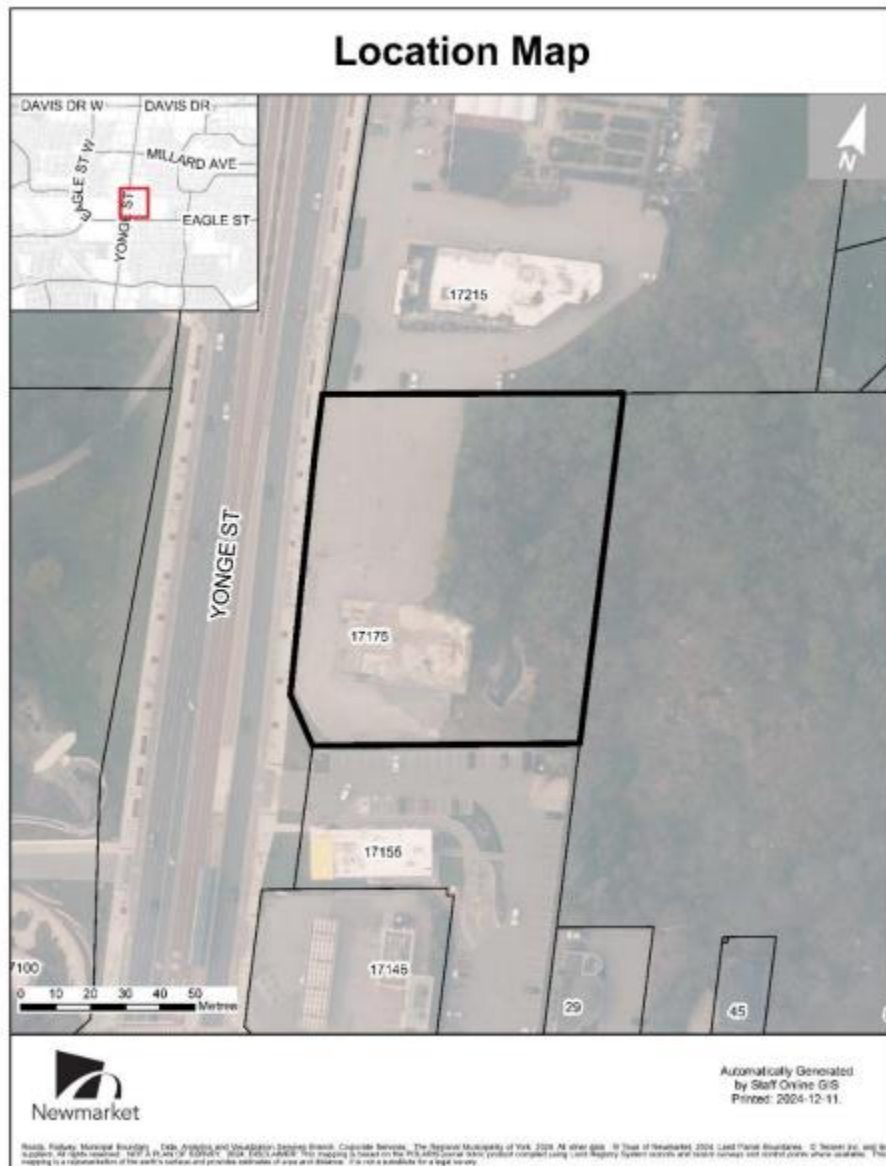
April 24, 2026  
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Appendix A – Site Plan Location

Appendix B – Applicant’s request for Council consideration of a ten-year retail DC deferral

Appendix C - Fee Deferral Request for 17175 Yonge Street (Trinity Coptic Foundation) Newmarket Mayor Letter with Staff Report to Council, Town of Newmarket

Site Plan Location



**Trinity Coptic Foundation**

3300 Highway 7 East, Markham,  
Ontario L3R 5N9

[info@trinitycopticfoundation.org](mailto:info@trinitycopticfoundation.org)

**Phone:** (416)800-8886

**Fax:** (416)800-8887



October 9, 2025

via email: [fabrizio.filippazzo@york.ca](mailto:fabrizio.filippazzo@york.ca)

**To: The Regional Municipality of York**

**Re: Request for Development Charge Deferral and Exemption  
17175 Yonge St., Newmarket**

Trinity Coptic Foundation (TCF) acknowledge and accept the three-year deferral of the Regional Development Charges for the commercial space within its mixed-use development located at 17175 Yonge St, Newmarket.

We respectfully request that the Regional Council consider extending this deferral period to ten years. Furthermore, we kindly ask that, should TCF continue to own the property after this period, the Regional Development Charges be fully exempted.

We appreciate your attention to this matter and remain available to discuss our request or provide any additional information you may require.

Sincerely,

A handwritten signature in black ink that reads "Fr. Pishoy Salama". The signature is written in a cursive style with a small flourish at the end.

**Fr. Pishoy Salama**

President

**Trinity Coptic Foundation**

Copy to: Fabrizio Filippazzo [fabrizio.filippazzo@york.ca](mailto:fabrizio.filippazzo@york.ca)  
Lauren Capilongo, Malone Given Parsons Ltd. [lcapilongo@mgp.ca](mailto:lcapilongo@mgp.ca)



April 9, 2026

Eric Joliffe, Chair, York Region Council  
Regional Municipality of York  
17250 Yonge Street  
Newmarket ON L3Y 6Z1

Dear Chair Joliffe,

I'm writing to request the Regional Municipality of York match the Town of Newmarket's deferral and waiver of development charges and related fees for the Trinity Coptic Foundation's development at 17175 Yonge Street in Newmarket, including for the non-residential portions of this development. Additional details and background are available in the attached Town of Newmarket Staff Report to Council (Report Number: 2025-16) regarding the deferrals and waivers Newmarket is providing to the Foundation for this development.

The proposed development at 17175 Yonge Street is a 10-story purpose-built rental building with retail space at grade. Of the 208 rental units proposes 86 units (41 percent) will be affordable or subsidized units, and a minimum of 30 percent of the total units will remain at 70 percent of median market rent for 20 years. The proponent has also expressed an interest in allocating up to 24 of the units for the Region's housing waitlist.

The Foundation is utilizing the CMHA Affordable Housing Fund to finance this project. These funds will not be released until construction has been commenced. To mitigate this cashflow constraint, the Foundation is requesting deferrals of some charges and fees. In addition to the deferrals provided to non-profit housing providers, the Town is deferring the following fees and charges for this development for 10 years and will waive these entirely after 10 years should the units remain affordable:

- Development Charges – Non-residential
- Cash in lieu of parkland – Non-residential
- Building Permit Application Fees

Office of the Mayor | Town of Newmarket | 395 Mulock Drive | PO Box 328 STN Main | Newmarket, ON, L3Y 4X7  
905-953-5300, ext. 2000 | jtaylor@newmarket.ca

These are in addition to the exemptions provided to non-profit housing developments:

- Development Charges – Residential portion
- Cash in lieu of parkland – Residential portion
- Community benefit charges – Residential portion

I request that Regional staff take any steps necessary to consider deferring and waiving the equivalent Regional fees for this project.

The proposed development will meaningfully contribute to affordable and deeply affordable housing stock in York Region. The deferrals and CMHA financing are a great example of how various levels of government and not-for-profit agencies can work together in targeted ways to enable the types of housing we desperately need to address the housing crisis.

Sincerely,



John Taylor  
Mayor of Newmarket



Town of Newmarket  
395 Mulock Drive P.O. Box 328,  
Newmarket, Ontario, L3Y 4X7

If you require this document in an alternative format email at [clerks@newmarket.ca](mailto:clerks@newmarket.ca) or call 905-895-5193.

## **Fee Deferral Request for 17175 Yonge Street (Trinity Coptic Foundation)**

### **Staff Report to Council**

Report Number: 2025-16

Department(s): Building and Planning Services

Author(s): Kaitlin McKay, Senior Planner, Planning Services

Meeting Date: April 7, 2025

### **Recommendations**

1. That the report entitled "Fee Deferral Request for 17175 Yonge Street (Trinity Coptic Foundation)" dated April 7, 2025, be received; and,
2. That Council approve the additional fee deferrals, as described in this report, for the following:
  - Site Plan application fee;
  - Finance fee;
  - Engineering internal review fee;
  - Community benefit charges (non residential portion);
  - Trail contribution; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **Purpose**

To request that Council approve a request from Trinity Coptic Foundation for a development related fee deferrals in addition to the deferrals granted under the Alternative Fees & Charges for Registered Charities and Non-Profit Organizations Policy.

### **Background**

Trinity Coptic Foundation (TCF) owns the property located at 17175 Yonge Street. The subject land is proposed to be developed with a 10-storey mixed-use building, consisting

Fee Deferral Request for  
17175 Yonge Street (Trinity Coptic Foundation)

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of 208 rental units and retail space at grade. A minimum of 30% of the units will be rented at less than 70% of the Median Market Rent for Newmarket and will be maintained for a minimum of 20 years. In addition, TCF has an expression of interest from York Region to allocate up to 24 units for York Region's Subsidized Housing Wait List. 86 units (or 41% of all units) are affordable or subsidized units. The remaining units will be rented at market rate.

Trinity Coptic Foundation is utilizing the Canadian Mortgage and Housing Corporation's Affordable Housing Fund program to finance the development. TCF has advised that CMHC will not release any funds until construction has commenced, which is anticipated to occur by Fall 2025. As a result, TCF has also requested deferrals of several fees and charges until the CMHC issues their first mortgage advance, expected by September 2025.

The Alternative Fees & Charges for Registered Charities and Non-Profit Organizations Policy ("Policy") sets out the conditions under which specific fees and charges related to development projects undertaken by registered charities and non-profit organizations could be deferred or waived. TCF has also requested additional deferrals beyond what is contemplated by the Policy.

## Discussion

### Exemptions for Non-Profit Housing Developments

Trinity Coptic Foundation is a non-profit corporation whose primary object is to provide housing and they are constructing a non-profit housing development. As a result, the Development Charges Act exempts TCF from paying development charges, and the Planning Act exempts TCF from paying cash in lieu of parkland and community benefit charges, for the residential portion that comprises the non-profit housing development. The following chart provides a summary of the fees and charges that TCF is exempt from paying. The commercial gross floor area within the development is not exempt from paying development charges, cash in lieu of parkland and community benefit charges.

Type of Charge	Amount
Development Charges – Residential portion (Town Only)	\$3,736,968.00
Cash in lieu of Parkland – Residential portion only	\$625,759.87
Community benefit charges – Residential portion only	\$535,274.42
<b>Total Statutory Exemption Amount</b>	<b>\$4,898,002.29</b>

Fee Deferral Request for  
17175 Yonge Street (Trinity Coptic Foundation)

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## Town Policy for Alternative Fees & Charges for Registered Charities and Non-Profit Organizations

The Policy applies to all applications made by registered charities and non-profit organizations to build, construct, expand, renovate, or alter in some manner a building or structure in the Town of Newmarket. The Policy allows for the deferral of the fees and charges related to a development application by a registered charity or a non-profit organization, upon request, provided the lands in question for the request are owned by or being developed by the applicant and provide a service to the general public or for the benefit of the community. The applicant must also obtain all other approvals, permits, consents, and matters that are determined necessary by the Town.

As per the Policy, if all of the criteria above are met, the Directors of Planning and Finance are authorized to defer fees and charges for a period of 10 years.

If Trinity Coptic Foundation owns the property at the end of the 10 years, these fees would be waived all together. If Trinity Coptic Foundation sells the property within the 10-year timeframe, the fees will have to be paid to the Town by Trinity Coptic or the new owner. Trinity Coptic Foundation has requested deferrals under the Policy and meet the criteria set out in the Policy. As such, the non-residential development charges and building permit application fees have been approved to be deferred. As noted above, TCF's non-profit housing development is exempt from paying residential development charges, cash in lieu of parkland, and community benefits charges.

TCF has made a written request for the deferral of development charges and cash in lieu of parkland for the non-residential gross floor area and the deferral of building permit application fees. Pursuant to the Policy, the Directors of Planning and Finance have approved the requested deferrals.

The following chart provides a summary of the charges that were approved to be deferred pursuant to the Alternative Fees and Charges Policy.

Type of Charge	Amount
Development Charges - Non-residential (Town Only)	\$34,322.31
Cash in lieu of parkland – Non-residential	\$15,820.99
Building Permit Application Fees	\$298,872.80
<b>Total Deferral Amount under Town Policy</b>	<b>\$349,016.10</b>

The Site Plan application for this development is currently under review by the Town's Development Coordination Committee. The Development Coordination Committee (DCC) is a working group of staff from Engineering, Landscape, Legal, and Planning that process complex applications. DCC generally processes Subdivision applications and are reviewing this site plan application as a pilot project. As it is a pilot project, DCC review fees in the amount of \$11,237.73 have also been waived.

### Additional Requests

Trinity Coptic Foundation has submitted a request for other development related fee deferrals until financing is received from CMHC. The funding is currently anticipated to be released in Fall 2025.

### Community Benefit Charges

TCF has requested that all Community Benefit Charges (CBCs) be waived. The Planning Act exempts non-profit housing developments from CBCs for the residential portion. As the commercial portion is not exempted by legislation, and the deferral would go beyond what is provided for under the Policy, staff recommend that CBCs remain payable for the commercial portion. However, staff support temporary deferral of the payment of the CBCs for the commercial portion of the development until TCF receives their funding. This will be secured through the site plan agreement.

### Trail Contribution

As part of the development application, Trinity Coptic Foundation will be providing a 3.0 metre easement on the north side of their property for a future Town owned trail. TCF has requested that their contribution for the trail construction in the easement area be deferred until the CMHC funding is available in Fall 2025. This will also be secured through the site plan agreement.

TCF will also convey the woodlot on the east side of the property to the Town and a trail will be constructed in the Town owned lands as part of a capital project in the future.

The chart below outlines the fees and charges that staff are recommending to be deferred until TCF receives funding.

	Type	Estimated Total \$
<b><u>Town Processing Fees</u></b>		
1	Site plan application fee	\$186,579.40
2	Finance fee	\$65,000.00
3	Engineering Internal Review fee	\$127,121.30

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17175 Yonge Street (Trinity Coptic Foundation)

<b><u>Other Town Charges</u></b>		
<b>4</b>	Community benefit charges (Commercial portion only)	\$13,769.24
<b>5</b>	Trail contribution (retained lands only)	\$67,000.00
<b>6</b>	Tree compensation	Tree compensation is not required for this file. The applicant is providing enough compensation planting to offset the value of removals.
<b>Total Temporary Deferral Amount</b>		<b>\$459,469.94</b>

## **Securities**

The Town collects engineering and landscaping securities as they serve as security deposits for the works to be undertaken on the property. Financial securities are held by the Town in order to ensure there is sufficient means to either complete civil works started or make excavations safe should the need arise if a development cannot be completed after having started. The securities for landscape and engineering works for the proposed development were initially estimated to be approximately \$1,460,000.

As in most cases, these works are constructed and inspected without the need to draw on securities, and they are returned to the developer at completion. Staff have carefully reviewed the nature of the securities for this development and have determined that a lesser amount can be justified. As a result, the required engineering and landscape securities can be reduced to \$442,346.55. Tree securities in the amount of \$5,344.38 also remain applicable. The securities are required to be submitted prior to the execution of the site plan agreement.

## **York Region and Educational Development Charges**

Trinity Coptic Foundation has also requested Town of Newmarket Council make a request to York Region to match the amounts the Town has deferred under the policy. Additionally, TCF has requested that Council approve the Town of Newmarket to pay the applicable Education Development Charges (for both residential and commercial components) until the CMHC funding is received in Fall 2025. The Education DCs are estimated at \$1,758,819.25.

The Town does not provide loans for external charges and as such Staff do not recommend that Council approve this request. Trinity Coptic Foundation should reach out to York Region and the School Boards directly to discuss what options may be available to defer these charges.

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17175 Yonge Street (Trinity Coptic Foundation)

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## **Consultation**

Planning, Legal, Engineering, and Financial Services have been consulted.

## **Conclusion**

Trinity Coptic Foundation is a non-profit housing provider constructing a non-profit housing development and as a result is exempt from paying residential development charges, cash in lieu of parkland, and residential community benefit charges, pursuant to exemptions in the Development Charges Act and the Planning Act.

With delegated authority, Staff have approved the deferral of non-residential development charges, and building permit application fees, totaling \$349,016.10. These fees will be deferred for a period of 10 years and if the property continues to be owned by TCF, these fees will be waived entirely.

Staff recommend that Council approve the additional fee deferrals for the following fees until Trinity Coptic Foundation receives CMHC funding:

- Site Plan application fee;
- Finance fee;
- Engineering internal review fee;
- Community benefit charges (non residential portion); and,
- Trail contribution.

Should Council approve the deferral of the other fees as requested above, the applicant will be required enter into a deferral agreement with the Town or applicable conditions will be included in the site plan agreement.

## **Council Priority Association**

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

## **Human Resource Considerations**

Not applicable.

## **Budget Impact**

Trinity Coptic Foundation is exempt from paying residential development charges, cash in lieu of parkland, and residential community benefit charges, as outlined in the Development Charges Act and Planning Act.

With delegated authority as per the Policy, fees totaling \$349,016.10 have been deferred to date for Trinity Coptic Foundation. These fees will be deferred for a period of 10 years and if the property continues to be owned by TCF, these fees will be waived entirely.

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Should Council approve the deferral of additional fees, additional fees totalling \$459,469.94 will be paid by TCF to the Town when the applicant receives funding. This is estimated to occur in Fall 2025.

### **Attachments**

None.

### **Submitted By**

Kaitlin McKay MCIP, RPP  
Senior Planner, Planning Services

### **Approval for Submission**

Adrian Cammaert, MCIP, RPP  
Manager, Planning Services

Jason Unger, MCIP, RPP  
Director, Planning & Building Services

Peter Noehammer, P. Eng.  
Commissioner, Development & Infrastructure Services

### **Report Contact**

For more information on this report, please contact [info@newmarket.ca](mailto:info@newmarket.ca)