



Staff Report for Council Meeting

Date of Meeting: June 24, 2020

Report Number: SRPRS.20.092

Department: Planning and Regulatory Services

Division: Development Planning

**Subject: SRPRS.20.092 – Request for Approval –
Assignment of Municipal Servicing Allocation –
Parkgate Holdings Inc. – City File D03-04008**

Owner/Applicant:

Parkgate Holdings Inc.
8700 Dufferin Street
Vaughan, Ontario
L4K 4S6

Location:

Legal Description: Part of Lot 29, Concession 2, E.Y.S.
Municipal Address: 11211 Bayview Avenue

Purpose:

A request for approval concerning the assignment of additional servicing allocation to a draft approved Plan of Subdivision on the subject lands.

Recommendations:

- a) That the request by Parkgate Holdings Inc. for 267.64 persons equivalent of additional servicing allocation for lands described as Part of Lot 29, Concession 2, E.Y.S. (Municipal Address: 11211 Bayview Avenue), City File D03-04008), be approved;
- b) That 126.36 persons equivalent of servicing allocation (36 single detached dwellings) be assigned to the Residential Reserve Blocks shared between the draft approved Plans of Subdivision on the Parkgate Holdings Inc. (File D03-04008) and Richview 19 Holdings Inc. (File D03-12013) lands;
- c) That 125.58 persons equivalent of servicing allocation (42 street townhouse dwellings) be assigned to the Residential Reserve Blocks shared between the draft approved Plan of Subdivision on the Parkgate Holdings Inc. lands

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(File D03-04008) and the proposed draft Plan of Subdivision on the Devon Lane Construction Ltd. lands (File D03-02002);

- d) That the authority to make any necessary modifications to the assigned servicing allocation for the proposed development on the subject lands be delegated to the Commissioner of Planning and Regulatory Services subject to the City’s Interim Growth Management Strategy; and,**
- e) 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:

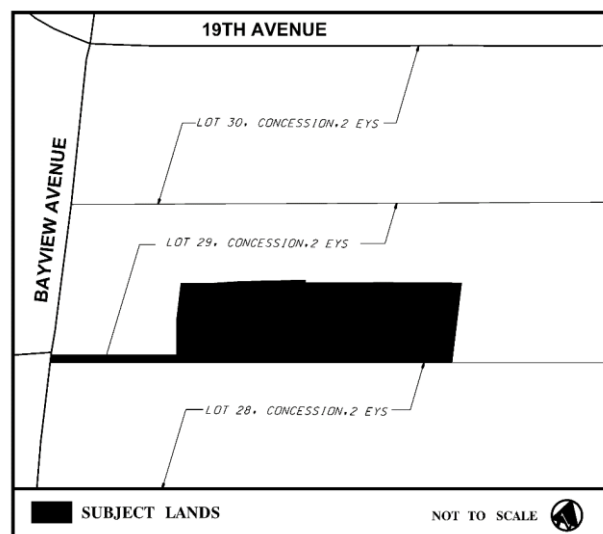
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: 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.



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Background:

On October 23, 2017, Council endorsed the recommendations of Staff Report SRPRS.17.160 and advised the then Ontario Municipal Board (now the Local Planning Appeal Tribunal or LPAT) that the City supported proposed Zoning By-law Amendment and draft Plan of Subdivision applications (Files D02-04056, D03-04008) to permit a residential development comprised of 234 dwelling units on the subject lands. Furthermore, Council assigned 373 persons equivalent of servicing allocation to facilitate a first phase of development comprised of 109 dwelling units (refer to Appendix A). The Ontario Municipal Board issued an Order approving the subject applications on December 12, 2017.

The applicant commenced earthworks in the Fall of 2019 and will be pursuing a Site Alteration Permit with the City to pre-service the entire Plan of Subdivision in the Summer/Fall of 2020. The applicant has now submitted a request to the City for the consideration of full servicing allocation assignment to allow the draft approved Plan of Subdivision to be registered and constructed in one phase.

The purpose of this report is to seek Council's approval to assign additional servicing allocation to the subject lands in order to permit the draft approved Plan of Subdivision to be registered in one phase.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Bayview Avenue, south of 19th Avenue, in the North Leslie West Planning Area. The lands are vacant and have a total area of 14.958 hectares (36.96 acres). Adjacent land uses include proposed low and medium density residential developments to the north and south (Devon Lane Construction Ltd., Amir Hessam Limited & 668152 Ontario Inc.), an approved low density residential development to the south (Richview 19 Holdings Inc.) and a tributary of the Rouge River, natural heritage features and two places of worship (Bethel Canadian Reformed Church and North Toronto Chinese Alliance Church) to the west (refer to Maps 1 to 3).

Approved Development

Outlined below are the pertinent statistics of the draft approved Plan of Subdivision on the subject lands (refer to Map 2):

- **Total Lot Area:** **14.958 hectares (36.96 acres)**
 - **Single Detached Lots:** **6.343 hectares (15.67 acres)**
 - **Townhouse Blocks:** **0.258 hectares (0.638 acres)**
 - **Residential Reserve Blocks:** **1.513 hectares (3.739 acres)**
 - **Elementary School Block:** **1.007 hectares (2.288 acres)**
 - **Parkette Block:** **0.438 hectares (1.082 acres)**

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- **Natural Heritage System Block:** 0.914 hectares (2.259 acres)
- **Walkway Block:** 0.066 hectares (0.163 acres)
- **Road Widening Block:** 0.003 hectares (0.007 acres)
- **Storm Water Management Block:** 0.040 hectares (0.099 acres)
- **Streets:** 4.376 hectares (10.81 acres)
- **Total Number of Dwelling Units:** 234 (1) (2) (3)
 - **Single Detached:** 174
 - **Street Townhouses:** 10
 - **Residential Reserve:** 50 (1) (2) (3)

- (1) The total number of single detached dwelling units within Residential Reserve Blocks 177 to 181 inclusive is 36 when combined with the adjoining blocks in the Richview 19 Holdings Inc. subdivision to the south. The draft approved Plan of Subdivision on the subject lands anticipates that a total of 19 units represent Parkgate's proportionate share of the combined Residential Reserve Blocks.
- (2) The total number of street townhouse dwelling units within Residential Reserve Block 183 is 42 when combined with the adjoining blocks in the Devon Lane Construction Ltd. subdivision to the north. The draft approved Plan of Subdivision on the subject lands anticipates that a total of 24 units represent Parkgate's proportionate share of the combined Residential Reserve Blocks.
- (3) The total number of dwelling units within Residential Reserve Block 182 will be determined at a future date, upon the submission of a Site Plan application. In this regard, the applicant has advised that this block will be conveyed to an adjacent landowner and will be consolidated with other blocks in order to facilitate a condominium townhouse development proposal in the future. The draft approved Plan of Subdivision on the subject lands anticipates that a total of 7 units represent Parkgate's proportionate share of the combined Residential Reserve Blocks.

Interim Growth Management Strategy:

On September 29, 2015, Council adopted the recommendations of Staff Report SRPRS.15.148 and approved modifications to the City's servicing allocation assignment protocol in North Leslie (West) in order to ensure that servicing capacity 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 373 persons equivalent of servicing allocation at the draft approval stage to facilitate the first phase of registration and construction (refer to Appendix A).

Notwithstanding the City's IGMS and Council's previous assignment of servicing allocation for a first phase of development on the subject lands, the applicant has submitted a request for full servicing allocation in order to allow their draft approved Plan of Subdivision to be registered and constructed in one phase (refer to Appendix B).

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In this regard, the applicant has requested servicing allocation for a total of 227 dwelling units on the subject lands as follows:

- Single Detached: 174 units @ 3.51 ppu = 610.74 persons equivalent
- Street Townhouses: 10 units @ 2.99 ppu = 29.9 persons equivalent
- Reserve – Singles: 19 units @ 3.51 ppu = 66.69 persons equivalent
- Reserve – Townhouses: 24 units @ 2.99 ppu = 71.76 persons equivalent

The applicant commenced earthworks in the Fall of 2019 and will be pursuing a Site Alteration Permit with the City to pre-service the entire Plan of Subdivision in the Summer/Fall of 2020. In this regard, the applicant is currently completing detailed engineering designs, and working towards the release of a draft Subdivision Agreement and the clearance of draft plan conditions. While the justification provided in the applicant's letter contains an inconsistency with respect to how servicing allocation was assigned to the Mattamy (Elgin Mills) Limited subdivision, staff are in agreement that there are benefits to registering the Parkgate Holdings Inc. subdivision in one phase in terms of reducing temporary infrastructure and throw-away costs (e.g. turn-around facilities), minimizing construction-related impacts on future homeowners (e.g. noise, dust, traffic), constructing infrastructure required by adjacent developments (e.g. servicing outfalls) and efficiently delivering municipal services to future homeowners (e.g. waste management, snow removal).

In the context of the IGMS, draft plans in other areas of the City are eligible to obtain a maximum of 200 units of servicing allocation up front, with additional allocation for multi-phase ground-related developments being considered once 50% of the registered lots in the prior phase are under construction. In this regard, the applicant's request does not significantly exceed the City's servicing allocation assignment protocol.

The applicant has requested servicing allocation for the Residential Reserve Blocks, but only for the number of units that Parkgate anticipates as their proportionate share of the combined Residential Reserve Blocks with adjacent lands. Servicing allocation for reserve blocks is typically assigned from the City's Part Lot Control/Consent Allocation Reserve at the time that a Part Lot Control Exemption application(s) is submitted to the City. Given that registration of the adjacent Richview 19 Holdings Inc. Plan of Subdivision is imminent and the approval of the adjacent Devon Lane Construction Ltd. draft Plan of Subdivision is being considered by Council on June 10, 2020, there is now some certainty in terms of the anticipated unit yield in the combined Residential Reserve Blocks. As a result, staff recommends that servicing allocation be separately assigned to the combined Residential Reserve Blocks as part of Parkgate's request.

On the basis of the foregoing, staff recommends that the following servicing allocation be assigned by Council:

- 267.64 persons equivalent of additional allocation to the subject lands, which combined with the 373 persons equivalent of allocation assigned by Council in 2017

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will facilitate subdivision registration in one phase (174 singles, 10 street townhouses);

- 126.36 persons equivalent of servicing allocation (36 single detached dwellings) to the Residential Reserve Blocks shared between the Parkgate Holdings Inc. and Richview 19 Holdings Inc. draft plans; and,
- 125.58 persons equivalent of servicing allocation (42 street townhouse dwellings) to the Residential Reserve Blocks shared between the Parkgate Holdings Inc. and Devon Lane Construction Ltd. draft plans.

Furthermore, staff recommends that Council delegate its authority over servicing allocation assignment to the Commissioner of Planning and Regulatory Services in the event that modifications to the assigned allocation are required in the future.

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 applicant is seeking Council's approval of its request for the assignment of additional servicing allocation to allow the draft approved Plan of Subdivision on the subject lands to be registered and constructed in one phase. For the reasons cited in this report, staff recommends that Council approve the applicant's request as modified, and delegate its authority over servicing allocation assignment to the Commissioner of Planning and Regulatory Services in the event that modifications to the assigned allocation are required in the future.

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.

- Appendix A, Extract of Council Meeting C#36-17 held October 23, 2017
- Appendix B, Letter from Armland Group dated March 17, 2020
- Map 1, Aerial Photograph
- Map 2, Draft Approved Plan of Subdivision
- Map 3, North Leslie (West) Overall Concept Plan

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Report Approval Details

Document Title:	SRPRS.20.092 - Request for Approval - Assignment of Municipal Servicing Allocation - 11211 Bayview Avenue.docx
Attachments:	<ul style="list-style-type: none">- Map 1 - Aerial Photograph.pdf- Map 2 - Draft Approved Plan of Subdivision.pdf- Map 3 - North Leslie (West) Overall Concept Plan.pdf- Appendix A - Extract of Council Meeting C36-17.pdf- Appendix B - Letter from Armland Group dated March 17, 2020.pdf
Final Approval Date:	Jun 3, 2020

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

Gus Galanis - Jun 2, 2020 - 5:34 PM

Kelvin Kwan - Jun 3, 2020 - 8:25 AM

MaryAnne Dempster - Jun 3, 2020 - 10:23 AM