



Staff Report for Committee of the Whole Meeting

Date of Meeting: October 16, 2017

Report Number: SRPRS.17.169

Department: Planning and Regulatory Services
Division: Development Planning

Subject: Request for Approval – Municipal Servicing Allocation-
Signature 153 16th Avenue Inc. – Town File: D06-12122

Owner:

Signature 153 16th Avenue Inc.
45 Rodinea Road, Unit 1A
Maple, ON L6A 1R3

Agent:

Goldberg Group
2098 Avenue Road
Toronto, Ontario
M5M 4A8

Location:

Legal Description: Lot 29 and Part of Lot 7, Registered Plan 3805
Municipal Addresses: 153 16th Avenue and 370 Red Maple Road

Purpose:

A request for approval of municipal servicing allocation to facilitate the construction of a 103 unit condominium townhouse development on the subject lands.

Recommendations:

- 1) That the request for municipal servicing allocation for 308 persons equivalent submitted by Signature 153 16th Avenue Inc. for the lands known as Lot 29 and Part of Lot 7, Registered Plan 3805 (Municipal Addresses: 153 16th Avenue and 370 Red Maple Road), Town File Number D06-12022, be approved; and,
- 2) That the assigned servicing allocation be released by the Commissioner of Planning and Regulatory Services in accordance with By-law No. 109-11.

Contact Person:

Deborah Giannetta, Acting Manger of Development – Site Plans, phone number 905-771-5542

Submitted by:

"Signed version on file in the Office of the Clerk"

Kelvin Kwan
Acting Commissioner of Planning and Regulatory Services

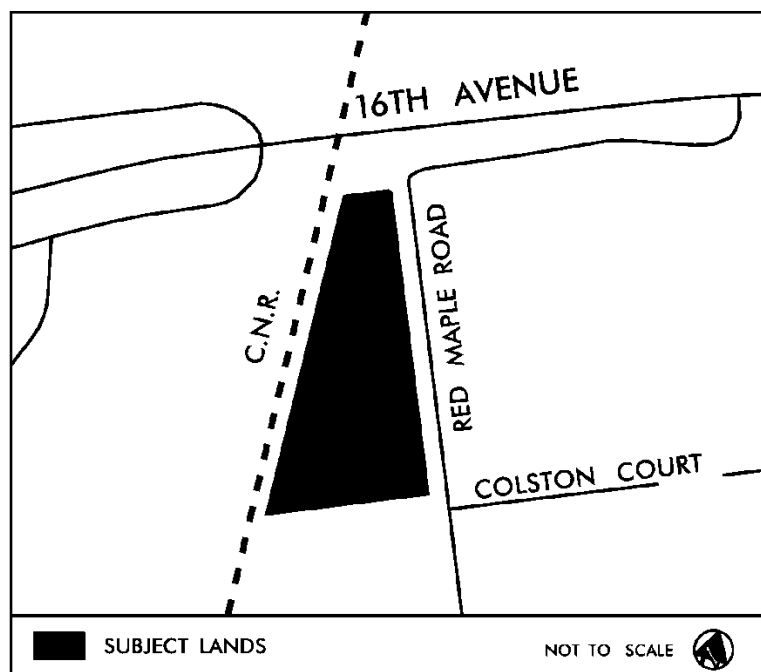
Approved by:

"Signed version on file in the Office of the Clerk"

Neil Garbe
Chief Administrative Officer

Location Map

Below is a map displaying the property location. Should you require an alternative format call the person listed under “Contact Person” above.



Background Information

At the June 27, 2017 Council meeting, Council approved the recommendations of the Request for Direction Report, SRPRS.17.108 wherein Planning staff recommended approval of a revised development proposal consisting of a 103 unit townhouse condominium project on the subject lands and requested authorization for staff to attend upcoming Ontario Municipal Board (OMB) proceedings in that regard (refer to Appendix 1).

At the subsequent June 23, 2017 OMB Pre-Hearing Conference on the matter, a date was set for a Settlement Hearing on July 19, 2017 via teleconference with the Board, the Town, the Owner and their representatives. At that hearing, the Board approved the revised development proposal and the implementation instruments as put forward by the applicant and in agreement with the Town. The Board withheld its final Order to allow the parties to finalize minor Site Plan matters related to the proposed development.

Staff have worked closely with the applicant to address the outstanding matters and are now in a position to initiate the Site Plan agreement for the development. Therefore, the purpose of this report is to seek Council's approval to allocate municipal servicing to the subject lands to facilitate the construction of a 103 unit condominium townhouse development.

Summary Analysis

Site Location and Adjacent Uses

The subject lands are located on the west side of Red Maple Road, south of 16th Avenue. The development site is comprised of two properties (153 16th Avenue and 370 Red Maple Road) and has a combined lot area of approximately 1.34 hectares (3.31 acres). Both properties are unoccupied and contain five buildings that were associated with the previous uses of the properties being a parking facility associated with Richmond Hill Toyota and a landscaping maintenance business. Abutting land uses are 16th Avenue to the north, Red Maple Road to the east, the CN Bala Mainline to the west and the Town owned Red Maple Parkette to the south.

Development Proposal

The OMB approval permits a medium density residential development comprised of 103 townhouse units of which 42 are stacked townhouses and 61 are "traditional" townhouses (refer to Map 1).

Interim Growth Management Strategy

Council has approved a comprehensive strategy comprised of eight growth management eligibility criteria and the process for bringing forward development applications once they are supportable from a planning standpoint. The criteria focus on the means of assessing and prioritizing development applications for receipt of servicing allocation. The basis of the strategy is as follows:

The scarcity of servicing capacity creates a premium value for the allocation that is available. The potential allocation of servicing capacity is a very desirable outcome for applicants. Thus, allocation can be considered as an incentive to encourage applicants to produce community benefits or innovative contributions to the community.

The eight growth management criteria for assessing applications are as follows:

1. Providing community benefits and completion of required key infrastructure.
2. Developments that have a mix of uses to provide for live-work relationships.
3. Developments that enhance the vitality of the Downtown Core.
4. Higher-order transit supportive development.
5. Developments that represent sustainable and innovative community and building design.
6. Completion of communities.
7. Small scale infill development.
8. Opportunities to provide affordable housing.

The applicant has submitted a response letter indicating that its revised development proposal would satisfy Criteria 1, 4, 6 and 7. Staff concurs with the applicant's findings and notes that specifically with respect to Criteria 1, the applicant has agreed to contribute to the construction of a staircase that will provide a pedestrian connection from Red Maple Road to 16th Avenue and ultimately reducing the walking distance to Yonge Street for area residents.

On February 24, 2014, Council adopted the recommendations of Staff Report SRPRS.14.004 with respect to threshold scores for the implementation of the Town's Sustainability Metrics. Council directed that staff use the threshold scores to ensure that a consistent performance level is met as part of the review of IGMS Criteria No. 5 (Sustainable and Innovative community and Building Design). While the proposed development applications predated the Sustainability Metrics requirement, the applicant provided a completed Sustainability Metrics tool and scored 35 which is considered "good" and within the approved threshold score range of 32 to 45 for Site Plans.

Based on the above, staff recommends that Council allocate municipal servicing for the 308 persons equivalent, on the basis that the proposal meets the Town's IGMS criteria.

Financial/Staffing/Other Implications

This recommendation does not have any financial, staffing or other implications.

Relationship to Strategic Plan

The recommendations of this report do not have any direct implications with respect to the Town's Strategic Plan. The revised development proposal is generally aligned with **Goal One: Stronger Connections in Richmond Hill** by providing for physical connections in the community and improving connections in our environment. The proposal would also align with **Goal Two: Better Choice in Richmond Hill** by providing better options for where to live, and **Goal Four: Wise Management of**

Resources in Richmond Hill by being responsible through committing to use land responsibly.

Conclusions

The applicant is seeking Council's approval of its request to assign municipal servicing allocation for the 103 unit medium density residential development to be constructed on the subject lands. Staff has reviewed the applicant's IGMS submission and is satisfied that the revised development proposal is consistent with the Town's servicing allocation policy. On this basis, staff recommends that Council assign municipal servicing allocation for 308 persons equivalent for the development to be constructed on the subject lands.

Appendix Contents and Maps:

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

- Appendix A, Extract from Council Meeting C#24-17 held June 27, 2017
- Map 1 Site Plan

**Extract from Council Meeting
C#24-17 held June 27, 2017
Confirmatory By-law 69-17**

Appendix	<u>A</u>
SRPRS	<u>17.169</u>
File(s)	<u>D06-12122</u>

1.0 Minutes – Committee of the Whole meeting CW#10-17 held on June 20, 2017

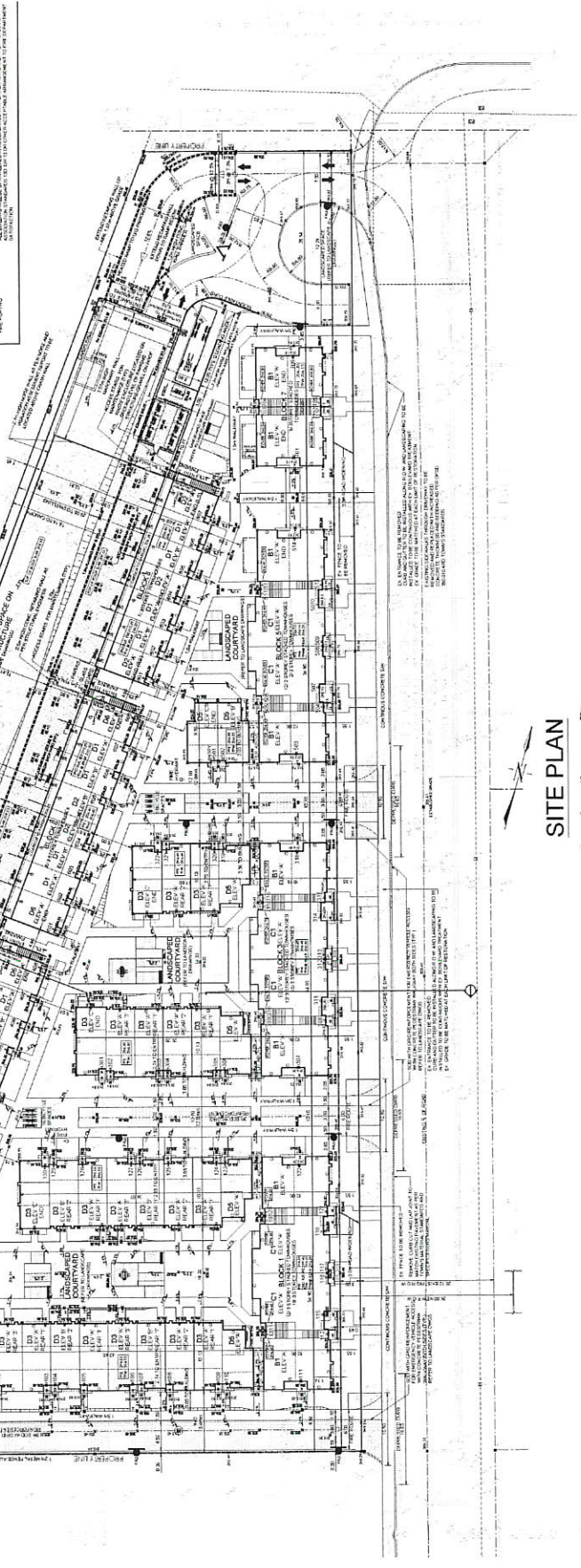
1.3 Request for Direction – Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications – Signature 153 16th Avenue Inc. – 153 16th Avenue and 370 Red Maple Road – File Numbers D01-12013, D02-12042 and D06-12122 – (Staff Report SRPRS.17.108) – (Item 6)

Recommendation 3

- a) That the Ontario Municipal Board be advised that Council supports in principle the revised Official Plan Amendment, Zoning By-Law Amendment and Site Plan Applications submitted by Signature 153 16th Avenue Inc. for lands known as Lot 29 and Part of Lot 7, Registered Plan 3805, (municipal addresses: 153 16th Avenue and 370 Red Maple Road), File Numbers D01-12013, D02-12042 and D06-12122, for the reasons outlined in staff report SRPRS.17.108;
- b) That the Ontario Municipal board be advised that Council endorses the draft Official Plan Amendment as set out in Appendix 'B' to staff report SRPRS.17.108, subject to the payment of the applicable processing fees in accordance with the Town's Tariff of Fees By-law 95-16;
- c) That the Ontario Municipal board be advised that Council endorses the draft Zoning By-law Amendment as set out in Appendix 'C' to staff report SRPRS.17.108, subject to the payment of the applicable processing fees in accordance with the Town's Tariff of Fees By-law 95-16;
- d) That appropriate Town staff be directed to appear at the Ontario Municipal Board in support of Council's position concerning the subject Official Plan Amendment, Zoning By-law Amendment and Site Plan applications.

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File Nos. D01-12013
D02-12042, D06-12122

**TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT**

DG/SS SRPRS.17.108