

Additions Memo 1 - Revised
Committee of the Whole Meeting – November 21, 2016

November 21, 2016

Memo to: Chairperson Liu and
Members of Committee of the Whole

From: Stephen M.A. Huycke
Town Clerk

Subject: Additional Item to be considered at the November 21, 2016
Committee of the Whole Meeting

Further to the preparation of the agenda for the above noted meeting the Clerk's Office has received the following item to be added to the agenda:

- 6. Request for Approval – Granting of Servicing Allocation - 10961 and 11121 Leslie Street – Leslie Elgin Developments Inc. – (Staff Report SRPRS.16.026) – Pages 55 to 68**
- a) That servicing capacity for 493 residential units be allocated to Leslie Elgin Developments Inc. for development of the lands known as Part of Lots 27 and 28, Concession 3, E.Y.S. and Block 10, Registered Plan 65M-3997 (Municipal Addresses: 10961 and 11121 Leslie Street), Town File Number D03-04009; and
 - b) That at such time as the Region of York advises the Town that Leslie Elgin Developments Inc. has satisfied the Region's requirements regarding its *Servicing Incentive Program* (SIP Program) for Phase 2 of the draft Plan of Subdivision, that the Commissioner of Planning and Regulatory Services be authorized to release the additional servicing capacity achieved through the SIP Program to Leslie Elgin Developments Inc.

"Signed version on file in the Office of the Clerk"

Stephen M.A. Huycke
Town Clerk

Additions Memo 1
Committee of the Whole Meeting – November 21, 2016

November 16, 2016

Memo to: Chairperson Liu and
Members of Committee of the Whole

From: Stephen M.A. Huycke
Town Clerk

Subject: Additional Item to be considered at the November 21, 2016
Committee of the Whole Meeting

Further to the preparation of the agenda for the above noted meeting the Clerk's Office has received the following item to be added to the agenda:

6. Request for Approval – Granting of Servicing Allocation - 10961 and 11121 Leslie Street – Leslie Elgin Developments Inc. – (Staff Report SRPRS.16.026) – Pages 55 to 68

That servicing capacity for 413 residential units be allocated to Leslie Elgin Developments Inc. for development of the lands known as Part of Lots 27 and 28, Concession 3, E.Y.S. and Block 10, Registered Plan 65M-3997 (municipal addresses: 10961 and 11121 Leslie Street), File D03-04009.

"Signed version on file in the Office of the Clerk"

Stephen M.A. Huycke
Town Clerk



Committee of the Whole Meeting

Date of Meeting: November 21, 2016

Report Number: SRPRS.16.026

Department: Planning and Regulatory Services
Division: Development Planning

Subject: Request for Approval – Granting of Servicing Allocation

Owner:

Leslie Elgin Developments Inc.
c/o TACC Developments
600 Applewood Crescent
Vaughan, Ontario
L4K 4B4

Agent:

Malone Given Parsons Ltd.
140 Renfrew Drive, Suite 201
Markham, Ontario
L3R 6B3

Location:

Legal Description: Part of Lots 27 and 28, Concession 3, E.Y.S. and Block 10,
Registered Plan 65M-3997
Municipal Addresses: 10961 and 11121 Leslie Street

Purpose:

A request for approval respecting the assignment of servicing allocation to the draft Plan of Subdivision.

Recommendation:

- a) That servicing capacity for 493 residential units be allocated to **LESLIE ELGIN DEVELOPMENTS INC.** for development of the lands known as Part of Lots 27 and 28, Concession 3, E.Y.S. and Block 10, Registered Plan 65M-3997 (Municipal Addresses: 10961 and 11121 Leslie Street), Town File Number D03-04009; and
- b) That at such time as the Region of York advises the Town that **LESLIE ELGIN DEVELOPMENTS INC.** has satisfied the Region's requirements

regarding its *Servicing Incentive Program* (SIP Program) for Phase 2 of the draft Plan of Subdivision, that the Commissioner of Planning and Regulatory Services be authorized to release the additional servicing capacity achieved through the SIP Program to **LESLIE ELGIN DEVELOPMENTS INC.**

Contact Person:

Bruce Robb, Senior Planner – Site Plans at 905-771-2459 and/or
Salvatore Aiello, Manager of Development – Subdivisions at 905-771-2471

Submitted by:

"Signed version on file in the Office of the Clerk"

Ana Bassios
Commissioner of Planning and Regulatory Services

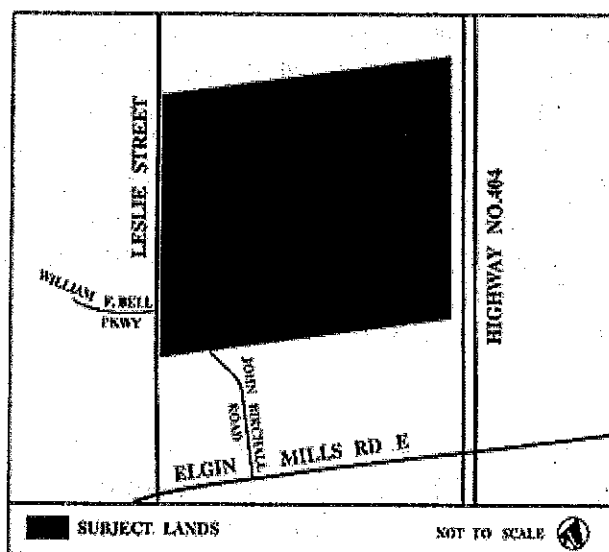
Approved by:

"Signed version on file in the Office of the Clerk"

Neil Garbe
Chief Administrative Officer

Location Map

Below is a map displaying the property location. Should you require an alternative format call person listed under "Contact" above.



Background Information

On September 29, 2015, Council considered Staff Report SRS.15.21 which provided detailed information and recommendations concerning the appeals by Leslie Elgin Developments Inc. ("Leslie Elgin") to the Ontario Municipal Board ("OMB"), regarding its Zoning By-law Amendment and draft Plan of Subdivision applications. Council's decision was to approve the recommendations contained in the Planning Memorandum attached to the staff report, which were in support of the proposed development. The OMB approved Leslie Elgin's Zoning By-law Amendment and draft Plan of Subdivision applications on December 7, 2015. The draft approved Plan of Subdivision provides for a total of 826 residential units. Leslie Elgin's first phase of development comprises 472 units.

The approved Conditions of Draft Approval require that the applicant agree in the Subdivision Agreement that no portion of the plan can be registered until adequate sanitary sewage capacity is available and has been allocated to the plan by the Town. In addition, By-law No. 109-11 requires that no land shall be used and no building or structure shall be erected or used for any purposes unless sanitary sewer capacity is available and Town Council has allocated capacity to service the lands, buildings or structures.

In May of 2013, the North-East Leslie Landowners Group (which includes Leslie Elgin), the Region of York (the "Region") and the Town executed an agreement (*Inflow and Infiltration Reduction Pilot Project ("I & I")*) which provides for the future assignment of additional servicing capacity to the Town. The Landowners agreed to undertake a monitoring program to identify sources of sewer inflow and infiltration contributing to the York Durham Servicing Scheme ("YDSS") with the intent of reducing such impacts on the YDSS. By implementing this agreement, the Region would provide additional servicing capacity to the Town for allocation to the participating developers.

In May of 2015, Leslie Elgin and the Region of York (the "Region") entered into a Memorandum of Understanding ("MOU") by which Leslie Elgin consented to the Region undertaking an Environmental Assessment to consider the feasibility of constructing a mid-block overpass of Highway 404, connecting Leslie Street to Woodbine Avenue, through Leslie Elgin's lands. That MOU sets out a procedure by which Leslie Elgin's consent to the ultimate construction of the crossing may be provided and the terms of such consent. Among those terms is that the Region will provide a certain amount of servicing allocation to the Town of Richmond Hill (to be assigned in turn to Leslie Elgin) upon receipt of its consent to the crossing on its lands.

Discussion

By letters dated September 22 and October 13, 2016 to the Town, the Region advised that Leslie Elgin has provided the Region with its consent to the mid-block crossing on its lands and the Region has confirmed an additional assignment of servicing capacity to the Town for 413 residential units (50% of Leslie Elgin's units) to be allocated specifically to Leslie Elgin (refer to Appendix A-1 and A-2). By letter dated November 3, 2016 to the Town, the Region also advised that the North-East Leslie Landowners

Group has completed certain / & / remedial works that will provide servicing capacity for 80 residential units (refer to Appendix A-3).

It is therefore appropriate that Council allocate these 493 units (413 + 80) of servicing capacity to Leslie Elgin, in accordance with the above letters from the Region. This will be sufficient allocation for all of Leslie Elgin's Phase 1, with 21 units left to be applied to its Phase 2 development.

In addition, Staff has been advised that Leslie Elgin intends to participate in the Region's *Servicing Incentive Program (SIP)* to qualify for an additional assignment of servicing allocation. The SIP Program offers additional servicing capacity assignment credits to local municipalities as an incentive to promote sustainable residential grade-related developments. The focus of the Program is to promote water efficiency in and reduce wastewater flow from new residential development; it includes the use of specific high efficiency water fixtures in homes and conformance with the Region's sanitary sewer system construction and flow monitoring requirements.

By meeting all of the SIP Program's criteria, residential projects may qualify for servicing capacity assignment credits of up to 20% of the "persons equivalent" of the development. In Leslie Elgin's case, those credits will be achieved through its Phase 2 registration process (354 units). At present, Leslie Elgin has only indicated its intention to participate in the Region's SIP program. However, at such time as the Region confirms that Leslie Elgin has fulfilled the SIP Program requirements and assigns the Town additional servicing allocation, it would be appropriate for that allocation to be assigned to Leslie Elgin by the Commissioner of Planning and Regulatory Services.

Financial/Staffing/Other Implications

There are no financial or staffing implications resulting from the recommendations contained in this report.

Relationship to Strategic Plan

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

Conclusions

By letters dated September 22 and October 13, 2016 to the Town, the Region of York advised the Town that Leslie Elgin Developments Inc. has provided the Region with its consent to the construction of a mid-block overpass of Highway 404 on its lands. In accordance with a Memorandum of Understanding between the Region and Leslie Elgin, the Region has confirmed an additional assignment of servicing capacity to the Town for 413 residential units, to be allocated specifically to Leslie Elgin.

By letter dated November 3, 2016 to the Town, the Region also advised that the North-East Leslie Landowners Group has completed certain / & / remedial works that will provide servicing capacity for 80 residential units. It is therefore recommended that

Council allocate these 493 residential units of servicing capacity to Leslie Elgin in accordance with the above letters from the Region.

It is also recommended that at such time as the Region of York advises the Town that Leslie Elgin has satisfied the Region's requirements regarding its Servicing Incentive Program and the Region assigns additional servicing capacity to the Town for allocation to Leslie Elgin, the Commissioner of Planning and Regulatory Services be authorized to release the additional servicing capacity achieved through the SIP Program to Leslie Elgin.

Appendix Contents and Maps:

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, Department/Agency Comments
 1. Letter from York Region dated September 22, 2016
 2. Letter from York Region dated October 13, 2016
 3. Letter from York Region dated November 3, 2016
- Map 1 Draft Approved Plan of Subdivision – Leslie Elgin Developments Inc.

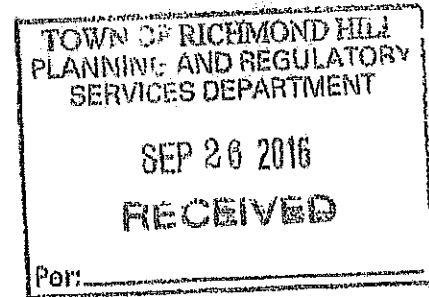


Appendix	A-1
SRPRS	16-026
File(s)	D03-04/009

Environmental Services

September 22, 2016

Ms. Ana Bassios
Commissioner of Planning and Regulatory Services
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4



Dear Ms. Bassios:

**Re: Capacity Assignment to Richmond Hill
Leslie Elgin subdivision 19T-04R009
File No. CT-001**

This letter is to confirm an additional assignment of servicing capacity to the Town of Richmond Hill for 50% of the Leslie Elgin Developments Inc. draft approved subdivision 19T-04R009 (or a total of 413 units) in accordance with the terms set out in the Memorandum of Understanding between York Region and Leslie Elgin Development Inc. This Memorandum of Understanding is specifically to facilitate the construction of a mid-block crossing of Highway 404 traversing a portion of the Leslie Elgin lands as per the approved Environmental Assessment, which Leslie Elgin Developments Inc. has agreed to permit on lands that it currently owns.

This capacity assignment shall only be used for the above noted purposes and is separate from region wide capacity assignment. As you are aware, Council approved the 2016 Capacity Assignment today to support planned growth in local municipalities including Richmond Hill. The 2016 capacity assignment of 14,133 persons to Richmond Hill is in addition to the 413 units provided in this letter.

If you have any questions or concerns, please don't hesitate to contact myself at extension 73025 or Gabe Szobel, Senior Counsel at extension 71433.

Sincerely,

Stephen Fung
Director, Infrastructure Asset Management

Copy:

Erin Mahoney, Commissioner of Environmental Services, York Region
Gabe Szobel, Senior Counsel, Development Law, Legal Services, York Region
Valerie Shuttleworth, Chief Planner, Planning and Economic Development, Corporate Services, York Region
Karen Whitney, Director, Community Planning, Corporate Services, York Region
Katy Modaressi, Manager, Capacity Monitoring and Development Approval, Environmental Services, York Region
David Stewart, Leslie Elgin Developments Inc.



Environmental Services

October 13, 2016

Ana Bassios
Commissioner of Planning and Regulatory Services
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

Appendix	A-2
SRPRS	16-026
File(s)	D03-04009

Dear Ms. Bassios:

Re: Capacity Assignment to Richmond Hill
Leslie Elgin subdivision 19T-04R009
File No. CT-001

Further to our letter dated September 22nd, 2016 to you, regarding the additional assignment of 413 units for the draft approved subdivision 19T-04R009 pertaining to the terms set out in the Memorandum of Understanding between York Region and Leslie Elgin Developments Inc., this is to confirm that we are now in receipt of the required consent from Leslie Elgin Developments Inc. As such, we support the Town's allocation of the above 413 units to Leslie Elgin Developments Inc. in accordance with the servicing allocation agreement between the Region, the Town and Leslie Elgin Developments Inc. dated November 2, 2015.

If you have any questions or concerns, please don't hesitate to contact myself at extension 73025 or Gabe Szobel, Senior Counsel at extension 71433.

Sincerely,

Stephen Fung
Director, Infrastructure Asset Management

Copy:

Erin Mahoney, Commissioner of Environmental Services, York Region
Gabe Szobel, Senior Counsel, Development Law, Legal Services, York Region
Valerie Shuttleworth, Chief Planner, Planning and Economic Development, Corporate Services, York Region
Karen Whitney, Director, Community Planning, Corporate Services, York Region
Katy Modaressi, Manager, Capacity Monitoring and Development Approval, Environmental Services, York Region
David Stewart, Leslie Elgin Developments Inc.



Environmental Services

November 3, 2016

Appendix	A-3
SRPRS	16.026
File(s)	003-04009

Mr. Dan Terzievski, P. Eng., PTOE
Director of Development Engineering
Planning and Regulatory Services Department
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill
ON L4B 3P4

Dear Mr. Terzievski:

**Re: North-East Leslie Landowners Group Inflow and Infiltration Pilot Project
Capacity Assignment #1
Town of Richmond Hill
Our File No.: L01, SA048**

Further to our letter dated June 24, 2016, we received a letter from Civica Infrastructure Inc. on November 1, 2016 on behalf of North-East Leslie Landowners Group confirming that remedial works have been completed to date that will provide a servicing capacity for 80.7 units.

The remedial works have been inspected by York Region staff per the attached list: "Confirmed Servicing Capacity from Inflow and Infiltration Remedial Works" dated November 2, 2016.

As such, in consideration of the remedial works carried out, York Region is confirming a capacity assignment of 80.7 units to the Town, subject to the following conditions:

- The Town is satisfied with the remedial works completed by the Developer
- The Town shall retain the security for the work and not release the security without prior consent of the Region
- For capacity assignment purposes, all units are based on 3.10 persons per unit (ppu)
- All other draft plan conditions have been satisfied

November 3, 2016
North-East Leslie Landowners Group Inflow and Infiltration Pilot Project
Capacity Assignment #1

Should you have any questions or require additional information, please do not hesitate to call.

Sincerely,



Stephen Fung, P. Eng.
Director, Infrastructure Asset Management
Environmental Services

SF/db/mr

Attachments: 1- Letter from Civica Infrastructure Inc. dated November 1, 2016
2- Confirmed Servicing Capacity from Inflow and Infiltration Remedial Works, dated November 2, 2016

Copy to: Erin Mahoney, Commissioner, Environmental Services, York Region
Valerie Shuttleworth, Chief Planner, Planning and Economic Development, Corporate Services, York Region
Karen Whitney, Director, Community Planning and Development Services, Corporate Services York Region
Diogo Oliveira, Manager of Water & Wastewater, Town of Richmond Hill
Silvio DeGasperis, TACC Developments

York #7054961

November 1, 2016

The Regional Municipality of York
17250 Yonge St.
Newmarket, ON L3Y 6Z1

CIVICA

Municipal Water Resources

OUR FILE: TAC13-0004

Attention: Mr. Daniel Bertolo, P.Eng.,
Project Manager, Approvals, Capacity Assignment and Servicing Agreements,
Infrastructure Asset Management, Environmental Services

RE: Town of Richmond Hill - Allocation Assignment Request
North-East Leslie Landowners Group Inflow and Infiltration Pilot Project

Dear Mr. Bertolo

On behalf of our client, the North-East Leslie Landowners Group, please accept this letter as an allocation assignment request for 80.7 single detached equivalent (SDE) units. These units will be distributed to the development application(s) associated with the Inflow and Infiltration Reduction Pilot Project in the Town of Richmond Hill.

This request will draw from available allocation assigned to remediated I/I sources outlined in the Region's 'Shopping List' received on June 24, 2016. A list of works completed to date is attached to this letter.

Please do not hesitate to contact us for further clarification and/or comment.

Sincerely,
CIVICA INFRASTRUCTURE INC.


Niall Quinlan
Associate

Cc: Mike Faye, The Regional Municipality of York
Diogo Oliveira, Town of Richmond Hill
Geoff Reyes, TACC
Edward Graham, Civica Infrastructure Inc.
Michelle Koning, Civica Infrastructure Inc

Encl.: Completed I/I Works Summary

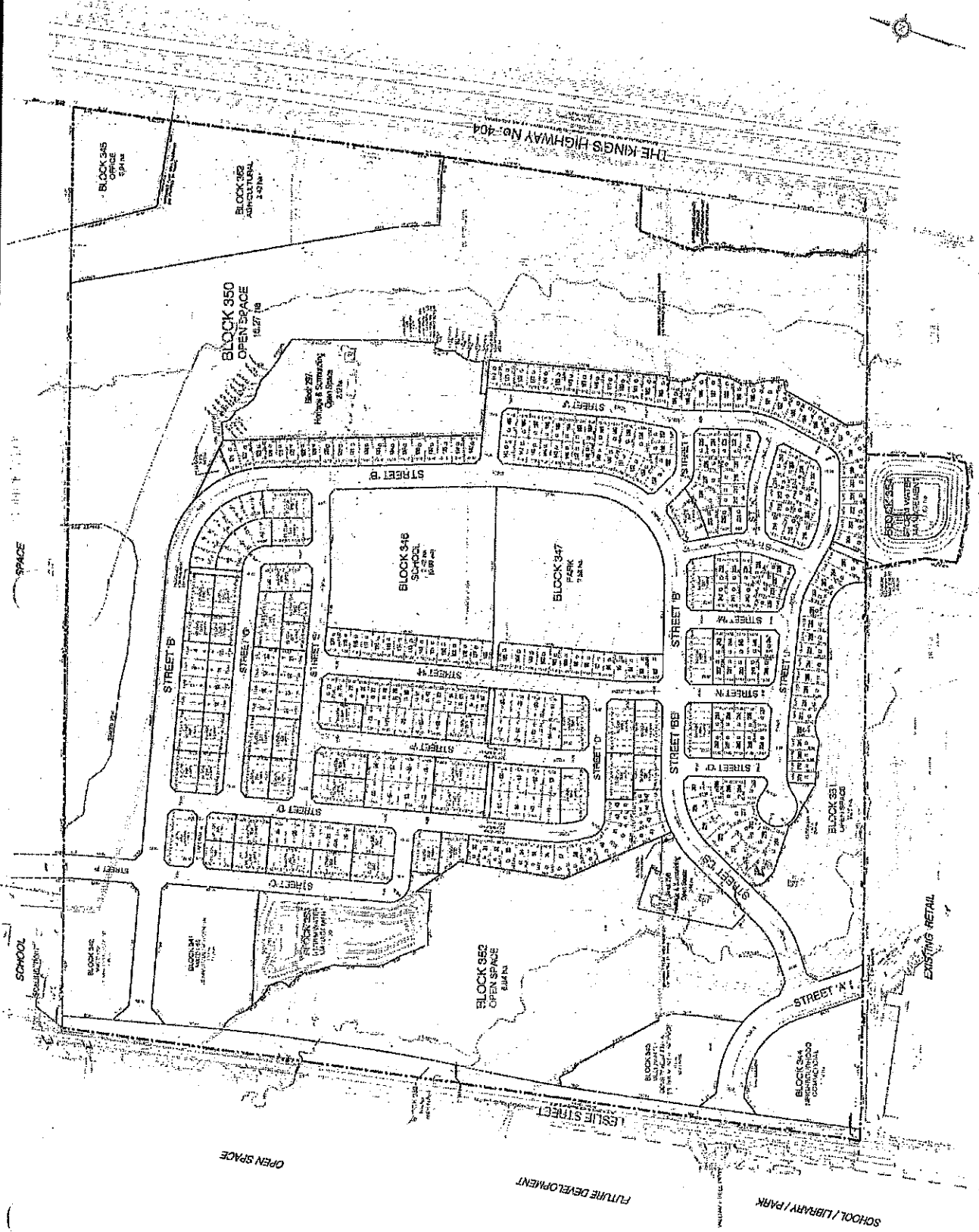
Updated on November 2, 2016

Confirmed Servicing Capacity From Inflow and Infiltration Remedial Works			
Address	Description of Work	Capacity Assignment (After 2:1)	
Area 5		30.2 Units	93.6 Persons*
144 May Avenue	Disconnect 2 Residential Downspouts	7.9	24.5
144 May Avenue	Disconnect 1 Residential Sump Pump	5.0	15.6
162 May Avenue	Disconnect 1 Residential Sump Pump	5.0	15.5
28 Pemberton Road	Disconnect 1 Residential Downspout	12.3	38.1
Area 24		7.5 Units	23.3 Persons*
218 Baker Avenue	Disconnect 1 Residential Downspout	7.5	23.3
North West Pomona Area		43.0 Units	133.2 Persons*
20 Boyle Drive	Cleanout Repair	0.4	1.2
12 Yongeview Avenue	Disconnect 3 Residential Downspouts	20.3	62.9
21 Garden Avenue	Cleanout Repair	0.2	0.6
10 Roosevelt Drive	Disconnect Reverse Slope Driveway	13.3	41.2
10 Roosevelt Drive	Disconnect 1 Residential Downspout	8.8	27.3
Confirmed Capacity Assignment		80.7 Units	250.1 Persons*

* Population based on 3.10 Persons Per Unit (PPU)

**North-East Leslie Landowners Group Inflow and Infiltration Pilot Project
Completed I/I Works Summary - November 2016**

I/I Source ID	Address	Area	Defect Type	Allocation Units
Area 05				
5.1.1	144 May Avenue	Area - 5	Residential Downspout	7.9
5.1.2	144 May Avenue	Area - 5	Residential Downspout	
5.1.3	144 May Avenue	Area - 5	Residential Sump Pump	5
5.3.1	162 May Avenue	Area - 5	Residential Sump Pump	5
5.4.1	28 Pemberton Road	Area - 5	Residential Downspout	12.3
Area 24				
24.2.1	218 Baker Avenue	Area - 24	Residential Downspout	7.5
Pomona Area				
P.1.1	20 Boyle Drive	Area - Pomona	Cleanout Repair	0.4
P.2.1	12 Yongeview Avenue	Area - Pomona	Residential Downspout	20.3
P.2.2	12 Yongeview Avenue	Area - Pomona	Residential Downspout	
P.2.3	12 Yongeview Avenue	Area - Pomona	Residential Downspout	
P.3.1	21 Garden Avenue	Area - Pomona	Cleanout Repair	0.2
P.5.1	10 Roosevelt Drive	Area - Pomona	Residential Downspout	8.8
P.5.2	10 Roosevelt Drive	Area - Pomona	Reverse Slope Driveway	13.3
Totals:				80.7



Draft Approved Plan of Subdivision - Leslie-Elgin Developments Inc.

Block 13 File No. D02-04057
D03-04009

Town of Richmond Hill
Planning and Regulatory
Services Department

BR/SS SRPRS.16.026 MAP 1

