



## Memorandum

## Appendix G

November 7, 2018

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

**Copy To:** Denis Beaulieu, Manager of Development – Subdivisions  
Gus Galanis, Director of Development Planning  
Jeff Walters, Manager of Development Engineering (Stormwater & Subdivisions)  
Jeff Healey, Senior Planner – Subdivisions

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

**Subject:** **Request for Approval (Delegated Authority) – Granting of Municipal Servicing Allocation – Countrywide Homes (Jefferson) Inc. and Giuseppina Brunetto– Town File D03-14008**

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### Recommendations:

1. That the request by Countrywide Homes (Jefferson) Inc. and Giuseppina Brunetto for 2.99 persons equivalent of additional servicing allocation for the lands known as Lots 1 to 5, Plan 9597, and Lots 15 to 18, 20 to 24, 56 and 57, Plan 1916 (Municipal Addresses: 30 Beech Avenue, 226 to 288 Harris Avenue, 223 to 305 Jefferson Sideroad), Town File D03-14008, 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:

The above noted draft Plan of Subdivision was approved on March 26, 2018, (Town Files D02-14024 and D03-14008) to permit the development of low and medium density residential uses, as well as blocks to facilitate a stormwater management pond, road widenings, walkways and future development blocks on the subject lands.

## Development Proposal:

The draft approved Plan of Subdivision includes a total of 126 residential dwelling units comprising 30 single detached units, 62 semi-detached units and 34 freehold townhouse units, as well as blocks for stormwater management, walkways, road widenings and future development.

Subsequent to draft approval, it was determined that the final grading on site would create excessive overland flows onto Jefferson Sideroad and the adjusted grading would result in the need for installation of risers within Block 76. As a result, the two walkways originally located at the northeast and northwest corners of the site have been relocated between Blocks 63 and 64, connecting Street "A" and Jefferson Sideroad, and between Lots 25, 26, 39 and 40 to create a mid-block connection between Street "A" and Street "B" (see attachment).

As a result of the changes to the walkway re-configuration, one additional townhouse unit is proposed as part of Block 66, increasing the total number of freehold townhouses to 35 units.

As part of draft plan approval, the proposal met the sustainability metrics criteria as identified in the Interim Growth Management Strategy and 371 persons equivalent of servicing allocation was assigned by Council. No revisions to the sustainability metrics are proposed by the applicant, and the additional allocation requested will be subject to the original sustainability commitments by the applicant.

On the basis of the foregoing, staff recommends that the additional servicing allocation of 2.99 persons be approved to facilitate the construction of one additional townhouse unit on the subject lands.

## Attachments:

- Draft Plan of Subdivision 19T-14008, Revision 11, dated September 21, 2018

Recommended by:



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Kelvin Kwan  
Commissioner, Planning and Regulatory Services

Approved by:

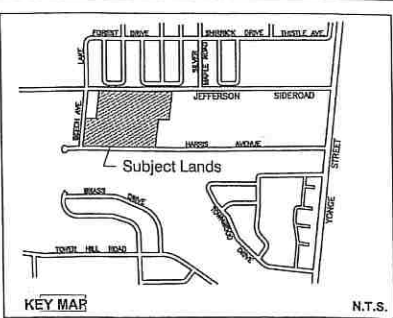
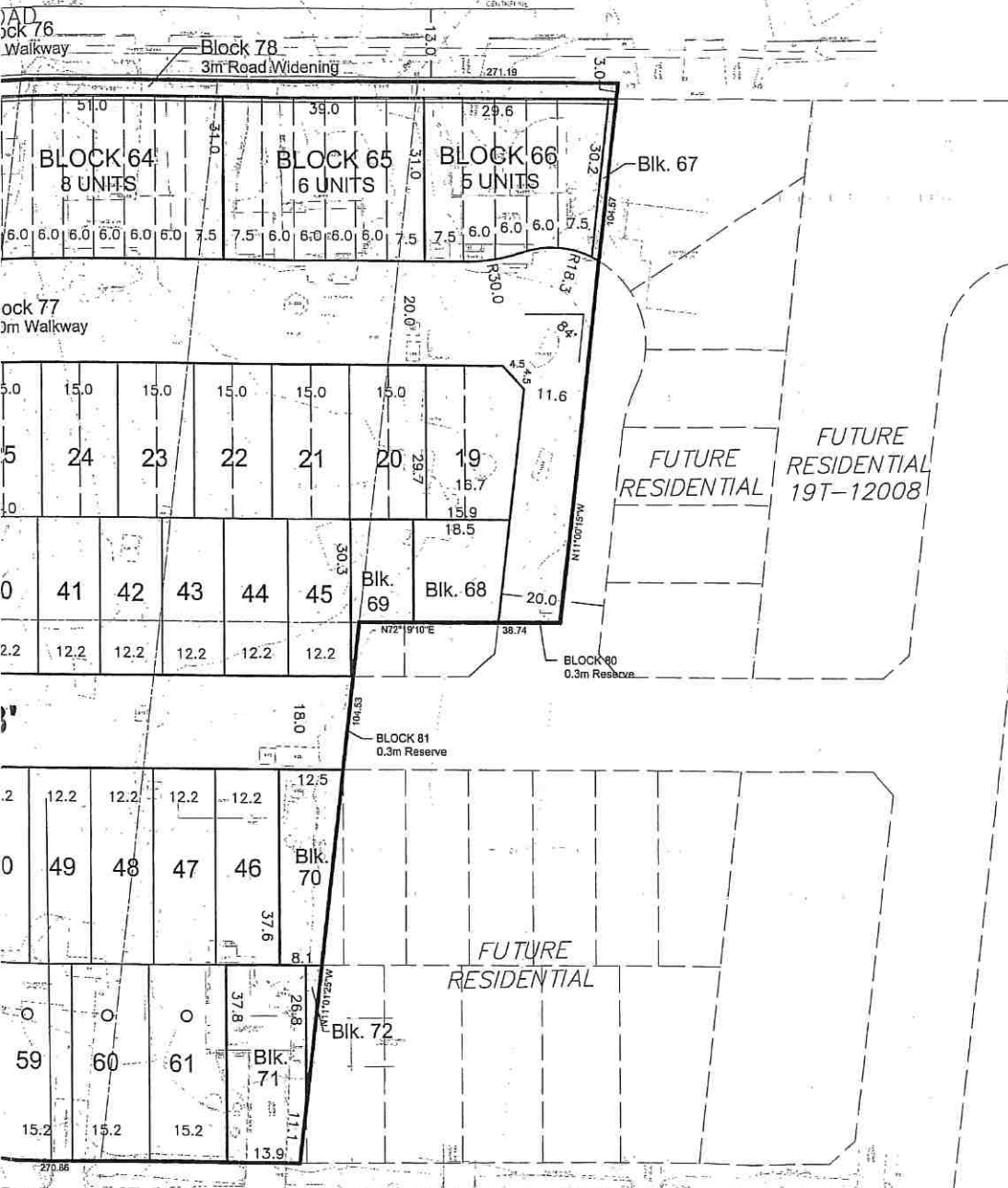


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Neil Garbe  
Chief Administrative Officer

# EXISTING RESIDENTIAL

BRAEHEAD DRIVE (BY PLAN 65M-3822)



**OWNER'S AUTHORIZATION**

I authorize Evans Planning to prepare and submit this plan for draft approval.

*[Signature]* Date: *Aug 25, 2017*

*[Signature]* Date: *Sept 5, 2017*

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are correctly shown on this plan.

*[Signature]* Date: *July 5, 2017*

Tom Krueger O.L.S.  
Kramer Surveyors Ltd. 1137 Centre Street  
Thornhill, ON L4J 3M6

**ADDITIONAL INFORMATION**

[Section 51(17) of the Planning Act, 1990]

a), b), e), g), and j) - on plan  
e) - on key plan  
d) - see statistics (f)  
h) - piped water to be installed by Developer  
i) - Clay Loom  
k) - all municipal services to be made available  
l) - nil

**DEVELOPMENT STATISTICS**

PROPOSED LAND USE	Units	Lot/Block No.	ha.
1) Residential:			
O 15.0m min. Single Detached	7	1-61	2.91
12.0m min. Single Detached	23		
15.0m min. Semi Detached	52 (31)		
2) Future Development	35	62-88	0.62
3) Future Development	67-72	0.38	
4) Storm Water Management Pond	73	0.46	
5) Future Road	74	0.01	
6) On Walkways	75-77	0.10	
7) 3m Road Widening	78	0.08	
8) Reserves	79-82	0.01	
9) Roads		1.18	
<b>TOTAL SITE AREA</b>	<b>127</b>	<b>5.63</b>	

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

**NOV 01 2018**

**RECEIVED**

Per: \_\_\_\_\_

Rev. 1)	06/25/14	Rev. 5)	09/14/15	Rev. 10)	07/19/18
Rev. 2)	06/06/15	Rev. 6)	11/29/15	Rev. 11)	09/21/18
Rev. 3)	07/07/15	Rev. 7)	12/8/15		
Rev. 4)	07/28/15	Rev. 8)	07/20/16		
	09/14/15	Rev. 9)	08/21/17		

**DRAFT PLAN OF SUBDIVISION**  
**19T-14008**

Lots 1, 2, 3, 4 and 5 Registered Plan 9597 and  
Lots 15, 16, 17, 18, 20, 21, 22, 23 and 24 Registered Plan 1916  
Town of Richmond Hill  
Regional Municipality of York

Scale 1:750

0 12.5 25 37.5 50m

**EVANS PLANNING**

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