



## Memorandum

### Appendix E

October 30, 2018

**Memo To:** Neil Garbe, Chief Administrative Officer

**Copy To:** Denis Beaulieu, Manager of Development – Subdivisions  
Jeff Walters, Manager of Development Engineering (Stormwater & Subdivisions)  
Leigh Ann Penner, Senior Planner – Subdivisions

**From:** Kelvin Kwan, Commissioner, Planning and Regulatory Services

**Subject:** **Request for Approval (Delegated Authority) – Granting of Municipal Servicing Allocation – Deergate Holdings Inc. – Town File D03-03013**

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### Recommendations:

1. That the request by Deergate Holdings Inc. for 335.72 persons equivalent of servicing allocation for the lands known as Part of Lot 31, Concession 2, E.Y.S (Municipal Address: 11546 Leslie Street), Town File D03-03013, be approved; and,
2. That the assigned servicing allocation be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11.

### Background:

On May 25, 2018, the Local Planning Appeal Tribunal ("LPAT") issued its written order concerning Zoning By-law Amendment and draft Plan of Subdivision applications (Town Files D02-03072 and D03-03013) to permit the development of low and medium density residential uses, as well as blocks to facilitate an elementary school, parkland, commercial, natural heritage and open space uses on the subject lands. In accordance with the Tribunal's Decision, the Zoning By-law Amendment and draft Plan of Subdivision applications were approved, with the exception that the proposed zoning has been withheld for the condominium townhouse block (Block 195) and the commercial block (Block 200) pending the submission and approval of Site Plan applications.

In August 2018, the applicant filed a revised Sustainability Metrics Tool ("Metrics") in support of its draft approved Plan of Subdivision. Included as part of the applicant's submission is a commitment to enroll in the "Savings By Design" program of Enbridge Inc. The purpose of this memorandum is to seek approval

for municipal servicing allocation to accommodate the construction of 124 residential dwelling units within Phase 1 of the approved plan.

### **Development Proposal:**

The draft approved Plan of Subdivision includes a total of 345 residential dwelling units comprising 169 single detached units, 136 freehold townhouse units, a medium density development block consisting of 40 condominium townhouse units, as well as blocks for an elementary school, parkland, commercial, stormwater management, natural heritage system/protected countryside and open space uses.

The applicant's request for servicing allocation, which is the subject of this memorandum, relates to the first development phase and includes a total of 124 residential dwelling units comprising 73 single detached dwellings and 51 townhouse dwelling units.

### **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:

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 1, 5 and 6, as follows:

- the applicant's remnant parcel of land, identified as Block 198 on the approved plan, fulfills part of the applicant's parkland dedication obligations and facilitates York Region's realignment of 19<sup>th</sup> Avenue;
- the subject proposal constitutes a low and medium density residential development that aligns with the Town's broad objectives of encouraging a compact built environment in proximity to public transit stops and community facilities in accordance with the Phase 1 and 2 Master Environmental Servicing Plan ("MESP") approved for the North Leslie Secondary Plan area;
- the subject lands are located within 400 metres walking distance to the Town's proposed new community centre facility located on Leslie Street, south of 19<sup>th</sup> Avenue;
- the subject lands contain a future elementary school site;

- the applicant has articulated a commitment to implementing a number of sustainable and innovative design and construction measures, including enrolling in the "Savings By Design" program of Enbridge Inc., and the provision of reduced light pollution, energy efficient lighting, energy efficient furnace and water heater features and enhanced landscaping within the natural heritage system; and,
- the proposed development is compatible with existing and proposed development within the vicinity of the subject lands and the North Leslie Secondary Plan area.

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 25 points, achieving a "good" score in accordance with the Town's sustainability performance criteria. Among other proposed implementation measures, the applicant has committed to the "Savings By Design" program, including building design features that will achieve at least 15% energy efficiency relative to the current minimum required by the Ontario Building Code ("OBC").

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 "good" score in accordance with the Town's Sustainability Metrics performance level criteria and is consistent with the Town's servicing allocation policy. Therefore, it is recommended that municipal servicing be allocated for a population equivalent of 335.72 persons, reflecting 73 new single detached dwellings and 51 townhouse units to be constructed within Phase 1 of the Deergate Holdings Inc. subdivision.

### Attachments:

- Appendix A, IGMS Sustainability Metrics Chart, prepared by Humphries Planning Group Inc.
- Map 1, Deergate Holdings Inc. Development Phasing Plan

Recommended by:



Kelvin Kwan

Commissioner, Planning and Regulatory Services

Approved by:



Neil Garbe

Chief Administrative Officer

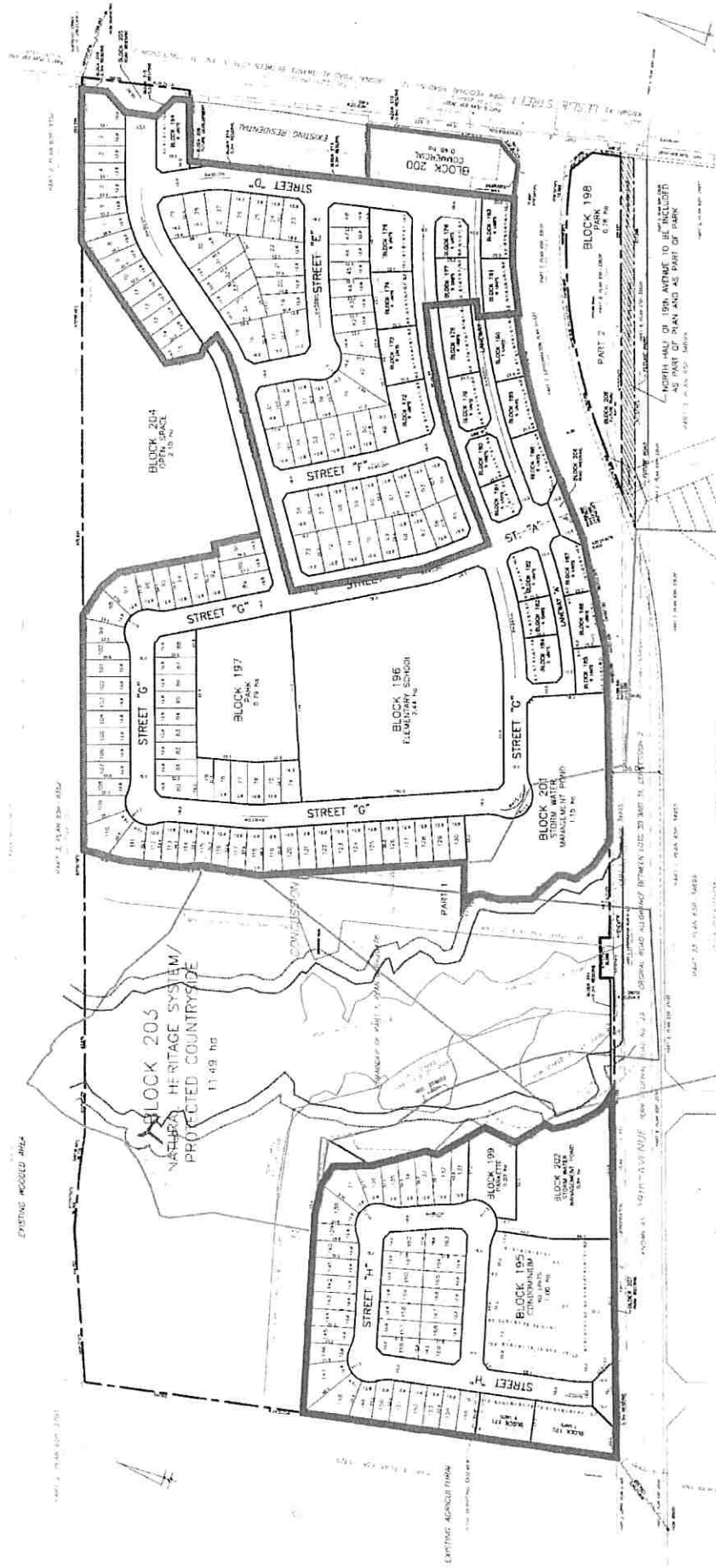
## D02-03072 &amp; D03-03013

Schedule "B"Sustainability Metrics Chart

Item		Plan and Location	# of Points
1.B.1	Amenities within 800 m walking distance	Community Centre	2 Points
	Amenities within 400 m walking distance	Community Centre	2 Points
1.B.2	Amenities within 800 m walking distance	Designated Commercial Lands (as shown on Community Facilities Map) Phyllis Rawlinson Park	2 Points
	Amenities within 400 m walking distance	Designated Commercial Lands (as shown on Community Facilities Map) Phyllis Rawlinson Park	2 Points
1.C.1	Street trees planted/alternating in accordance with municipal standards	Planting details will be provided through the detailed design/registration process.	
1.C.2	Healthy trees removed, new trees added to site to mitigate lost canopy coverage	Tree planting to mitigate lost canopy will be provided in re-naturalized areas. Details to be provided through the detailed design/registration process.	2 Points
1.F.1	Housing Unit Mix	49% of the proposed units are detached units. 51% of the proposed units are townhouse units.	1 Point
1.I.2	Proximity to Transit Routes	Refer to attached Community Facilities Map	4 points
1.I.3	Proximity to Schools	Refer to attached Community Facilities Map	5 points
1.J.1	Connection to Natural Heritage	At least 25% of the NHS will be visually and/or physically connected by public access blocks and/or single loaded roads.	2 points
1.J.3	Natural Heritage System Enhancements	Restoration and re-naturalization details will be provided through the detailed design/registration process.	2 Points
1.J.4	% of Tree Canopy Within Proximity to Building/Pedestrian Infrastructure.	Street trees will be provided in accordance with municipal standards and at intervals of less than 6m. Details to be provided through the detailed design/registration process.	2 Points
2.B.1	Block Parameters and Lengths	12 of 16 blocks are less than 250 m in length, with a perimeter less than 550 m.	2 points
2.C.1	Proximity to Public Transit	The location of bus stops within the North Leslie neighbourhood have been identified	6 points

		through the MESP process and have been shown on the Community Facilities Map.	
2.D.1	Proximity to Cycle & Trail Network	Trails/Bike Paths identified through the MESP process have been identified on the Community Facilities Map.	4 points
3.B.1	Stormwater Quantity	The site will be able to retain 5mm of runoff, per the approved FSR.	
3.E.1	Restore and Enhance Soils	A topsoil fertility test will be provided through the detailed design/registration process. The recommendations of this test will be implemented through the detailed design. A minimum of 200mm of topsoil will be provided across the site as shown on the detailed grading and planting plans.	3 points
4.A.2	Draft Plan - Building Energy Efficiency	Applicant opts for a custom package that will achieve 15% better energy consumption than the current OBC Package, effective on the date of this submission, as permitted by the V7 Guidebook 4.A.2. Once preliminary designs for the units are completed the Town will be provided with a letter from a third party Certified Energy consultant outlining how the proposed custom package will achieve 15% better than the current OBC Package Energy modelling will use REM/Rate software v14.6.1 Canada which is permitted by SB-12 of Ontario Building Code.	2 points
4.C.2	Lighting, all exterior lighting will prevent night sky lighting	Detailed lighting plans will be provided through the registration process.	1 points
4.C.3	All exterior lighting is LED and Control with times and photo cells	Detailed lighting plans, including light specs will be provided through the registration process.	2 points
Total:			<b>25 Points (Application) 46 points (Community)</b>

# MAP 1 - DEERGATE HOLDINGS INC. DEVELOPMENT PHASING PLAN



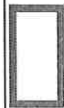
## LEGEND



PHASE 1



PHASE 2



PHASE 3

BLOCK 11

FILE  
No. D03-03013

**TOWN OF RICHMOND HILL  
PLANNING AND REGULATORY  
SERVICES DEPARTMENT**

ANP/SS . MEMORANDUM - Request for Approval - Granting of Municipal Servicing Allocation - Deergate Holdings Inc