



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 11, 2018

Report Number: SRPRS.18.200

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.200 – Request for Approval –
Granting of Municipal Servicing Allocation –
King South Developments 13049 Inc. and King
South Developments et al. – Files D03-13007
and D03-10003

Owners:

King South Developments 13049 Inc.
181 Eglinton Avenue East, Suite 204
Toronto, Ontario
M4P 1J4

King South Developments et al.
103 Naughton Drive
Richmond Hill, Ontario
L4C 8B3

Agent:

Evans Planning
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Part of Lot 21, Plan M-807 and Lots 17 to 20, Part of Lots 13 and 16, and Part of Block A, Plan M-807

Municipal Addresses: 13049 Bathurst Street and 600, 630, 662 and 690 King Road, 2 and 4 Toscanini Road, and 63 Puccini Drive

Purpose:

A request for approval for the granting of municipal servicing allocation to facilitate the construction of ten townhouse dwelling units on the subject lands.

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Recommendations:

- a) That the request by King South Developments 13049 Inc. and King South Developments et al. for 12 persons equivalent of additional servicing allocation be assigned to Part of Lot 21, Plan M-807 and Lots 17 to 20, Part of Lots 13 and 16, and Part of Block A, Plan M-807 (Municipal Addresses: 13049 Bathurst Street and 600, 630, 662 and 690 King Road, 2 and 4 Toscanini Road, and 63 Puccini Drive), Town Files D03-13007 and D03-10003; and,
- 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
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

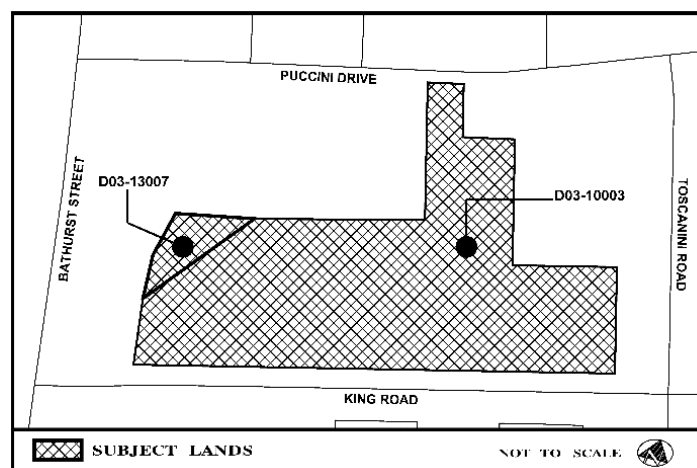
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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:

The subject draft Plans of Subdivision received draft approval on August 9, 2013 (Town File D03-10003) and April 29, 2014 (Town File D03-13007), respectively. Together with draft approved Plans of Subdivision on adjacent lands (Town Files D03-07008, D03-11007, D03-13008 and D03-13009), the consolidated plans were registered as Plan 65M-4631 on November 14, 2018.

In accordance with the recommendations of Staff Report SRPRS.14.059 respecting the approval of a draft Plan of Subdivision submitted by King South Developments 13049 Inc. (Town File D03-13007), servicing allocation for two future development blocks to be combined with the adjacent draft Plan of Subdivision by King South Developments et al. (Town File D03-10003) was originally intended to be assigned from the Part Lot Control/Consent Pool. Notwithstanding the original intent, servicing allocation is required in advance of a future Part Lot Control Exemption application to allow for the issuance of Building Permits.

The purpose of this report is to seek Council's approval for the granting of servicing allocation to facilitate the construction of ten townhouse dwelling units on the subject lands.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands, comprising Blocks 111 and 113 on the draft M-Plan are located north of King Road and east of Bathurst Street (refer to Maps 1 and 4). The consolidated development abuts existing residential and institutional uses, Puccini Drive, Toscanini Road, and King Road.

Development Proposal

As noted above, the subject lands form part of a consolidated development comprising six individual draft approved Plans of Subdivisions (Town Files D03-07008, D03-10003, D03-11007, D03-13007, D03-13008 and D03-13009) (refer to Map 4).

A portion of the lands (Town File D03-13007) established three townhouse blocks and a portion of a new public road on the subject lands (refer to Map 2). Blocks 2 and 3 as depicted on this draft Plan are to be developed in conjunction with abutting lands, shown as Blocks 61 and 62 on the adjacent Plan of Subdivision (Town File D03-10003) (refer to Map 3). Block 111, comprising Blocks 3 and 61 as shown on the respective draft Plans, is to be developed as four townhouse dwelling units, while six townhouse units are contemplated for the combined Blocks 2 and 62, shown as Block 113 on the draft M-Plan (refer to Map 4).

As noted in the previous sections of this report, servicing allocation is required to permit the construction of ten townhouse dwelling units on Blocks 111 and 113. In this regard,

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allocation is required for a population equivalent of 29.9 persons. In consideration of a total of five existing single detached dwellings on the lands in respect of Town File D03-10003, an allocation credit for a population equivalent of 17.8 persons can be applied. As a result, servicing allocation for a population equivalent of 12 persons is required.

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.

As outlined in Staff Report SRPRS.14.059, staff has reviewed the applicant's response to the Town's Interim Growth Management Strategy (IGMS) and is satisfied that the applicant has made an effort to meet the applicable criteria. In particular, the applicant has fulfilled Criteria 4, 5, 6 and 7.

In this regard, Site Plan Control By-laws 31-14 and 69-13 were passed in order to secure implementation of the applicant's sustainability commitments, including construction and certification of the proposed dwellings under the Energy Star program. In this regard, the owner has entered into a Sustainability Agreement with the Town with respect to the consolidated development (Town File D06-18009).

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 **Goal Two-Better Choice in Richmond Hill** by facilitating a range of housing options available within the Town.

Conclusion:

The purpose of this report is to seek Council's approval to grant municipal servicing allocation for ten townhouse dwelling units to be constructed on the applicant's land

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holdings. In accordance with the Town's Interim Growth Management Strategy, the owner has entered into a Sustainability Agreement with the Town. On the basis of the foregoing, staff recommends that Council assign municipal servicing allocation for a population equivalent of 12 persons to accommodate the construction of ten townhouse dwelling units on the subject lands.

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, Council Extract #C12-14, March 24, 2014
- Map 1, Aerial Photograph
- Map 2, draft Approved Plan of Subdivision (D03-13007)
- Map 3, draft Approved Plan of Subdivision (D03-10003)
- Map 4, draft M-Plan

Report Approval Details

Document Title:	SRPRS.18.200.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.18.200 Appendix A.pdf- SRPRS.18.200 Map 1.pdf- SRPRS.18.200 Map 2.pdf- SRPRS.18.200 Map 3.pdf- SRPRS.18.200 Map 4.pdf
Final Approval Date:	Nov 29, 2018

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

Gus Galanis - Nov 28, 2018 - 9:50 AM

Kelvin Kwan - Nov 29, 2018 - 9:07 AM

Neil Garbe - Nov 29, 2018 - 2:46 PM