



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 9, 2018
Report Number: SRPRS.18.088

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.18.088 – Request for Approval –
Granting of Servicing Allocation – Draft Plan of
Subdivision Application – Town File D03-12004**

Owners:

Ghasem Pahlavan Hashemi and Tahereh Jalali
267 Sunset Beach Road
Richmond Hill, Ontario
L4E 3H2

Masoud Ziaian and Golita Seyed-Mohammadi
205 Sunset Beach Road
Richmond Hill, Ontario
L4E 3H5

Agent:

Ashkan Hashemi
180 University Avenue, Unit 4201
Toronto, Ontario
M5H 2A5

Location:

Legal Description: Part of Lots 5 and 6, Plan 163
Municipal Addresses: 266, 272 and 276 Sunset Beach Road

Purpose:

A request for approval for the granting of municipal servicing allocation to facilitate the construction of an approved residential development comprised of 12 single detached dwelling lots on the subject lands.

Recommendations:

- a) That the request for the granting of municipal servicing capacity for 32 persons submitted by Ghasem Pahlavan Hashemi and Tahereh Jalali, and Masoud Ziaian and Golita Seyed-Mohammadi for the lands known as Part of Lots 5 and 6, Plan 163 (Municipal Addresses: 266, 272 and 276 Sunset Beach Road), Town File Number D03-12004, be approved; and,
- b) That the assigned servicing capacity be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11.

Contact Person:

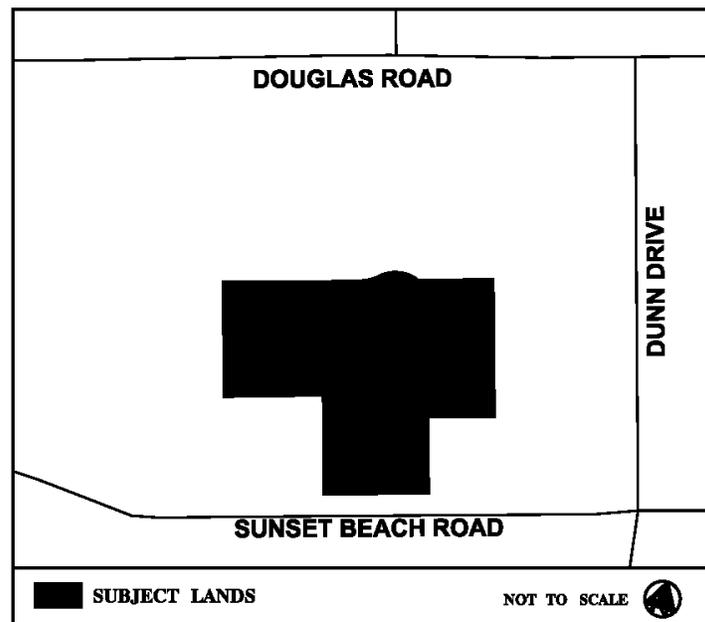
Shelly Cham, Senior Planner, Subdivisions, phone number 905-747-6470
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

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:

The subject lands were subject to Zoning By-law Amendment and draft Plan of Subdivision applications (Town Files D02-15031 and D03-12004 which were approved by Council on November 27, 2017 (refer to Appendix A). Subsequent to Council's approval, the applicant provided the Town with a revised Sustainability Metrics submission in February 2018 in support of its request for municipal servicing allocation for the approved development. The purpose of this report is to seek Council's approval to allocate municipal servicing to the subject lands to facilitate the construction of the approved residential development.

Summary Analysis:

The following is a summary of the site location, adjacent uses and development proposal.

Site Location and Adjacent Uses

The subject lands are located on the north side of Sunset Beach Road, west of Dunn Drive and have a total lot area of 0.9 hectares (2.3 acres). The lands abut existing residential uses to the north, east and west and Sunset Beach Road to the south (refer to Map 1).

Development Proposal

Council's approval permits a residential development comprised of 12 single detached dwelling lots on a new municipal street (refer to Map 2).

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 applications to produce community benefits or innovative contributions to the community.

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

- Providing community benefits and completion of required key infrastructure.
- Developments that have a mix of uses to provide for live-work relationships.
- Developments that enhance the vitality of the Downtown Core.
- Higher-order transit supportive development.

- Developments that represent sustainable and innovative community and building design.
- Completion of communities.
- Small scale infill development.
- Opportunities to provide affordable housing.

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).

Staff has reviewed the Sustainability Metrics submitted by the applicant in support of the proposed development and notes the following:

- the proposed development has satisfied 12 mandatory metrics. Staff notes that the metric pertaining to the requirement for the provision of a Topsoil Fertility Test will be addressed through the clearance of the draft Plan of Subdivision conditions; and,
- the overall application score is 31 out of 82 points. A score of 21 to 35 points represents a “good” score.

The subject lands are comprised of 3 lots of record equivalent to 10.53 persons for the purposes of municipal servicing allocation. It should be noted that the municipal servicing allocation recommended for the subject lands does not include the existing lots of record from the proposed total unit count. As such, staff would recommend that Council allocate municipal servicing for the equivalent of 9 lots or 32 persons, on the basis that the submitted metrics has demonstrated that the proposed development achieves a “good” score.

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 do not have any direct implications with respect to the Town's Strategic Plan. The 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.

Conclusion:

The applicant is seeking Council's approval of its request to assign municipal servicing allocation for the residential development to be constructed on the subject lands. Staff has reviewed the applicant's Sustainability Metrics submission which achieves a "good" score and can advise that the proposal will be consistent with the Town's servicing allocation policy. On this basis, staff recommends that Council assign municipal servicing allocation for 12 single detached dwelling lots, the equivalent of 32 persons for the development to be constructed on the subject lands.

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 Public Meeting C#41-17 held November 27, 2017
- Map 1, Aerial Photograph
- Map 2, draft Plan of Subdivision

Report Approval Details

Document Title:	SRPRS.18.088.docx
Attachments:	- Appendix A.pdf - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_DRAFT_PLAN_OF_SUBDIVISION_D03-12004.pdf
Final Approval Date:	Mar 21, 2018

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

Gus Galanis - Mar 20, 2018 - 1:32 PM

Kelvin Kwan - Mar 21, 2018 - 9:40 AM

Neil Garbe - Mar 21, 2018 - 3:44 PM