



Staff Report for Committee of the Whole Meeting

Date of Meeting: January 21, 2019

Report Number: SRPRS.19.026

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.026 – Request for Approval –
Assignment of Municipal Servicing Allocation –
Mattamy (Elgin Mills) Limited and Virtual
Developments Inc. – File D03-14006**

Owners:

Mattamy (Elgin Mills) Limited
7880 Keele Street, Suite 500
Vaughan, Ontario
L4K 4G7

Virtual Developments Inc.
90 Tiverton Court, Suite 200
Markham, Ontario
L3R 9V2

Location:

Legal Description: Part of Lots 27 and 28, Concession 2, E.Y.S.
Municipal Addresses: 0, 10956 and 11060 Leslie Street

Purpose:

A request for approval concerning the assignment of additional servicing allocation to facilitate the second phase of development within a registered Plan of Subdivision on the subject lands.

Recommendations:

- a) That the request by Mattamy (Elgin Mills) Limited and Virtual Developments Inc. for 621 persons equivalent of additional servicing allocation (Phase 2 - 44 single detached and 156 townhouse dwelling units) for lands described as Part of Lots 27 and 28, Concession 2, E.Y.S. (Municipal Addresses: 0, 10956 and 11060 Leslie Street), Town File D03-14006, be approved;

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- b) That the authority to assign additional servicing allocation to a future phase(s) of development on the subject lands be delegated to the Commissioner of Planning and Regulatory Services subject to the criteria in the Town's Interim Growth Management Strategy; and,
- c) That the assigned servicing allocation be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11.

Contact Person:

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 February 27, 2017, Council endorsed the recommendations of Staff Report SRPRS.17.033 and approved a draft Plan of Subdivision application on the subject lands (refer to Map 1), in addition to assigning 1,025 persons equivalent of servicing allocation to facilitate a first phase of development comprised of approximately 332 dwelling units (refer to Appendix A).

The draft Plan of Subdivision was given final approval and registered as Plan 65M-4625 on September 11, 2018 (refer to Map 2). The majority of the dwellings in the first phase of development are currently under construction, and the owners have now requested additional servicing allocation to facilitate the release and construction of lots in the second phase of development (refer to Appendix B).

The purpose of this report is to seek Council's approval to assign additional servicing allocation to the second phase of development on the subject lands, and to delegate authority to assign additional servicing allocation to the final phase(s) of development on the subject lands to the Commissioner of Planning and Regulatory Services.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are comprised of three parcels located on the west side of Leslie Street, north of Elgin Mills Road East, in the North Leslie West Planning Area (refer to Map 1). The lands have a total combined area of approximately 37.541 hectares (92.77 acres), and are presently being developed with a mix of ground-related dwelling units. Adjacent land uses include Richmond Green Secondary School and Richmond Green Sports Centre and Park to the south, approved low and medium density residential developments to the west (Raki Holdings Inc. and Richview 19 Holdings Inc.), and an active ground-related development proposal to the north (Sandmill Developments Inc.).

Approved Development

Outlined below are the pertinent statistics of the approved Plan of Subdivision currently under construction on the subject lands:

• Total Lot Area:	37.541 hectares (92.77 acres)
- Low/Medium Density Lots/Blocks:	12.915 hectares (31.91 acres)
- Medium/High Density Block:	3.029 hectares (7.485 acres)
- Park/Parkette:	1.435 hectares (3.55 acres)
- Storm Water Management:	2.127 hectares (5.26 acres)
- Natural Heritage System:	10.412 hectares (25.73 acres)
- Walkway:	0.035 hectares (0.09 acres)
- Road Widening/Reserves:	0.023 hectares (0.57 acres)
- Streets:	7.565 hectares (18.69 acres)

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• Total Number of Dwelling Units:	666*
- Single Detached:	143
- Semi-Detached:	42
- Townhouses:	481

* Excludes the Medium/High Density Block at the northwest corner of Leslie Street and William F. Bell Parkway, details of which are to be determined at the Site Plan Approval stage

The current phasing of development and construction is as follows:

Phase 1 - 87 singles and 240 townhouses (+/- 1,023 persons equivalent)

Phase 2 - 44 singles and 156 townhouses (+/- 621 persons equivalent)

Phase 3 - 12 singles, 42 semis and 85 townhouses (+/- 429 persons equivalent)

Interim Growth Management Strategy:

On September 29, 2015, Council adopted the recommendations of Staff Report SRPRS.15.148 and approved modifications to the Town's servicing allocation assignment protocol to ensure that servicing capacity in North Leslie (West) was aligned with initial phasing and infrastructure needs (e.g. internal collector road system, sanitary sewer, water distribution system, storm water management facilities and parks). On this basis, the subject lands were ultimately assigned 1,025 persons equivalent of servicing allocation to facilitate the first phase of construction.

The Town's Interim Growth Management Strategy (IGMS) provides that in the case of multi-phase ground-related developments, additional servicing allocation will be considered once 50% of the registered lots in the prior phase are under construction. As this threshold has now been met, the owners have requested additional servicing allocation to facilitate a second phase of development comprised of 44 single detached dwellings and 156 townhouse dwellings, or 621 persons equivalent.

Since the owners' request is aligned with the IGMS and there is a continued commitment to meet their obligations under the Sustainability Metrics, staff supports the assignment of additional servicing allocation to the subject lands. Furthermore, in order to streamline the servicing allocation assignment process for the third and final phase of development (approximately 429 persons equivalent), staff recommends that Council delegate its authority to assign the next phase of servicing allocation to the Commissioner of Planning and Regulatory Services.

It should be noted that Planning staff is in the process of reviewing the Town's existing municipal servicing allocation protocol. The purpose of the review is to provide Council with an update on the status of the Town's current servicing allocation pool and to recommend potential improvements to the existing protocol in order to provide for a more efficient method of granting allocation to applicants. It is anticipated that a staff

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report in this regard will be forwarded to Council for its review and consideration during the first quarter of 2019.

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 are aligned with **Goal Four: Wise Management of Resources in Richmond Hill** by serving as a role model for municipal management.

Conclusion:

The owner is seeking Council's approval of its request for the assignment of additional servicing allocation to facilitate the second phase of development within a registered Plan of Subdivision on the subject lands. As the request is aligned with the Town's Interim Growth Management Strategy, staff recommends that Council assign 621 persons equivalent of servicing allocation to facilitate the construction of 44 single detached dwellings and 156 townhouse dwellings on the subject lands. Furthermore, staff recommends that Council delegate its authority to assign the next phase of servicing allocation to the Commissioner of Planning and Regulatory Services.

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 Meeting C#24-17 held on February 27, 2017
- Appendix B, Letter from Mattamy Homes dated December 20, 2018
- Map 1, Aerial Photograph
- Map 2, Registered Plan 65M-4625

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Report Approval Details

Document Title:	SRPRS.19.026 - Request for Approval - Assignment of Servicing Allocation.docx
Attachments:	- SRPRS.19.026 - Map 1.pdf - SRPRS.19.026 - Map 2.pdf - SRPRS.19.026 - Appendix A.pdf - SRPRS.19.026 - Appendix B.pdf
Final Approval Date:	Jan 14, 2019

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

Gus Galanis - Jan 14, 2019 - 9:51 AM

Kelvin Kwan - Jan 14, 2019 - 10:42 AM

Neil Garbe - Jan 14, 2019 - 11:19 AM