



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 11, 2018

Report Number: SRPRS.18.198

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.198 - Request for Approval –
Granting of Municipal Servicing Allocation –
Collecdev (8868 Yonge) GP Inc. – Town File
D06-12082**

Owner and Agent:

Collecdev (8868 Yonge) GP Inc.
20 Eglinton Avenue West, Suite 1700
Toronto, ON M4R 2H1

Location:

Legal Description: Part of Lot 38, Concession 1, E.Y.S.
Municipal Address: 8868 Yonge Street

Purpose:

A request for approval for the granting of municipal servicing allocation to facilitate the construction of a mixed-use, high density residential/commercial development on the subject lands.

Recommendation:

- a) That the request by Collecdev (8868 Yonge) GP Inc. for 412 persons equivalent of servicing allocation be assigned to the lands known as Part of Lot 38, Concession 1, E.Y.S. (Municipal Address: 8868 Yonge Street), Town File D06-12082, be approved; and,
- b) That the assigned servicing allocation be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11.

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Contact Person:

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

Report Approval:

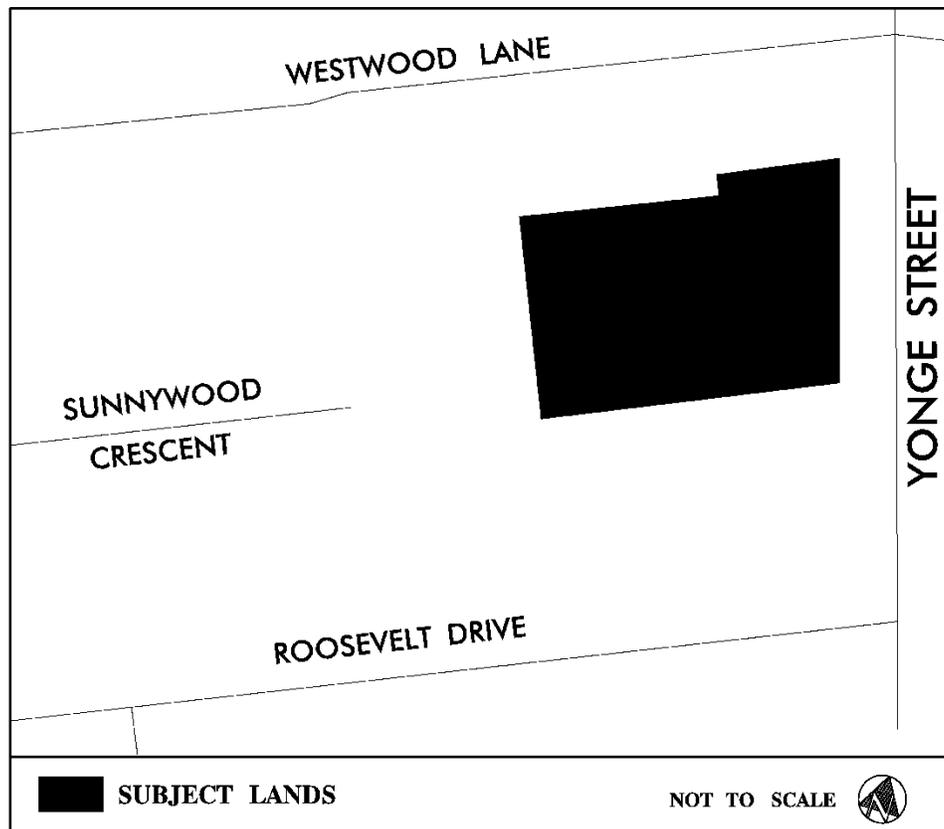
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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:

In September 2014, the Ontario Municipal Board (“OMB”) approved a mixed use, high density residential/commercial development comprised of two 15 storey apartment buildings (east block), a new north-south public road, a linear urban park (east block) and an 8 storey retirement residence (west block) on the subject lands. In January 2016, the OMB approved the implementing Official Plan and Zoning By-Law Amendment documents to give effect to the Board decision. In July 2017, the applicant submitted a revised Site Plan application for the east portion of the subject lands in accordance with the Board’s Order and approval. As part of the revised Site Plan application, the applicant submitted the requisite Sustainability Metrics Tool (“Metrics”) in support of the proposed development.

Staff are currently preparing the Site Plan agreement for the aforementioned development and, as such, servicing allocation is being requested at this time. Accordingly, the purpose of this report is to seek approval for municipal servicing allocation to accommodate the construction for one of two high density residential/commercial buildings with a total of 202 residential dwelling units or 412 persons equivalent of servicing allocation.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Westwood Lane, west of Yonge Street and form part of a consolidated L-shaped, vacant land holding that is approximately 1.6 hectares (3.95 acres) in size (refer to Map 1). The lands are proposed to be developed in two (2) blocks, the east block and west block. The east block, which is the portion of the site that is the subject of this request, has a total lot area of approximately 0.68 hectares (1.69 acres) and abuts vacant lands that are the subject of a Site Plan application for a 15 storey mixed use, high density residential/commercial development (Town File D06-12085) to the north, Yonge Street to the east, an existing three (3) storey office building to the south and vacant lands also owned by the Owner to the west beyond which are existing residential lands and Town owned parkland (Sunnywood Park).

Development Proposal

As noted previously, the proposed development for the east block of the lands consists of two 15 storey mixed use, high density residential/commercial buildings that includes a total of 370 residential dwelling units, a new north-south public road and a linear urban park.

The applicant’s request for servicing allocation, which is the subject of this report, relates to Tower A (refer to Map 2) that fronts onto Yonge Street and includes a total of 202 apartment units. Tower B, the second interior building which will front onto the new public road includes a total of 168 units. Servicing allocation will be sought at a later

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date for this portion of the development in accordance with the Town's Servicing allocation protocol.

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.
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 satisfied Criteria 1, 2, 4, and 5 of the Town's Interim Growth Management Strategy ("IGMS") eligibility criteria as described above as follows:

- the applicant's proposal provides key pieces of infrastructure including a portion of the north-south local street as identified on Appendix A8 of the Town's Official Plan as well as a municipal linear urban park. The applicant will also be providing a land dedication as part of the their parkland dedication requirements for the development which completes the land requirements for Sunnywood Park that will allow this park to be developed. Additionally, a Section 37 benefit will be secured from the applicant which shall be dedicated to the construction of Sunnywood Park;
- the subject proposal provides for a mix of uses in a high density built form that contributes to the objective of providing opportunities for live-work relationships;
- the proposed development is a high density mixed-use development located along the Town's Yonge Street corridor in the Richmond Hill Centre and therefore is transit supportive; and,
- the applicant has committed to implementing a number of sustainable and innovative design and construction measures within the proposed development, including and not limited to rainwater harvesting and using geo-thermal heating and cooling system for the proposed buildings.

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 demonstrate an Overall Application score of 63 points, achieving a "very good" score in accordance with the Town's sustainability performance criteria. In

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addition to the provision of several pieces of key infrastructure (i.e. a linear urban park, a land dedication toward the completion of Sunnywood Park as well as its construction and the provision and the construction of a new public road) the applicant will be implementing a number of sustainable design features as noted above for the proposed buildings.

On the basis of the foregoing, staff is of the opinion that the applicant's development proposal satisfies the Town's IGMS eligibility criteria, achieves a "very good" score in accordance with the Town's Sustainability Metrics performance level criteria and is consistent with the Town's servicing allocation policy. Therefore, staff recommends that municipal servicing be allocated for a population equivalent of 412 persons, reflecting 202 apartment units to be constructed as part of Tower A on the subject lands.

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 Four - Wise Management of Resources in Richmond Hill** as it is a transit supportive development and it incorporates energy efficient design components.

Conclusions:

The applicant is seeking Council's approval of its request to assign municipal servicing allocation for the proposed high density, mixed use residential/commercial development to be constructed on its land holdings. 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 412 persons equivalent population (202 dwelling units) for proposed the development.

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.

- Map 1 - Aerial Photograph
- Map 2 - Site Plan

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Report Approval Details

Document Title:	SRPRS.18.198 .docx
Attachments:	- MAP_1_AERIAL_PHOTOGRAPH_1.pdf - Map_2_Proposed_SitePlan.doc
Final Approval Date:	Nov 27, 2018

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

Gus Galanis - Nov 27, 2018 - 1:52 PM

Kelvin Kwan - Nov 27, 2018 - 3:22 PM

Neil Garbe - Nov 27, 2018 - 3:51 PM