



## **Staff Report for City Manager Delegated Authority**

**Date of Report:** January 3, 2023

**Report Number:** D.A.23.001

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **D.A.23.001 – Request for Approval –  
Assignment of Municipal Servicing Allocation –  
City Files D06-18031 and D06-18041 (Related  
Files D02-15025 and D03-15007)**

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### **Owner:**

Leslie Richmond Developments Limited  
2 St. Clair Avenue West, 16<sup>th</sup> Floor  
Toronto, ON M4V 1L5

### **Agent:**

Humphries Planning Group Inc.  
190 Pippin Road, Suite A  
Vaughan, ON L4K 4X9

### **Location:**

Legal Description: Part of Lot 30, Concession 3, E.Y.S.  
Municipal Address: 1521 19<sup>th</sup> Avenue

### **Purpose:**

A request for approval concerning the assignment of servicing allocation to facilitate the construction of two medium density residential development proposals to be comprised of a total of 203 townhouse dwelling units on the subject lands.

### **Recommendations:**

- a) **That the request by Leslie Richmond Developments Limited for 606.97 persons equivalent of additional servicing allocation (Phase 2 – 173 townhouse dwelling units and Phase 3 – 30 townhouse dwelling units) for the lands described as Part of Lot 30, Concession 3, E.Y.S. (Municipal Address: 1521 19<sup>th</sup> Avenue), City Files D06-18041, be approved;**
- b) **That the authority to make any necessary modifications to the assigned servicing allocation for the proposed development to be constructed on the**

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**subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the City’s Interim Growth Management Strategy; and,**

- c) **That the assigned servicing allocation be released by the Commissioner of Planning and Infrastructure in accordance with By-law 109-11.**

### Contact Person:

Giuliano La Moglie, Planner II - Subdivisions, phone number 905-747-6465 and/or  
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

### Report Approval:

Submitted by:



Per: \_\_\_\_\_

Kelvin Kwan, Commissioner of Planning and Infrastructure

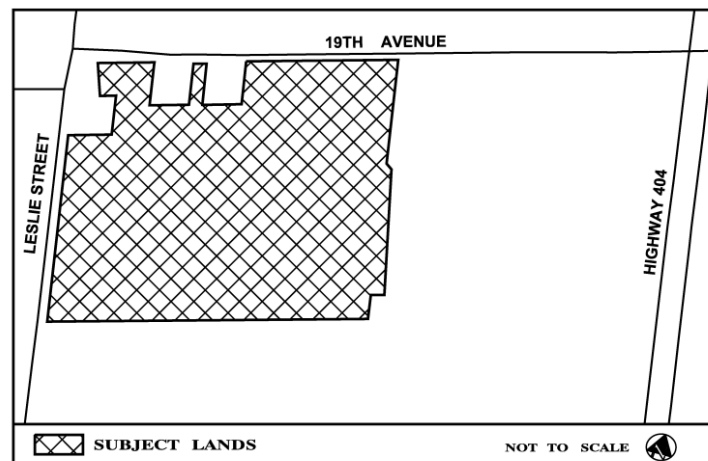
Approved by:



\_\_\_\_\_  
Darlene Joslin, City Manager

### Location Map:

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



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### Background:

On March 26, 2018, Council endorsed the recommendations of Staff Report SRPRS.18.074 and approved Zoning By-law Amendment and draft Plan of Subdivision applications (Files D02-15025 and D03-15007) to permit a residential development to be comprised of several medium density residential blocks on the subject lands (refer to Appendix “A”). The applicant is in the final stages of the Site Plan approval process for Phases 2 and 3 of the proposed development, and has submitted a request for municipal servicing allocation in order to facilitate the issuance of Site Plan approval. The purpose of this report is to seek Council’s approval to assign municipal servicing allocation (606.97 persons equivalent) for Phases 2 and 3 of the proposed development on the subject lands.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the east side of Leslie Street, south of 19<sup>th</sup> Avenue and north of Elgin Mills Road East within the North Leslie Secondary Plan Area (refer to Map 1). The lands are presently vacant and site works are currently underway to support the proposed development. The lands abut 19<sup>th</sup> Avenue to the north, agricultural lands designated for urban development and natural heritage protection to the east, the TransCanada Pipeline Easement and agricultural lands approved for development and natural heritage protection to the south, and Leslie Street to the west.

#### Development Proposal

The proposed development is comprised of 203 townhouse dwelling units on private condominium streets and is to be constructed in phases. Phase 2 is comprised of 173 townhouse dwelling units (refer to Map 3), whereas Phase 3 is comprised of 30 townhouse dwelling units (refer to Map 4). The following is a summary table outlining the relevant statistics of the applicant’s development proposal based on the current plans and drawings submitted to the City as part of the Site Plan approval process:

- **Total Lot Area:** **4.61 hectares (11.40 acres)**
  - **Phase 2 Block:** **3.96 hectares (9.79 acres)**
  - **Phase 3 Block:** **0.64 hectares (1.58 acres)**
- **Total Number of Dwelling Units:** **203**
  - **Dual Frontage Townhouses:** **10**
  - **Rear Lane Townhouses:** **97**
  - **Front Lane Townhouses:** **96**
- **Density:** **44.03 units per hectare (17.81 units per acre)**
- **Building Height:** **3 storeys**
- **Unit Width (Interior lots):** **6.0 metres (19.7 feet)**
- **Unit Width (Exterior lots):** **8.4 metres (27.56 feet)**
- **Parking:**
  - **Resident:** **406**
  - **Visitor:** **50**
  - **Barrier free:** **4**

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### Interim Growth Management Strategy

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The 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 provided justification for how its development proposal meets the City's Interim Growth Management Strategy (IGMS) eligibility criteria as described above. Staff has reviewed the submission and is satisfied that the proposal fulfills Criteria 4, 5, 6 and 7 as follows:

- the subject lands are located in the North Leslie community, which comprises a variety of existing and/or planned residential, commercial, retail uses, parks and open space uses;
- the subject development is committed to sustainable design in providing for EnerGuide certified buildings and low-flow water fixtures;
- the subject lands will enable access to existing and planned pedestrian and cycling networks, existing trail networks, as well as public transit along Leslie Street;
- York Region Transit Planning staff has confirmed that the long-term vision is for YRT Bus Route 90 (Leslie) to be extended to the Gormley Go Station. As such, the bus route is planned to be extended north to 19<sup>th</sup> Avenue with a future transit stop in proximity to the subject lands;
- the proposed development seeks to implement various principles of the North Leslie Secondary Plan, such as providing a range and mix of housing types and fostering a sense of community identity by connecting neighbourhoods through public uses; and,
- The townhouse dwelling units provide an alternative housing form and tenure which will contribute to the range of housing options within this area of the City. This also provides for a compact form of development.

As part of the review of IGMS Criteria Number 5, the applicant has submitted the required Sustainability Performance Metrics Tool (the "Metrics") for consideration by the City as part of its review and approval of the Site Plan applications for the development, including the allocation of servicing capacity (refer to Appendix "B"). The applicant's submitted Metrics demonstrate an overall "Application Score" of 53, which achieves a "very good" score and meets the minimum threshold score for the Site Plan applications.

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On the basis of the preceding, staff is of the opinion that the applicant's development proposal satisfies the City's IGMS eligibility criteria. Therefore, it is recommended that Council assign municipal servicing allocation for up to 606.97 persons equivalent to accommodate the proposed residential development to be comprised of 203 townhouse dwelling units on the subject lands. Staff further note that the Metrics proposed by the applicant in support of its allocation request are to be comprised of both site works and building design measures. These commitments will be secured through the Site Plan approval process and be reflected in the Site Plan Agreements for the development, where applicable.

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

The recommendations of this report do not have any financial, staffing or other implications.

### **Relationship to Council's Strategic Priorities 2020-2022:**

The recommendations of this report are aligned with a **Strong Sense of Belonging** by providing alternative housing and contributing to the building of the North Leslie community.

### **Climate Change Considerations:**

The recommendations of this report are aligned with Council's Climate Change Considerations as the development proposal is providing internal sidewalks and pedestrian connections which shall contribute to climate change mitigation by encouraging zero-emission modes of transportation. The development will enable access to existing and planned pedestrian and cycling networks, existing trail networks, as well as public transit stops along Leslie Street, which will reduce the need for single occupancy vehicle trips and help to lower emissions in Richmond Hill.

### **Conclusion:**

The applicant is seeking Council's approval of its request for the assignment of municipal servicing allocation to facilitate the construction of a medium density residential development 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 606.97 persons equivalent of municipal servicing allocation be assigned to the development to be constructed on the subject lands.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps, and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix "A", Extract from Council Meeting C#09-18 held March 26, 2018
- Appendix "B", Sustainability Metrics Summary Chart

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- Map 1, Aerial Photograph
- Map 2, Approved Draft Plan of Subdivision
- Map 3, Proposed Site Plan (Phase 2)
- Map 4, Proposed Site Plan (Phase 3)

**Extract from Council Meeting  
C#09-18 held March 26, 2018  
Confirmatory By-law 33-18**

Appendix 'A' to  
DA.23.001  
City Files D06-18031 and D06-  
18041 (Related Files D02-15025  
and D03-15007)

**13.1 Minutes - Committee of the Whole meeting CW#04-18 held on March 19, 2018**

**13.1.21 SRPRS.18.074 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Leslie Richmond Developments Limited - 1521 19th Avenue - File Numbers D02-15025 and D03-15007 - (CW Item 11.24)**

Moved by: Councillor Cilevitz  
Seconded by: Councillor West

a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Leslie Richmond Developments Limited for lands known as Part of Lot 30, Concession 3, E.Y.S. (municipal address: 1521 19<sup>th</sup> Avenue), File Numbers D02-15025 and D03-15007 be approved, subject to the following:

(i) That the subject lands be rezoned to the appropriate zoning categories under By-law 55-15 (the North Leslie Area Secondary Plan Zoning By-law), including the general revisions to By-law 55-15 discussed in staff report SRPRS.18.074 and generally illustrated on the maps included in that report;

(ii) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and passage upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17;

(iii) That, with respect to Blocks 1, 2, 3 and 25 on the draft Plan of Subdivision on Map 4, prior to forwarding the amending Zoning By-law(s) to Council for enactment, the applicant receive Site Plan Approval from the Town with respect to the proposed development to be constructed on those lands, provided that for Block 25, the time frame for finalizing such approval shall not extend longer than the timeframe for finalizing the zoning of the last townhouse block;

(iv) That the draft Plan of Subdivision on Map 4 be draft approved, subject to the conditions set out in Appendix 'B' to staff report

**Extract from Council Meeting  
C#09-18 held March 26, 2018  
Confirmatory By-law 33-18**

SRPRS.18.074 and upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17;

(v) That servicing capacity for 72 units / 215 persons equivalent within the Phase 1 development area be allocated to the subject lands.

Carried

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**FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY**

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**Leslie Richmond - Phase 4**

**Schedule "B"**

**Sustainability Metrics Chart**

<b>Item</b>		<b>Plan and Location</b>	<b># of Points</b>
1.B.1	Amenities within 800m walking distance	See Community Amenity Map <ul style="list-style-type: none"> <li>- Future Community Centre (S-W corner Leslie and 19<sup>th</sup>)</li> <li>- Future Neighbourhood Commercial (N-W corner Leslie and 19<sup>th</sup>)</li> <li>- May include Grocery store, farmer market and Pharmacy</li> </ul>	6 points
	Amenities within 400m walking distance	See Community Amenity Map <ul style="list-style-type: none"> <li>- Future Community Centre (S-W corner Leslie and 19<sup>th</sup>)</li> <li>- Future Neighbourhood Commercial (N-W corner Leslie and 19<sup>th</sup>)</li> <li>- May include Grocery store, farmer market and Pharmacy</li> </ul>	6 points
1.B.2	Amenities within 800 m walking distance	See Community Amenity Map <ul style="list-style-type: none"> <li>- Future Neighbourhood Commercial (N-W corner Leslie and 19<sup>th</sup>) may include:               <ul style="list-style-type: none"> <li>- General Retail</li> <li>- Convenience Store</li> <li>- Coffee store</li> <li>- Hair salon</li> <li>- Bank</li> <li>- Restaurant</li> </ul> </li> <li>- Park within proposed Draft Plan</li> </ul>	3 points
	Amenities within 400 m walking distance	See Community Amenity Map <ul style="list-style-type: none"> <li>- Future Neighbourhood Commercial (N-W corner Leslie and 19<sup>th</sup>) may include:               <ul style="list-style-type: none"> <li>- General Retail</li> <li>- Convenience Store</li> <li>- Coffee store</li> <li>- Hair salon</li> <li>- Bank</li> <li>- Restaurant</li> </ul> </li> <li>- Park within proposed Draft Plan</li> </ul>	3 points
1.C.2	Maintaining Existing Healthy Trees	Per the July 2015 Arborist Report prepared by Beacon Environmental, new trees will be planted to compensate for Mature Healthy that are removed; however, 75% of Mature Healthy trees will not be preserved.	2 points
1.C.3	Soil Quantity and Quality	All pits and trenches/planting beds within the application will have a topsoil layer greater than 60cm with the organic matter content specified. The subsoil will have a total compacted soil depth of 90cm and there will be a minimum soil volume of 30 cubic metres per tree.	2 points
1.E.1	Universal Design	0 % of DU designed to UD&A Guidelines	0 points
1.E.2	Universally Accessible Points	100 % of emergency exits are accessible and 100 % of remaining entries/exits are accessible	2 points

1.F.1	Housing Unit Mix	See Concept Plan Site Statistics included in Development Application Summary. 100% of total units townhomes.	0 points
1.C.2	% Tree Canopy	New trees provided on site	2 points
1.I.2	Proximity to Transit Route for Schools	<p>A proposed school is located to the north west of the proposed Draft Plan. There are currently no transit routes or bikeways in proximity to the proposed school site.</p> <p>However, per the Phase II MESP for North Leslie, Appendix F, transportation, the proposed school to the north west has frontage on a street which is the location of proposed on-street bike facilities per figure 11.4.2. In addition, that same street is also the location of a proposed transit route, which will have a stop located at its intersection with Leslie per Figure 10.2.1 Appendix F Phase II MESP (North Leslie west). This stop would be ~100m from the proposed school. See Community Amenity Map.</p>	4 points
1.I.3	Ped. Connection – Proximity to Schools	<p>See Community Amenity Map</p> <ul style="list-style-type: none"> <li>- Proposed school in subdivision to the north west within 800m</li> <li>- Richmond Green Secondary School within 1,600m</li> <li>- Proposed school in subdivision to the north west within 400m</li> </ul>	5 points
1.J.2	Cultural Heritage Resources	Per the Stage 1&2 Archaeological Assessment no archaeological sites were identified. However a standard clause will be included in the subdivision agreement noting that, in the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Tourism Culture should be immediately notified and the remains assessed and protected as necessary.	4 points
2.A.1	Connectivity	Public amenities and street furniture will not be provided	0 points
2.B.1	Distance to Public Transit	Per the MESP for North Leslie (East) two transit stops are proposed internal to this development and 3 stops on the periphery of the development. See the Community Amenity Map.	6 points
2.D.1	Proximity to Cycle Network	Per the MESP for North Leslie (East, Chapter 8, figure 11.4.2) Street “A” is planned to accommodate on-Street bike facilities.	4 points
2.D.2	Creation of Trail and Bike Paths	The objectives of the MESP will be advanced as they relate to provision of Pedestrian and cycling amenities through the draft plan. See Community Amenity Map.	2 points
2.E.1	Walkable Streets	Per the MESP, Chapter 8 figure 11.4.1 less than 75% of streets will have sidewalks on both sides of the street. Pedestrian Amenities will be determined at the detailed design stage.	0 points
3.B.1	Storm Water Quantity	5mm is the most intense rainwater event that the site will be able to retain runoff from per the FSR.	0 points
3.D.1	Solar Readiness	Designed for solar readiness	1 point
4.A.1	Passive Solar Alignment	More than 75%. See proposed concept Plan	6 points

4.A.2	Building Energy Efficiency	Will be designed to Energuide 83	2 points
4.A.3	Energy Management	No.	0 points
4.B.1	Potable Water	Less than 50% of potable water for irrigation	0 points
4.B.2	Water Conservation Fixtures	baseline reduction in flow rates based on water conservation fixtures proposed	0 points
4.C.2	Reduce light pollution	Municipal Standards will be satisfied and up lighting will not be included in the design. All exterior lighting fixtures greater than 1,000 lumens will be shielded.	1 point
4.C.3	Energy conservation lighting	Municipal standards to be satisfied. Light fixture details to be determined at detailed design stage.	0 points
4.E.3	Recycled Materials	Municipal standards to be satisfied.	0 points
<b>Overall - Community</b>			<b>61 points</b>

Development applications in Richmond Hill are assessed based on the following performance levels:

Performance Level	Sustainability Score - Site Plan
Good	32 to 45 points
Very Good	46 to 65 points
Excellent	66 points or more

Based on HPGI's calculations, the Site Plan achieves a score of 44 in the "application" score, and a score of 61 in the "community" score. Thus the application achieves "Good" on its own merit and "Very Good" on a community wide basis (I.e. in the context of North Leslie).

Note that the Town's Implementation Tool shows a score of 65 points whereas our application scoring chart shows a score of 61 points. In previous submissions HPGI has noted, due to a perceived error in the Implementation Tool's accounting system, a discrepancy between HPGI's calculated score and the Implementation Tool's calculated score. It would appear that the discrepancy also exists for other development application we have submitted. Please contact HPGI to discuss further if required.



# MAP 1 - AERIAL PHOTOGRAPH



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## LEGEND

 SUBJECT LANDS

1521 19th Avenue

GM/VC D.A.23.001

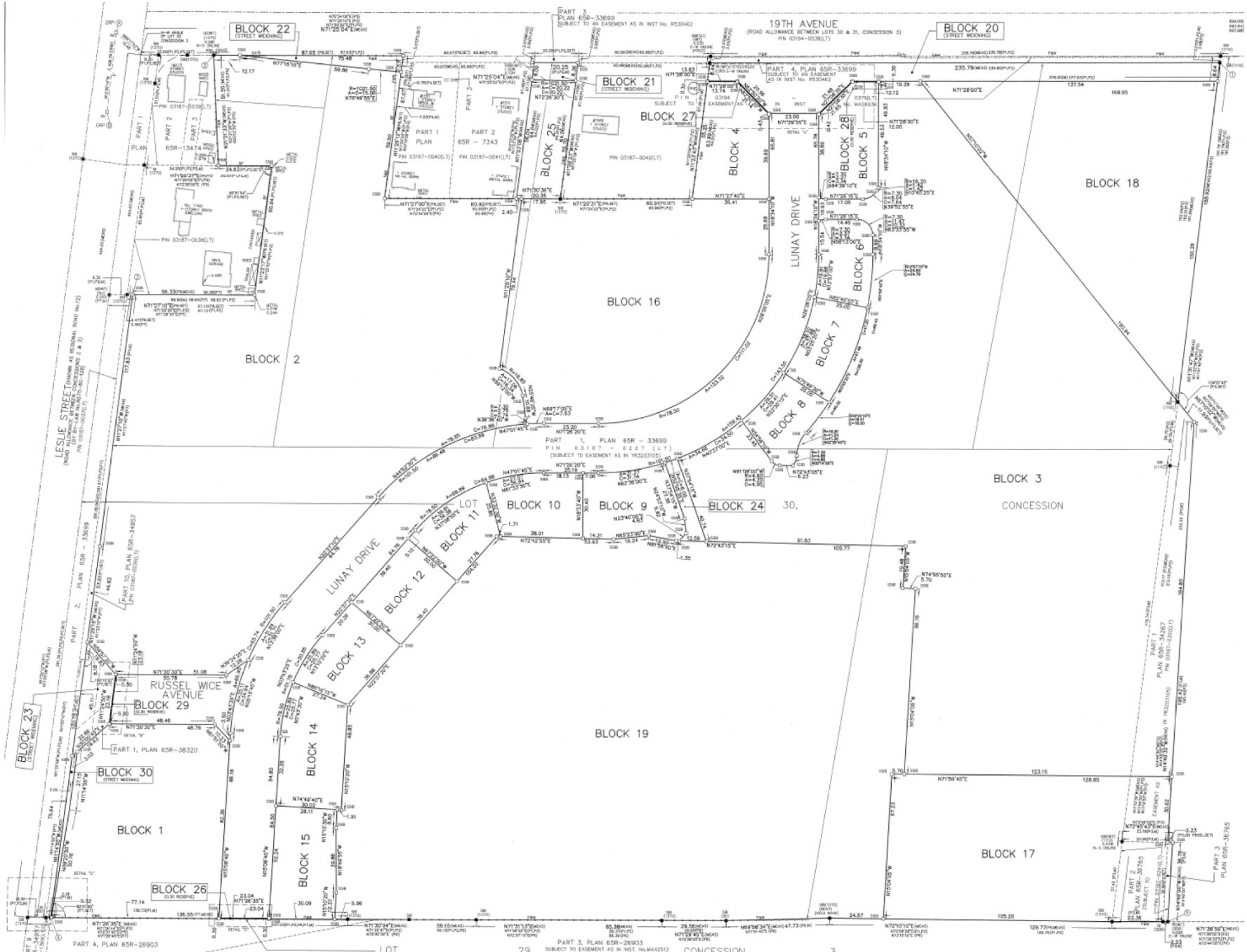
BLOCK 13 File Nos. D06-18031 and D06-18041

**CITY OF RICHMOND HILL  
PLANNING AND INFRASTRUCTURE  
DEPARTMENT**





# MAP 2 - APPROVED DRAFT PLAN OF SUBDIVISION



1521 19th Avenue

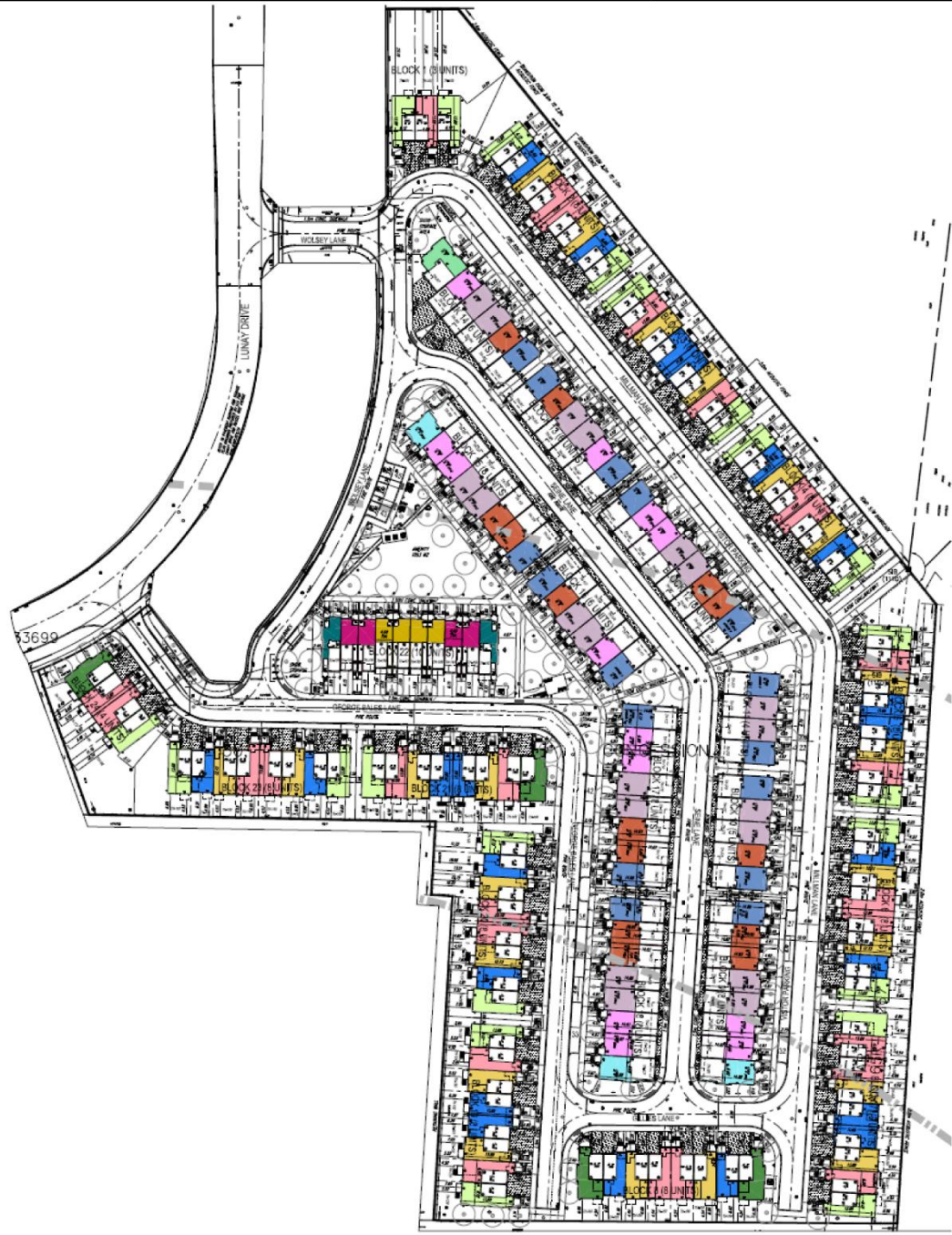
BLOCK 13 File Nos. D06-18031 and D06-18041

GM/VC D.A.23.001

**CITY OF RICHMOND HILL  
PLANNING AND INFRASTRUCTURE  
DEPARTMENT**

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MAP 3 - PROPOSED SITE PLAN (PHASE 2)



1521 19th Avenue

BLOCK 13 File Nos. D06-18031 and D06-18041

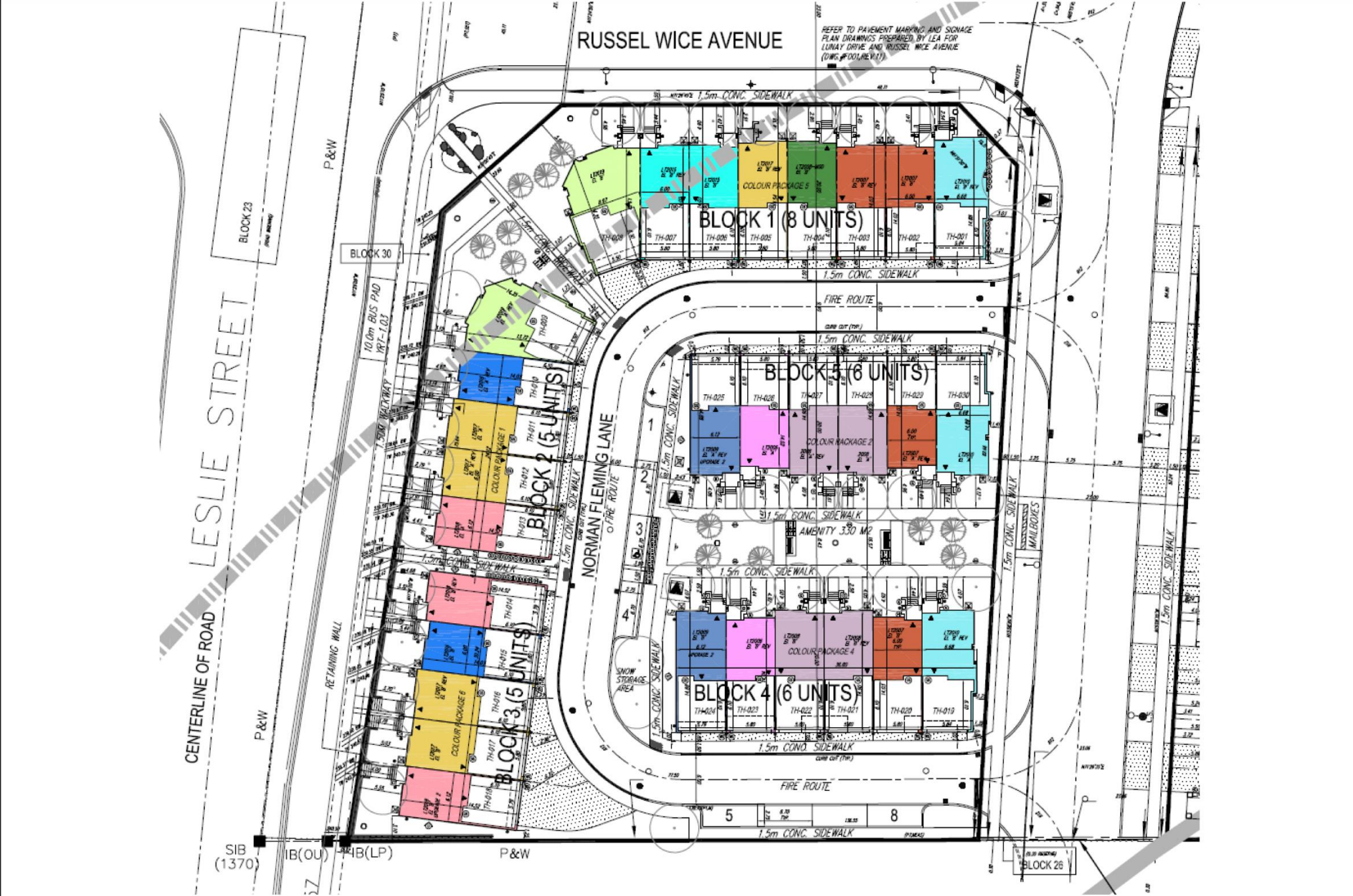
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MAP 4 - PROPOSED SITE PLAN (PHASE 3)



1521 19th Avenue

BLOCK 13 File Nos. D06-18031 and D06-18041

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