



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** April 23, 2018

**Report Number:** SRPRS.18.106

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** SRPRS.18.106 – Request for Approval –  
Transfer of Servicing Allocation – Draft Plan of  
Subdivision Applications – Town Files D03-  
03006 and D03-12013

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### **Owners:**

DG Group  
obo Raki Holdings Inc. and Richview 19 Holdings Inc.  
30 Floral Parkway, Suite 300  
Concord, Ontario  
L4K 4R1

### **Location:**

Legal Description: Part of Lots 27 and 28, Concession 2, E.Y.S.  
Municipal Addresses: 10971 and 11061 Bayview Avenue

### **Purpose:**

A request for approval to transfer servicing allocation between draft approved Plans of Subdivision in the North Leslie Secondary Plan Area.

### **Recommendations:**

- a) That the request by DG Group to transfer 875 persons equivalent of servicing allocation from draft approved Plan of Subdivision 19T-03006 (Raki Holdings Inc., Town File D03-03006) to draft approved Plan of Subdivision 19T-12013 (Richview 19 Holdings Inc., Town File D03-12013), be approved; and,
- b) That the servicing allocation be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11.

### **Contact Person:**

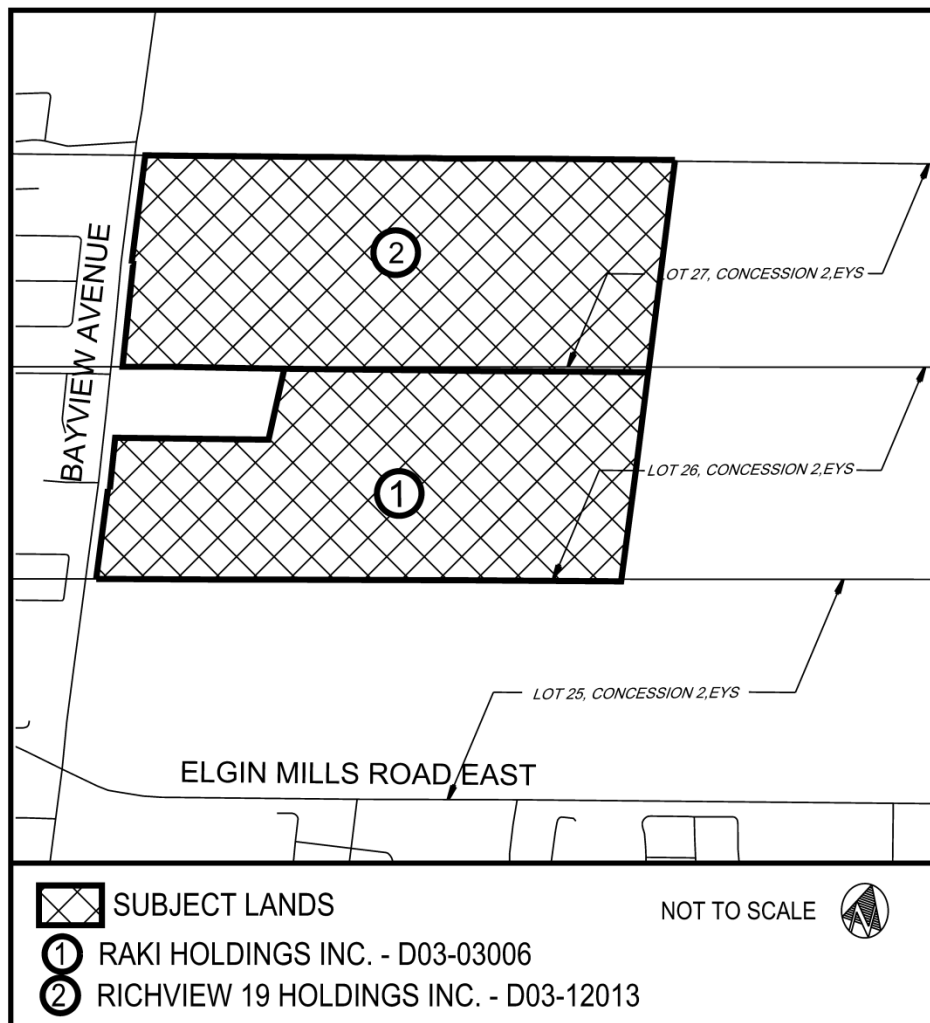
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

## Report Approval:

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.



## Background:

On June 27, 2016, Council approved two draft Plan of Subdivision applications (Town Files D03-03006 and D03-12013) on the subject lands, and assigned Raki Holdings Inc. (“Raki”) and Richview 19 Holdings Inc. (“Richview”) a total of 916 persons equivalent (280 units) and 534 persons equivalent (156 units) of servicing allocation respectively in order to facilitate the first phases of development (refer to Appendix A).

The owners are currently focused on the construction and registration of the Richview and adjacent Autumn Hill draft Plans of Subdivision in the Spring of 2018, while external servicing and design details are worked out with adjacent landowners to enable registration of the Raki draft Plan of Subdivision in the future. In this regard, the owners have requested that servicing allocation be transferred from the Raki lands to the Richview lands in order to facilitate additional development in a first phase.

The purpose of this report is to seek Council’s approval to transfer servicing allocation from the Raki lands to the Richview lands in order to facilitate the construction of the approved residential development thereon.

## Summary Analysis:

### Site Location and Adjacent Uses

The subject lands are located on the east side of Bayview Avenue, north of Elgin Mills Road East (refer to Map 1). The Richview lands have a total area of 40.594 hectares (100.31 acres) and the Raki lands have a total area of 34.845 hectares (86.104 acres). The lands are primarily vacant and used for agricultural purposes.

### Development Proposal

The owners have obtained approvals to construct two residential developments within the North Leslie West Planning Area (refer to Maps 2 and 3). Outlined below are the pertinent statistics of the draft approved Plans of Subdivision on the subject lands:

|                                       | <b>Raki Holding Inc.<br/>(19T-03006)</b> | <b>Richview 19<br/>Holdings Inc.<br/>(19T-12013)</b> |
|---------------------------------------|--|--|
| <b>Total Lot Area</b>                 | 34.845 ha (86.104 ac)                    | 40.594 ha (100.31 ac)                                |
| <b>Total Number of Units</b>          | 340*                                     | 484*   |
| <b>Single Detached Units</b>          | 181                                      | 318  |
| <b>Townhouse Units</b>                | 71                                       | 111  |
| <b>Medium Density Block<br/>Units</b> | 77*                                      | 32*  |

| <b>Residential Block Units</b>                              | <b>Reserve</b> | 11*                  | 23*                  |
|---|----------------|----------------------|----------------------|
| <b>Stormwater Management Blocks</b>                         |                | 2.340 ha (5.782 ac)  | 1.171 ha (2.894 ac)  |
| <b>Elementary School Blocks</b>                             |                | 2.460 ha (6.079 ac)  | 2.898 ha (7.161 ac)  |
| <b>Park Blocks</b>  |                | 1.602 ha (3.959 ac)  | 2.974 ha (7.349 ac)  |
| <b>Open Space Blocks</b>                                    |                | 0.039 ha (0.096 ac)  | 0.005 ha (0.012 ac)  |
| <b>Road Widening Blocks</b>                                 |                | 0.051 ha (0.126 ac)  | 0.177 ha (0.437 ac)  |
| <b>Natural Heritage System/Protected Countryside Blocks</b> |                | 10.796 ha (26.68 ac) | 9.092 ha (22.467 ac) |
| <b>Streets</b>  |                | 5.476 ha (13.531 ac) | 8.396 ha (20.747 ac) |

\* Subject to final calculation based on the submission of future development applications within medium density blocks and/or the need to combine development reserve blocks with lands in adjacent draft plans of subdivision

## **Interim Growth Management Strategy:**

The Town's Interim Growth Management Strategy provides that ground related developments may obtain a maximum of 200 units of allocation up front, with the balance of the required servicing allocation being considered once 50% of the registered lots in the prior phase are under construction.

On September 29, 2015, Council adopted the recommendations of Staff Report SRPRS.15.148 and approved modifications to the Town's protocol in North Leslie (West) in order to ensure that servicing capacity was aligned with initial phasing and infrastructure needs (e.g. internal collector road system, sanitary sewer, water distribution system, storm water management facilities and parks). In this regard, the Raki lands were assigned a total of 916 persons equivalent of servicing allocation while the Richview lands were assigned a total of 534 persons equivalent of servicing allocation.

The owner is now proposing to transfer servicing allocation from the Raki lands to the Richview lands in order to facilitate the construction of 311 single detached dwellings (1092 persons equivalent) and 106 townhouse dwellings (317 persons equivalent), resulting in a proposed servicing allocation transfer of 875 persons equivalent. The owners have advised that servicing and construction on the Raki lands is delayed due to external servicing requirements and approvals, while the Richview draft Plan of Subdivision is expected to receive final approval in the Spring of 2018.

Given the current timing constraints associated with servicing and building on the Raki lands, staff supports the requested servicing allocation transfer on the basis that the capacity is being transferred between contiguous draft plans under common ownership

(DG Group) and the request will not increase the overall allocation assigned to the first phases of development in North Leslie West.

### **Financial/Staffing/Other Implications:**

The recommendations of this report do not have any financial, staffing or other implications.

### **Relationship to the Strategic Plan:**

The recommendations of this report are aligned with **Goal Four: Wise Management of Resources in Richmond Hill** by servicing as a role model for municipal management.

### **Conclusion:**

The applicant is seeking Council's approval of its request to transfer 875 persons equivalent of servicing allocation from the Raki lands to the Richview lands. If approved, 1,409 persons equivalent of servicing allocation would be assigned to the Richview lands, thereby enabling the construction of 311 single detached dwellings and 106 townhouse dwellings thereon. The Raki lands would retain 41 persons equivalent of servicing allocation. Staff has reviewed the applicant's request and for the reasons cited in this report, recommends that Council approve the servicing allocation transfer.

## **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Extract from Council Meeting C#24-16 held on June 27, 2016
- Map 1, Aerial Photograph
- Map 2, Draft Approved Plan of Subdivision 19T-03006 (Raki Holdings Inc.)
- Map 3, Draft Approved Plan of Subdivision 19T-12013 (Richview 19 Holdings Inc.)

## Report Approval Details

|                      |   |
|----------------------|---|
| Document Title:      | SRPRS.18.106 - Request for Approval - Transfer of Servicing Allocation.docx   |
| Attachments:         | - C062716.doc<br>- MAP_1_AERIAL_PHOTOGRAPH.pdf<br>- MAP_2_DRAFT_APPROVED_PLAN OF SUBDIVISION_19T-03006.pdf<br>- MAP_3_DRAFT_APPROVED_PLAN OF SUBDIVISION_19T-12013_.pdf |
| Final Approval Date: | Apr 13, 2018  |

This report and all of its attachments were approved and signed as outlined below:

**Gus Galanis - Apr 10, 2018 - 5:44 PM**

**Kelvin Kwan - Apr 10, 2018 - 5:47 PM**

**Neil Garbe - Apr 13, 2018 - 3:51 PM**