



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 3, 2018

Report Number: SRPRS.18.156

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.156 – Request for Approval –
Granting of Municipal Servicing Allocation –
Ideal (MM) Developments Inc. – File D06-13029
(Related File D02-13009)

Owner:

Ideal (MM) Developments Inc.
1100 Rodick Road
Markham, Ontario
L3R 8C3

Agent:

Walker, Nott, Dragicevic Associates Limited
90 Eglinton Avenue East, Suite 970
Toronto, Ontario
M4P 2Y3

Location:

Legal Description: Lot 147, Plan 2383
Municipal Addresses: 219 and 227 Major Mackenzie Drive East

Purpose:

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

Recommendations:

- a) That the request by Ideal (MM) Developments Inc. for 25.87 persons equivalent of servicing allocation for the lands known as Lot 147, Plan 2383 (Municipal Address: 219 and 227 Major Mackenzie Drive East), Town File D06-13029, be approved; and,

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- b) That the assigned servicing allocation be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11.

Contact Person:

Katherine Faria, Planner II – Subdivisions, phone number 905-771-5543 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

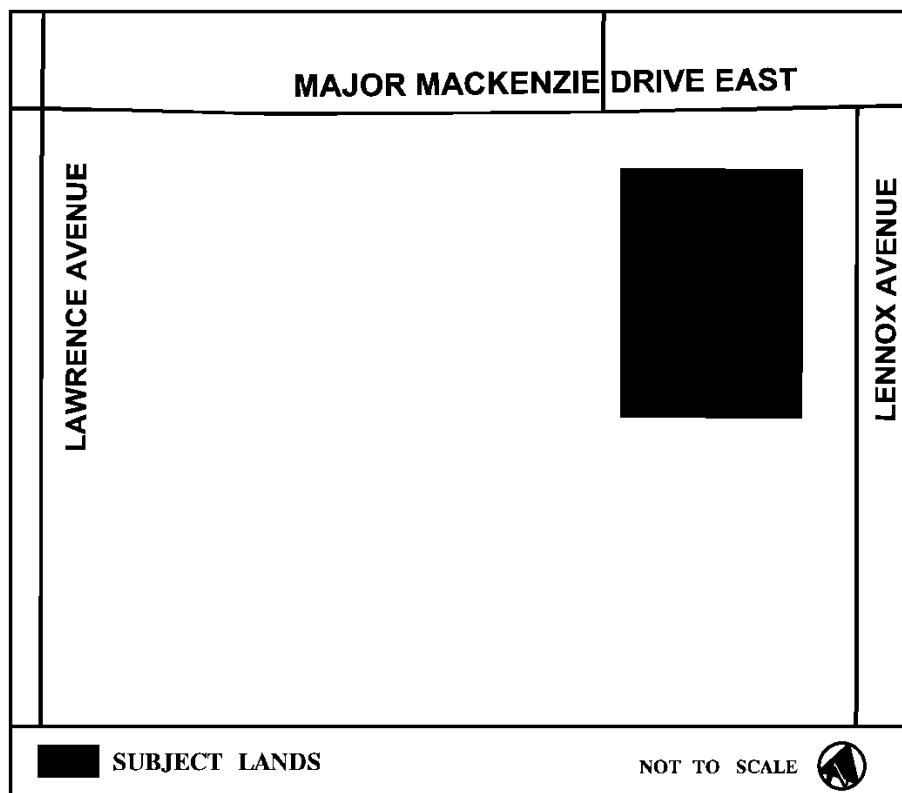
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 May 25, 2017, the Ontario Municipal Board (“Board”) issued its Decision concerning applications for Zoning By-law Amendment and Site Plan approval (Town Files D02-13009 and D06-13029) to permit a medium density residential development on the subject lands. In accordance with the Board’s Decision, the Zoning By-law Amendment and Site Plan applications were approved in principle; however, the Board’s Order has been withheld pending receipt of a finalized Zoning By-law Amendment and Site Plan, as well as an executed Site Plan Agreement for the proposed development.

The applicant filed a revised Site Plan submission package to the Town on December 18, 2017, which was subsequently circulated to relevant Town staff and external agencies for review. As the Zoning By-law Amendment and Site Plan applications have been approved in principle, the purpose of this report is to seek Council’s approval for municipal servicing allocation to accommodate the construction of eleven townhouse dwelling units on the subject lands.

At the time of submission of the applicant’s development proposal, the subject lands contained two existing single detached dwellings (7.02 persons equivalent) that have since been demolished. In this regard, additional servicing allocation for a population equivalent of 25.87 persons is being sought by the applicant.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the southwest corner of Major Mackenzie Drive East and Lennox Avenue (refer to Map 1). The lands are presently vacant and abut Major Mackenzie Drive East to the north, Lennox Avenue to the east, low-density residential uses to the south, and a proposed medium density residential development to the west (Town Files D02-17033, D03-17009, D05-17007 and D06-17078).

Development Proposal

The applicant’s development proposal comprises eleven townhouse units on a proposed private lane with vehicular access to Lennox Avenue (refer to Maps 2 and 3). Applications for draft Plan of Common Element Condominium (Town File D05-15012) and Part Lot Control Exemption (Town File D04-15024) have also been submitted by the applicant to facilitate common element tenure for the proposed medium density 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 criteria are as follows:

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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 provided a justification for how its development proposal meets the Town's Interim Growth Management Strategy (IGMS) eligibility criteria as described above (see Appendix "A"). Staff has reviewed the submission and is satisfied that the proposal fulfills Criteria 3, 4, 5, 6 and 7, as follows:

- the subject proposal constitutes a medium density residential development that aligns with the Town's broad objectives of encouraging transit-oriented development and a compact built environment within its centres and corridors;
- the subject lands are situated within 500 metres of the Town's Downtown Local Centre Area;
- the subject lands are located within 400 metres of the Richmond Hill GO Transit station;
- the applicant has articulated a commitment to implementing a number of sustainable and innovative design and construction measures, including an EnerGuide rating of "83", and the provision of rain barrels, high efficiency water conservation features, reduced light pollution, energy efficient lighting and enhanced landscaping;
- the proposed infill development is compatible with existing development within the vicinity of the subject lands and generally along Major Mackenzie Drive East; and,
- the proposed Site Plan provides for a potential future vehicular connection linking the subject lands to future infill development on the abutting lands to the west. As noted previously in this report, applications to permit a proposed medium density residential development on the lands immediately to the west of the subject lands have been received by the Town and are presently under review. If approved, the subject development proposals would facilitate a private vehicular and pedestrian connection between Lennox Avenue and Lawrence Avenue.

As part of the review of IGMS Criteria Number 5 (Sustainable and Innovative Community and Building Design), the applicant has submitted the required Sustainability Metrics Tool ("Metrics") in support of its development proposal. The submitted Metrics demonstrates an Overall Application score of 34 points, achieving a "good" score in accordance with the Town's sustainability performance criteria. Among other proposed implementation measures, the applicant has committed to achieving an EnerGuide rating of 83 or equivalent, as well as water conservation of 36% relative to the baseline fixtures.

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On the basis of the foregoing, staff is of the opinion that the applicant's development proposal satisfies the Town's IGMS eligibility criteria. Therefore, it is recommended that Council assign municipal servicing allocation for an additional population equivalent of 25.87 persons, reflecting eleven new townhouse units and a credit for two single detached dwellings (7.02 persons equivalent), to accommodate the medium density development to be constructed on the subject lands.

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 will facilitate a development proposal that is aligned with the Town's Strategic Plan. The applicant's development proposal is aligned with **Goal Two – Better Choice in Richmond Hill** by enhancing the range of housing options within the Town. In addition, the development proposal is aligned with **Goal Four – Wise Management of Resources in Richmond Hill** by facilitating intensification along one of the Town's corridors as well as integrating sustainable design measures into the proposed development.

Conclusion:

The applicant is seeking Council's approval of its request to grant municipal servicing allocation for the townhouse development to be constructed on its land holdings. The development proposal satisfies the Town's Interim Growth Management Strategy criteria, achieves a "good" score in accordance with the Town's Sustainability Metrics performance level criteria and is consistent with the Town's servicing allocation policy. On the basis of the foregoing, staff recommends that Council assign municipal servicing allocation for a population equivalent of 25.87 persons to accommodate the proposed medium density residential development.

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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, IGMS Strategy Letter, prepared by WND, dated June 5, 2018
- Map 1, Aerial Photograph
- Map 2, Proposed Site Plan
- Map 3, Proposed Elevations

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Report Approval Details

Document Title:	SRPRS.18.156.docx
Attachments:	- SRPRS.18.156 Appendix A.pdf - SRPRS.18.156 Map 1.pdf - SRPRS.18.156 Map 2.pdf - SRPRS.18.156 Map 3.pdf
Final Approval Date:	Jun 21, 2018

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

Gus Galanis - Jun 14, 2018 - 4:40 PM

Kelvin Kwan - Jun 15, 2018 - 2:44 PM

Neil Garbe - Jun 21, 2018 - 2:49 PM