



March 17, 2020

BY EMAIL TRANSMISSION ONLY

City of Richmond Hill

Development Planning and Regulatory Services

225 East Beaver Creek Road

Richmond Hill, Ontario

L4B 3P4

Attention: Mr. Kelvin Kwan, MCIP, RPP
Commissioner of Planning and Regulatory Services

Dear Mr. Kwan,

Re: Request for Full Servicing Allocation Assignment
Draft Approved Plan of Subdivision D03-04008 [19T(R)-04008]
Parkgate Holdings Inc.
Part of Lot 29, Concession 2, EYS
11211 Bayview Avenue

I am writing to request that the City assign full servicing allocation to the captioned Draft Approved Plan of Subdivision, which was approved by the Ontario Municipal Board pursuant to the Order of The Board dated December 12, 2017 (Case No. PL051128). A copy of the draft approved plan is attached as Attachment 1.

It is my understanding that all of the Draft Approved Plans of Subdivision in the North Leslie Community were only assigned partial servicing allocation, requiring them to be registered and developed in phases, based on the City's current Servicing Allocation Assignment Policy.

As a result, the captioned Draft Approved Plan of Subdivision, which contains 184 units (174 singles and 10 street townhouse units) and a number of reserve blocks for 50 additional units (19 singles, 31 street townhouses), for a total of 234 units, was assigned servicing allocation for 109 units (373 population based on 3.42 ppu). Full servicing allocation assignment would require the assignment for the remaining 125

units (427.5 population based on 3.42 ppu) from the City's available servicing capacity of 50,762 persons available for growth to the end of 2026, as assigned by the Region of York in September 2019.

The justification for the request of full servicing allocation assignment is as follows:

1. It is our understanding that the Mattamy (Elgin Mills) Ltd. Plan of Subdivision within the same concession block was afforded full servicing allocation by Council, thereby permitting it to proceed to be registered as one phase. In speaking with Neil Garbe, the former City Manager, regarding our request, his position was that the City has no concern from a capacity perspective and that Parkgate Holdings Inc. should be afforded the same opportunity.
2. Based on the current allocation of 109 units, the Parkgate Holdings Inc. plan of subdivision will have to be registered in two phases. Given the phasing alignment of servicing works downstream from the Parkgate site through the Richview 19 Holdings Inc. and the Autumn Hill Investment Ltd. plans of subdivision, the westerly portion of the Parkgate Holdings Inc. plan would constitute the Phase 1 registration, as it is incumbent on downstream servicing and Stormwater Management ponds, as well as road access out to Bayview Avenue through the Richview subdivision. This phased registration would result in temporary conditions and throw away costs that could be avoided with one servicing program and registration (see Attachment 2-Phasing Plan).
3. A meeting with staff (Jeff Walters, Erik Loorand, Michael Berger) was held in the Fall of 2019 to discuss the phased registration and servicing implications, as well as to discuss different avenues to permit the entire plan to be serviced and registered in one phase, so that all of the units can be constructed in a seamless fashion without logistical issues arising from having to service the site in two phases. Staff advised that one registration with a Section 118 restriction on the Phase 2 lots was no longer being accepted by the Region of York, and that the only mechanism to permit the entire plan to be registered all at once would be to have full servicing allocation assigned.

At this meeting, staff advised that they preferred that the entire plan be registered in one phase as it simplifies the registered M-Plan vis-vis dedications and conveyances to the City of roads, reserves, walkways and parkland. In addition, servicing the entire site at one time would enable servicing operations to commence from east to west, thereby eliminating conflicts with servicing equipment and vehicles having to navigate through the westerly Phase 1 house construction activities and residents occupying the Phase 1 homes, in order to service the easterly Phase 2 lands, as our construction access is from our existing driveway entrance on Bayview Avenue through the Phase 1 lands .

4. The servicing and registration of the Parkgate Holdings Inc. plan of subdivision all in one phase would advance the required servicing outfalls to the lands to the north (Devon Lane Construction Ltd., Amir-Hessam Limited & 668152 Ontario Limited and Earlglen Investments Inc.) by year end 2020.

Furthermore, with three different house building companies under the Greenpark Group banner (Greenpark, Starlane Homes, GreenYork Homes), the build out the Parkgate Holdings Inc. plan of subdivision can be accelerated, subject to market conditions, which helps facilitate the completion of the North Leslie Community and limit the amount of time that home owners have to deal with servicing and construction issues (noise, dust etc.).

Finally, releasing and delivering all 234 units to the market at once assists in increasing the amount of housing units made available to the market consistent with the Growth Plan and recent Government of Ontario policy initiatives through Bill 108, More Homes, More Choice Act, 2019.

5. The Region of York Committee of the Whole approved the 2019 Water and Wastewater Capacity Assignment to Support Growth report at its September 12, 2019 meeting, which was ratified by York Region Council at its September 26, 2019 meeting. As a result, the City of Richmond Hill was assigned a total new capacity of 31,697 population, which together with the 19,065 unused capacity at year end 2018, results in a total capacity of 50, 762 population for growth to year end 2026.

The Parkgate Holdings Inc. Draft Approved Plan of Subdivision has already been assigned servicing allocation for 109 units (373 population based on 3.41 ppu). Full servicing allocation assignment would require the assignment of 125 units (427.5 population based on 3.41 ppu). Given that the City has an assigned servicing capacity of 50,762 population at September 2019, there is ample capacity available to assign full allocation to the Parkgate Holdings Inc. plan of subdivision.

6. As noted in the September 2019 Water and Wastewater Capacity Assignment to Support Growth staff report:

“The 2019 Capacity Assignment has been developed in consideration of York Region’s Fiscal Strategy, in accordance with the approved 10-year Capital Plan. The Fiscal Strategy balances debt management with the need to continue to invest in infrastructure to service growth.

The approved 10 Year Capital Plan aligns with the Fiscal Strategy. Delivery of planned projects in the Plan is contingent on development charge revenues meeting forecasts. Fiscal sustainability is dependent on local municipalities optimizing servicing capacity by distributing it to developments that are ready to proceed to registration or construction. The 2019 Capacity Assignment supports growth to 2026, which in turn generates required development charge revenue to help fund the Region’s capital infrastructure investment needs.”

Granting full servicing allocation assignment to the Parkgate Holdings Inc. Draft Approved Plan of Subdivision aligns with the Region’s Fiscal Strategy, and also accelerates the payment of the City’s portion of Development Charges, thereby assisting in the City’s Fiscal Strategy and yearly budget.

I trust that the preceding justification in respect of the assignment of full servicing allocation for the Parkgate Holdings Inc. Draft Approved Plan of Subdivision is satisfactory to advance a report to Council for approval.

In the meantime, we are pursuing a Site Alteration Permit with staff to pre-service the entire plan of subdivision area this upcoming summer/Fall 2020, as agreed to by staff at our meeting in the Fall of 2019. A Site Alteration Permit to permit earthworks for the entire plan of subdivision was issued by the City in Fall 2019 and earthworks operations commenced at that time and will re-commence in Spring 2020 as soon as weather and site conditions permit, with completion anticipated by early Summer 2020.

Should you require any additional information or materials, or wish to further discuss our request, please contact me at 905.660.3765, ext. 538, or by email at gdimartino@armlandgroup.com.

Yours truly,

ARMLAND GROUP



Gabriel DiMartino, MCIP, RPP
Vice President, Development

- cc. Denis Beaulieu, City of Richmond Hill
- Jeff Walters, City of Richmond Hill
- Erik Loorand, City of Richmond Hill
- Michael Berger, City of Richmond Hill
- Abdul Ahmadzai, TMIG

**DRAFT PLAN OF SUBDIVISION
PART OF LOT 29, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF MARKHAM,
COUNTY OF YORK)
TOWN OF RICHMOND HILL
THE REGIONAL MUNICIPALITY OF YORK**
SCALE 1:1500

OMB CASE No. PLO51128
OMB FILE No. S050094 & Z050153
TOWN FILE NO. D03-04008 & D02-04056

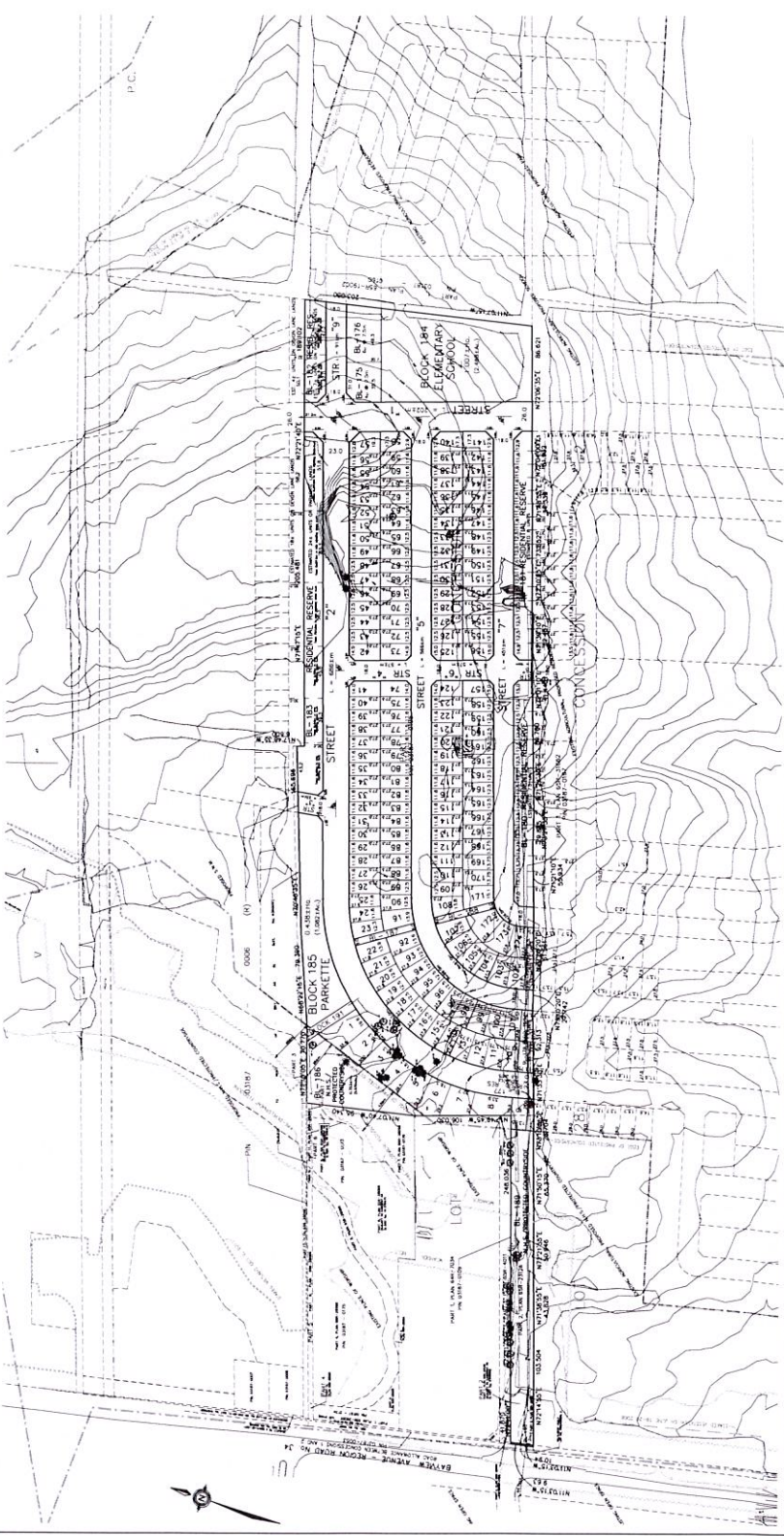
SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

A. AS SHOWN ON DRAFT PLAN
B. AS SHOWN ON DRAFT PLAN
C. AS SHOWN ON DRAFT PLAN
D. AS SHOWN ON DRAFT PLAN
E. AS SHOWN ON DRAFT PLAN
F. AS SHOWN ON DRAFT PLAN
G. AS SHOWN ON DRAFT PLAN
H. MUNICIPAL PAVED WATER AVAILABLE AT TIME OF DEVELOPMENT
I. CLAY-LAMP ON DRAFT PLAN
J. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
K. AS SHOWN ON DRAFT PLAN
L. AS SHOWN ON DRAFT PLAN



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED HAVE BEEN SURVEYED BY ME OR MY DEPUTY AND THAT THE ADJACENT LAND HAS BEEN SURVEYED AND THEIR RECORDS TO THE ADJACENT LAND ARE ACCURATE AND CORRECTLY SHOWN.
DATE: MARCH 1, 2013
DAN DODSON, O.S.
SURVEYOR
1111 LEE
EDMONTON, ONTARIO, L4A 3K3
TEL: (416) 897-0101

OWNER'S CERTIFICATE
I, AUTHORIZED PLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT TO THE TOWN OF RICHMOND HILL A PLAN OF SUBDIVISION TO THE TOWN OF RICHMOND HILL FOR APPROVAL.
OWNER:
PARKGATE HOLDINGS INC.
8600 DUFFERIN STREET
VAUGHAN, ONTARIO, L4K 3P5
CARLO BALDACCARINI, CEO

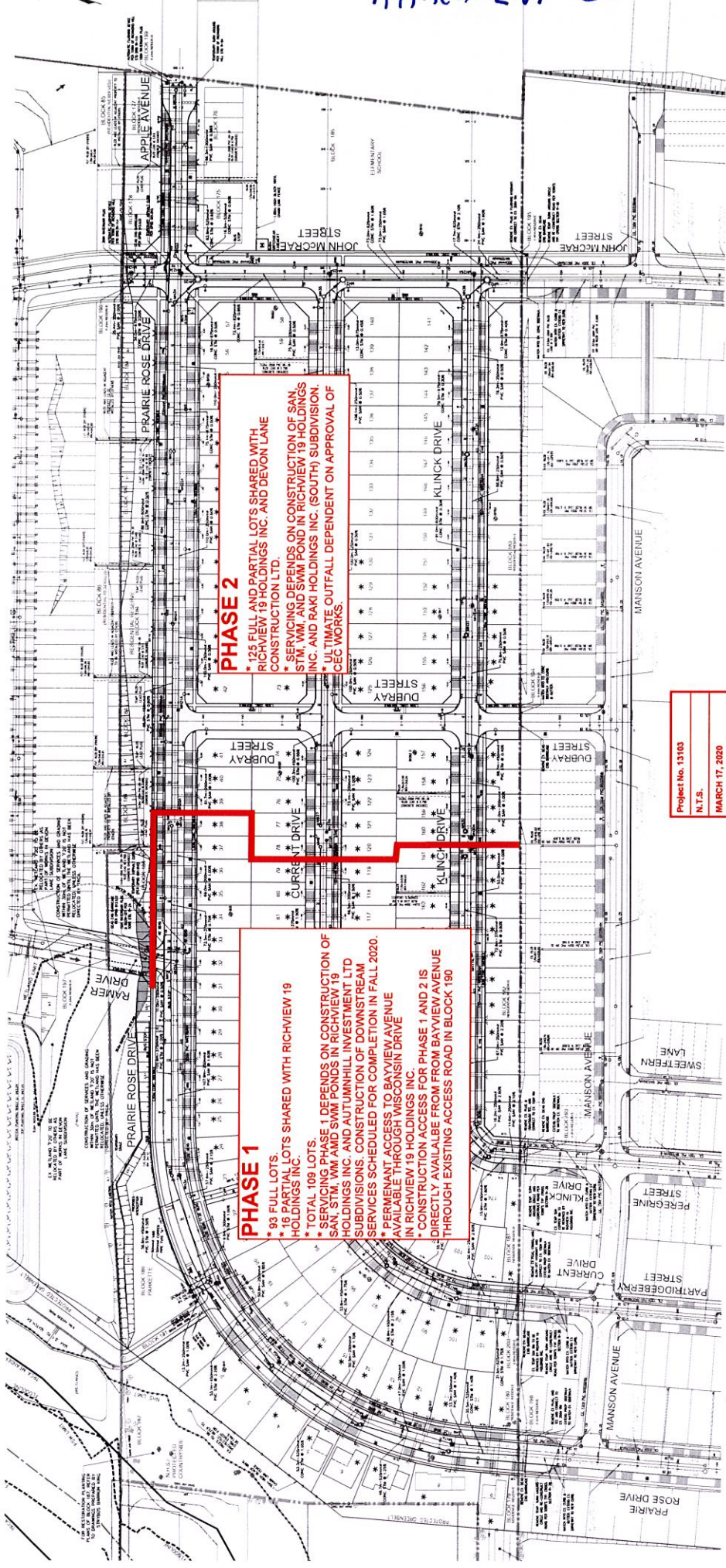


SCHEDULE OF LAND USE
TOTAL AREA OF LAND TO BE SUBDIVIDED = 14,958.24m² (36,982,246sq. ft.)

DEMANDED DELINEATIONS	BLOCKS	LOTS	UNITS	SPIN	AREA
LOTS 1-8	0	0	0	0	0.000
LOTS 9-13, 89-103 and 188-171	14	14	0.560	1.396	1.396
LOTS 14-22, 47-48, 65-73, 89-98, 104-112, 121-122, 148-157 and 172-174	74	74	2.768	6.882	6.882
LOTS 154-155, 74-88, 111-124 and 134-144	78	78	2.271	6.333	6.333
TERRACED DELINEATIONS					
BLOCK 185	2	10	0.256	0.636	0.636
BLOCK 186	7	48.5	1.513	3.759	3.759
RECREATIONAL RESERVE					
BLOCK 187-183	9	174	233.3	6.114	20.051
SUBTOTAL					
BLOCK 184	1,007	2,488			
BLOCK 185	0.538	1.350			
BLOCK 186 and 189	2	2.058			
BLOCK 187 and 188	1	0.843			
BLOCK 189	7	0.003			
BLOCK 191	1	0.040			
SUBTOTALS					
24.20m ² (59.46ac) AREA WITH STAIRS					4.276
18.20m ² (44.81ac) AREA WITH STAIRS					10.813
18.20m ² (44.81ac) AREA WITH STAIRS					10.813
TOTAL	17	174	233.3	14,958	36,982

NOTE — SUBJECT FOR FINAL CALCULATION
NOTE — ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

KLM
PROJECT No. P-2250
SCALE 1:1500
JULY 26, 2017
(2250A0512) KAREF (2250A0512)
DWG. No. - 17:5
PLANNING PARTNERS INC. (2250A0512)
Planning • Design • Development



PHASE 2

- 125 FULL AND PARTIAL LOTS SHARED WITH RICHVIEW 19 HOLDINGS INC. AND DEVON LANE CONSTRUCTION LTD.
- SERVICING DEPENDS ON CONSTRUCTION OF SAN, STM, WM, AND SWM POND IN RICHVIEW 19 HOLDINGS INC. AND RAKI HOLDINGS INC. (SOUTH) SUBDIVISION
- ULTIMATE OUTFALL DEPENDENT ON APPROVAL OF CEC WORKS

PHASE 1

- 83 FULL LOTS.
- 16 PARTIAL LOTS SHARED WITH RICHVIEW 19 HOLDINGS INC.
- TOTAL 109 LOTS.
- SERVICING PHASE 1 DEPENDS ON CONSTRUCTION OF SAN, STM, WM AND SWM PONDS IN RICHVIEW 19 HOLDINGS INC. AND AUTUMNHILL INVESTMENT LTD SUBDIVISIONS. CONSTRUCTION OF DOWNSTREAM SERVICES SCHEDULED FOR COMPLETION IN FALL 2020.
- PERMANENT ACCESS TO BAYVIEW AVENUE AVAILABLE THROUGH WISCONSIN DRIVE
- CONSTRUCTION ACCESS FOR PHASE 1 AND 2 IS DIRECTLY AVAILABLE FROM FROM BAYVIEW AVENUE THROUGH EXISTING ACCESS ROAD IN BLOCK 190

Project No. 13103
 N.T.S.
 MARCH 17, 2020
 FIGURE 1