



Staff Report for Council Meeting

Date of Meeting: June 10, 2020

Report Number: SRPRS.20.057

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.057 - Request for Approval –
Assignment of Municipal Servicing Allocation –
Elgin House Properties Limited – City File D06-
15079**

Owner:

Elgin House Properties Limited
8611 Weston Road, Unit 18
Vaughan, Ontario
L4L 9P1

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Vaughan, Ontario
L4K 3P3

Location:

Legal Description: Part of Lots 26 and 27, Concession 2, E.Y.S
Municipal Address: 1000 Elgin Mills Road East

Purpose:

A request for approval with respect to the assignment of municipal servicing allocation to facilitate the construction of a medium/high density residential development on the subject lands.

Recommendations:

- a) **That the request by Elgin House Properties Limited for 432.91 persons equivalent of servicing allocation (Phase 1 - 195 dwelling units) for the lands known as Part of Lots 26 and 27, Concession 2, E.Y.S. (Municipal Address: 1000 Elgin Mills Road East), City File D06-15079, be approved;**

Page 2

- 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 City'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:

Jeff Healey, Senior Planner - Subdivisions, phone number 905-747-6452 and/or
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: Mary-Anne Dempster, Interim City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. 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.



Page 3

Background:

On July 10, 2017, Council endorsed the recommendations of Staff Report SRPRS.17.128 and approved Official Plan and Zoning By-law Amendment applications to permit a medium/high density residential development on the subject lands (refer to Appendix A). In this regard, OPA 9 was adopted by Council on December 11, 2017 and approved by York Region on April 13, 2018, while Zoning By-law 108-18 was passed by Council on September 24, 2018 and is now in effect. The applicant subsequently submitted Site Plan application submissions to the City on June 20, 2018 and January 29, 2020.

The applicant is in the final stages of the Site Plan Approval process and has submitted a construction Phasing Plan for the proposed townhouses and apartment buildings on its land holdings (refer to Map 5). The purpose of this report is to seek Council's approval to assign municipal servicing allocation for the first phase of development on the subject lands (432.91 persons equivalent), and to delegate authority to assign additional servicing allocation to future phases of development to the Commissioner of Planning and Regulatory Services.

Site Location and Adjacent Uses

The subject lands are located on the north side of Elgin Mills Road East, between Bayview Avenue and Leslie Street, and have a total lot area of 4.361 hectares (10.8 acres). The lands contain an existing designated heritage dwelling (David-Eyer Jr. House and Creamery), natural heritage system lands on the south end of the property and agricultural lands on the northern portion of the property.

The lands abut existing retirement residences (Hilltop Place and Brookside Court) and Elgin Mills Road East to the south, approved medium density residential uses to the west, approved low density residential uses to the north, and proposed low and medium density residential uses to the east (refer to Map 1).

Revised Development Proposal

The proposed development is comprised of 44 stacked townhouse dwellings, 272 back-to-back townhouse dwellings and two 10-storey apartment buildings comprised of 284 dwelling units (refer to Map 2). An existing heritage dwelling and creamery, located on the southerly portion of the lands, are proposed to be retained with a two-storey rear addition. The heritage building will continue to be accessed from Elgin Mills Road East via an easement over a private lane on the adjacent lands to the west.

The following is a summary table outlining the relevant statistics of the applicant's revised development proposal based on the current plans and drawings submitted to the City as part of the Site Plan Approval process:

Page 4

Total Lot Area:	4.372 hectares (10.80 acres)
○ Medium/High Density Lands:	3.851 hectares (9.51 acres)
○ Heritage House Lands:	0.158 hectares (0.39 acres)
○ Natural Heritage Systems Lands:	0.253 hectares (0.63 acres)
○ Collector Street Lands:	0.111 hectares (0.27 acres)
Total Number of Units:	601
○ Townhouses:	316
○ Apartments:	284
○ Existing Heritage Home:	1
Total Gross Floor Area:	60,637.3 square metres (652,694 square feet)
Floor Space Index (FSI):	1.57
Parking Spaces:	900
○ Residents:	749
○ Visitor (Surface):	64
○ Visitor (Underground):	87
Bicycle Parking Spaces:	615

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 identified that the proposed development would meet Criteria 5, 6 and 8 noted above (refer to Appendix “B”). Additionally, the proposed development has been reviewed in accordance with the City’s Sustainability Performance Metrics chart and has achieved a score of 34 which is considered a “good” performance level. Staff has reviewed the submission and agrees that the proposal meets the aforementioned criteria, as follows:

- the subject lands are located within the North Leslie Secondary Plan area, which comprises of a variety of existing and/or planned residential and commercial uses, parks, schools and open spaces. The Secondary Plan area is connected by a

Page 5

- network of municipal local and collector streets, which connects to the subject lands to the north;
- the proposed development will provide for tree planting, bicycle parking spaces, a mix of apartment and townhouse dwelling units, and recycling and organic waste collection facilities;
 - the Site Plan for the development provides for a future vehicular connection linking the subject lands to proposed development on the abutting lands to the west. In this regard, a medium density residential development is proposed on the lands immediately to the west of the subject lands and is presently under review by the City;
 - the proposed Site Plan also provides for a future vehicular connection linking the subject lands to the Hilltop Place retirement residence located immediately southwest of the development. The road connection will be available to the Hilltop Place lands should that site be redeveloped in the future. Access easements will be secured through the condominium registration process; and,
 - the applicant's Site Plan provides for two walkway connections linking the subject lands to future development on the abutting lands to the east. In this regard, a low and medium density residential development is proposed on the lands immediately to the east of the subject lands and is presently under review by the City.

The proposed development on the subject lands includes a total of 601 dwelling units. In this regard, the applicant has prepared a Phasing Plan that outlines the proposed development and construction phasing as follows (refer to Map 5):

Phase 1 – 1 single, 32 townhouses, 162 apartments (432.91 persons equivalent)

Phase 2 – 100 townhouses and 122 apartments (550.32 persons equivalent)

Phase 3 – 184 townhouses (550.16 persons equivalent)

The City's Interim Growth Management Strategy provides that multi-phase ground related developments may obtain a maximum of 200 units of servicing allocation up front, with additional required servicing allocation being considered once 50% of the units in the prior phase have a valid building permit and are under construction. In the case of multi-building high-rise developments, a maximum of 200 units of servicing allocation may be assigned up front (or whichever building comes closest to the 200 unit threshold where all buildings exceed 200 units), with additional required servicing allocation being considered once construction has commenced on the prior phase.

The applicant's development proposal includes a combination of townhouses and apartment buildings, and is proposed to be phased and constructed largely in accordance with the City's IGMS, save and except that the second phase of construction currently includes a total of 222 dwelling units. Staff has no concerns with the proposed Phasing Plan or the minor exceedance to the maximum unit threshold given that the first and third phases of development do not exceed 200 dwelling units.

Page 6

In order to streamline the servicing allocation assignment process for the second and third phases of development (approximately 1,100 persons equivalent), staff recommends that Council delegate its authority to assign the next stages of servicing allocation to the Commissioner of Planning and Regulatory Services.

Based on the above, staff is of the opinion that the applicant's development proposal satisfies the City's IGMS criteria and therefore, it is recommended that Council assign municipal servicing allocation for a total of 432.91 persons equivalent population (195 residential units) to facilitate the first phase of development on the subject lands. The existing heritage dwelling currently relies on private services; therefore allocation for one single detached dwelling is also required.

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 the City's Strategic Plan. In this regard, the development proposal is aligned with **Goal One - Stronger Connections in Richmond Hill** by providing opportunities for connections at a neighbourhood level. The proposed development is also aligned with **Goal Three – A More Vibrant Richmond Hill** by preserving and celebrating a designated heritage dwelling (the David-Eyer Jr. House and Creamery) and lastly with **Goal Four - Wise Management of Resources in Richmond Hill** by creating opportunities for reducing commute times, increasing access and incorporating energy efficient design.

Conclusion:

The applicant is seeking Council's approval of its request for the assignment of municipal servicing allocation to facilitate the first phase of a medium and high density residential development to be constructed on its land holdings. Staff is of the opinion that the development proposal satisfies the City's Interim Growth Management Strategy criteria and is consistent with the City's servicing allocation policy. On this basis, staff recommends that Council assign municipal servicing allocation for 432.91 persons equivalent population (195 units) for the first phase of the proposed development. 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 the contact person listed in this document.

Page 7

- Appendix A, Extract from Council Meeting C#26-17 held July 10, 2017
- Appendix B, Sustainability Metrics Summary Letter, prepared by KLM Planning Partners Inc., dated April 27, 2020
- Map 1, Aerial Photograph
- Map 2, Proposed Site Plan
- Map 3, Proposed Elevations –Townhouses
- Map 4, Proposed Renderings - Apartment Buildings
- Map 5, Phasing Plan

Page 8

Report Approval Details

Document Title:	SRPRS.20.057 - Assignment of Municipal Servicing Allocation – Elgin House Properties Limited .docx
Attachments:	<ul style="list-style-type: none">- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_PROPOSED_SITE_PLAN_NEW.pdf- MAP_3_PROPOSED ELEVATIONS - Townhouses.pdf- MAP_4_PROPOSED RENDERINGS - Apartment Buildings.pdf- MAP_5_PHASING PLAN.pdf- SRPRS.20.057 Appendix A.pdf- SRPRS.20.057 Appendix B.pdf
Final Approval Date:	May 21, 2020

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

Gus Galanis - May 20, 2020 - 6:56 PM

Kelvin Kwan - May 21, 2020 - 8:56 AM

MaryAnne Dempster - May 21, 2020 - 12:46 PM