



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 5, 2018
Report Number: SRPRS.18.129

Department: Planning and Regulatory Services
Division: Development Planning

Subject: SRPRS.18.129 - Request for Approval –
Granting of Municipal Servicing Allocation –
Livante Management (Hall Street) Inc. – Town
File D06-16095

Owner:

Livante Management (Hall Street) Inc. (formerly FL (107 Hall) Inc.)
1 Steelcase Road West, Unit 4
Markham, Ontario
L3R 0T3

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
L4KM 1Z7

Location:

Legal Description: Part of Lot 48, Concession 1, W.Y.S
Municipal Address: 107 Hall Street

Purpose:

A request for approval for the granting of municipal servicing allocation to facilitate the construction of a medium density residential/townhouse development on the subject lands.

Recommendation:

- a) That the request by Livante Management (Hall Street) Inc. for 66 persons equivalent (22 townhouse units) servicing allocation for the lands known as Part of Lot 48, Concession 1, W.Y.S (Municipal Address: 107 Hall Street), Town File D06-16095, be approved.

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Contact Person:

Ferdi Toniolo, Senior Planner – Site Plans, phone number 905-771-2442 and/or
Denis Beaulieu, Manager of Development - Subdivisions, phone number 905-771-2540

Report Approval:

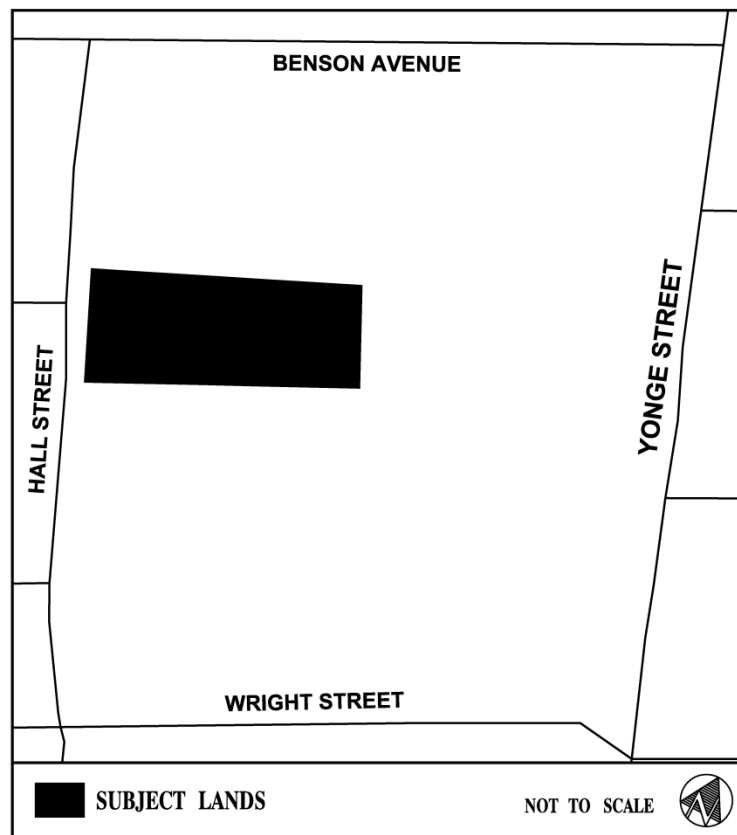
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.

Location Map:

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



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Background:

On January 19, 2017, the Ontario Municipal Board (OMB) issued an Order approving applications for Zoning By-law Amendment and draft Plan of Subdivision to permit a medium density residential development comprised of 22 townhouse units and a relocated heritage dwelling with a private lane access to Hall Street on the subject lands. The Board's decision included conditions of approval for the draft Plan of Subdivision. However, the OMB withheld its Order concerning the approval of the related Zoning By-law Amendment until such time as the applicant received Site Plan approval from the Town.

The applicant submitted a Site Plan application to the Town (Town File D06-16095) on December 6, 2016. With the review of the Site Plan application nearing completion including Council approval of the relocation of the heritage dwelling (refer to Appendix "A"), the purpose of this report is to seek Council's approval for municipal servicing allocation for 66 persons equivalent population (22 townhouse units).

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Hall Street, between Wright Street and Benson Avenue and contain an existing designated heritage dwelling (Dr. Langstaff House). The lands have a total lot area of 0.59 hectares (1.45 acres) and abut an existing townhouse development and funeral home to the north, existing commercial uses and an apartment building to the east, a French public school to the south and existing single family residential to the west (refer to Map 1).

Development Proposal

The proposed townhouse development is comprised of 22 townhouse units and a relocated heritage dwelling which will be accessed by a private lane connecting to Hall Street (refer to Map 2). The associated Site Plan application (Town File D06-16095) is being finalized to facilitate the aforementioned development and therefore, the applicant is requesting municipal servicing allocation for the proposed development.

Interim Growth Management Strategy

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility criteria as a means of assessing and prioritizing development applications for the receipt of municipal servicing allocation. The eight growth management criteria 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.

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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 identified that the proposed development would meet Criteria 4, 5, 6 and 7 noted above (refer to Appendix “B”). Staff has reviewed the submission and agrees that the proposal meets the aforementioned criteria, as follows:

- the subject lands are located one block west and are within a short walking distance of Yonge Street and will optimize existing and planned transit infrastructure, and will provide for medium density residential development in accordance with the policies both the Region of York and Town Official Plans;
- the proposed development will provide for extensive tree planting, will reduce potable water for irrigation and will provide for LED lighting;
- a walkway connection for future development to the east has been provided and the private road within the development has been designed to align with Mill Walk Court; and,
- the proposed development is consistent with other infill development in the neighbourhood.

Additionally, the proposed development has been reviewed in accordance with the Town’s Sustainability Performance Metrics chart and has achieved a score of 38 which is considered a “good” performance level. Based on the above, staff is of the opinion that the applicant’s development proposal satisfies the Town’s IGMS criteria and therefore, it is recommended that Council assign municipal servicing allocation for a total of 66 persons equivalent population (22 units) for the medium density development to be constructed on the subject lands. The existing heritage dwelling is already serviced and does not require additional allocation.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to Strategic Plan:

The recommendation of this report will facilitate a development proposal that is aligned with the Town’s Strategic Plan. In this regard, the development proposal is aligned with **Goal One - Stronger Connections in Richmond Hill** by providing opportunities for connections at a neighbourhood level. The proposed development would align with **Goal Three – A More Vibrant Richmond Hill** by preserving and celebrating a designated heritage dwelling (the Dr. Langstaff Dwelling) and lastly with **Goal Four - Wise Management of Resources in Richmond Hill** by creating opportunities for reducing commute times, increasing access and incorporating energy efficient design.

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Conclusions:

The applicant is seeking Council's approval of its request to assign municipal servicing allocation for the proposed townhouse development to be constructed on the subject lands. Staff is of the opinion that the development proposal satisfies the Town's Interim Growth Management Strategy criteria and is consistent with the Town's servicing allocation policy. On this basis, staff recommends Council assign municipal servicing allocation for 66 persons equivalent population (22 units) for proposed the development.

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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 contact person listed in this document.

- Appendix A, Extract from Council Meeting held on April 30, 2018
- Appendix B, IGMS Statement for Servicing Allocation dated April 27, 2018
- Map 1, Aerial Photograph
- Map 2, Site Plan

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Report Approval Details

Document Title:	SRPRS.18.129.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- Appendix B.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_SITE_PLAN.pdf
Final Approval Date:	May 17, 2018

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

Gus Galanis - May 16, 2018 - 5:20 PM

Kelvin Kwan - May 16, 2018 - 5:37 PM

Neil Garbe - May 17, 2018 - 9:03 AM