



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** December 4, 2017

**Report Number:** SRPRS.17.195

**Department:** Planning and Regulatory Services  
**Division:** Development Engineering and Transportation

**Subject:** SRPRS.17.195 – Authorization to Execute  
Servicing Incentive Agreement Leslie Elgin  
Developments Inc. – 19T-04009 Phase 2 - Our  
File D03 – 04009 Phase 2

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### **Purpose:**

To authorize the execution of a Servicing Incentive Program (SIP Program) agreement for Subdivision File 19T-04009 Phase 2 with the Region of York and Leslie Elgin Developments Inc.

### **Recommendation(s):**

1. That the Mayor and Clerk be authorized to execute a Servicing Incentive Program agreement for Subdivision File 19T-04009 Phase 2 with the Region of York and Leslie Elgin Developments, upon the recommendation of the Commissioner of Planning and Regulatory Services and upon the Region confirming to the Town that Leslie Elgin Developments Inc. has satisfied the Region requirements regarding its Servicing Incentive Program.

### **Contact Person:**

Erik Loorand, Program Coordinator – Subdivisions, 905-747-6357,  
Jeff Walters, Manager of Development Engineering, Subdivisions and Stormwater Management, 905-747-6380, and/or  
Dan Terzievski, Director of Development Engineering and Transportation, 905-747-6358

### **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.

## **Background:**

The Leslie Elgin Developments Inc. Subdivision File 19T(R)-04009 is located north of Elgin Mills Road East and east of Leslie Street and is subject to Phasing as illustrated in Map 1.

On November 21, 2016, Council endorsed Staff Report SRPRS.16.026 (which is included for reference as Appendix 1), which recommended the manner in which additional servicing allocation would be allocated to Leslie Elgin Developments Inc. Subdivision File 19T(R)-04009, which included a portion of this allocation coming through the Region's Servicing Incentive Program (SIP Program).

This program will enable the Leslie Elgin Development Inc. plan of subdivision to qualify for servicing capacity credits which are to be achieved through the registration process of its Phase 2 lands; as anticipated in recommendations of SRPRS.16.026. The program enables water use efficiency and the reduction of wastewater flows from this development by obligating the developer to use high efficiency water fixtures in new homes and on demand hot delivery. In addition the Regions sanitary sewer system construction and flow monitoring requirements will be implemented as part of the delivery of the municipal services for this subdivision.

In order bring this program into effect and enable the additional servicing credit envisaged in SRPRS.16.026 to be assigned, the Region of York requires the execution of a site specific Servicing Incentive Program (SIP) agreement between the Region, the Town and Leslie Elgin Developments Inc, as well as the preparation of a SIP Conformity Plan which is to be approved by the Region, in consultation with the Town.

Town staff, Region Staff, and Developers representatives have been working to finalize the Conformity Plan and to draft the Tri-Party agreement.

At the same time, Development Engineering staff has been working with the developer and their consultant to review and finalize the engineering approvals for Phase 2 of this Subdivision file. However, an executed SIPS agreement will be required before engineering approvals can be granted and a subdivision agreement can be executed. Accordingly, staff recommends that Council authorization be provided to the Mayor and Clerk to execute this Servicing Incentive Program (SIP) agreement between the Region, the Town and Leslie Elgin Developments Inc.; upon the recommendation of the Commissioner of Planning and Regulatory Services and upon the Region confirming their requirements with respect to securities and the SIPS Conformity Plan have been satisfied.

## **Financial/Staffing/Other Implications:**

There are no financial or staffing implications resulting from recommendations of this report.

## **Relationship to the Strategic Plan:**

Proceeding in the manner recommended by this report reflects the goal of responsible and wise management of municipal resources under the Town's Strategic Plan.

## **Conclusion:**

Based on the above, staff recommends the execution of a Servicing Incentive Program (SIP) agreement between the Region, the Town and Leslie Elgin Developments Inc.

## **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 1 – SRPRS 16.026 – pages 55 to 68
- Map 1 – Location Map

### **Report Approval Details**

Document Title:	SRPRS.17.195 - SIP Agreement Authority.docx
Attachments:	- SRPRS.17.195 Appendix 1.pdf - SRPRS.17.195 Map 1 - Location Map.pdf
Final Approval Date:	Nov 20, 2017

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

**Dan Terzievski - Nov 17, 2017 - 3:20 PM**

**Kelvin Kwan - Nov 20, 2017 - 9:48 AM**

**Neil Garbe - Nov 20, 2017 - 10:29 AM**