



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 21, 2024

Report Number: SRPBS.24.010

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.24.010 - Request for Approval -
Assignment of Municipal Servicing Allocation -
1430518 Ontario Limited - City File D06-16091

Owner:

1430518 Ontario Limited
30 Wertheim Court, Suite 9
Richmond Hill, Ontario
L4B 1B9

Agent:

Bousfields Inc.
3 Church Street, Suite 200
Toronto, Ontario
M5E 1M2

Location:

Legal Description: Part of Lot 26, Concession 2, E.Y.S.
Municipal Address: 0 Elgin Mills Road East

Purpose:

A request for approval with respect to the assignment of municipal servicing allocation to facilitate the construction of a mixed use residential/commercial development on the subject lands.

Recommendations:

- a) That the request by 1430518 Ontario Limited for 136.8 persons equivalent of servicing allocation for Phase 1 of the development to be constructed on the lands known as Part of Lot 26, Concession 2, E.Y.S. (Municipal Address: 0 Elgin Mills Road East), City File D06-16091, be approved; and,

Page 2

- b) **That the authority to assign the remaining servicing allocation to future phase(s) of development on the subject lands be delegated to the Commissioner of Planning and Building Services subject to the criteria in the City's Interim Growth Management Strategy and in accordance with By-law 109-11.**

Contact Person:

Jeff Healey, Senior Planner, Phone 905-747-6452 and/or
Kaitlyn Graham, Acting Manager of Development Planning, Phone: 905-771-5563
Deborah Giannetta, Acting Director of Development Planning, Phone: 905-771-5542

Report Approval:

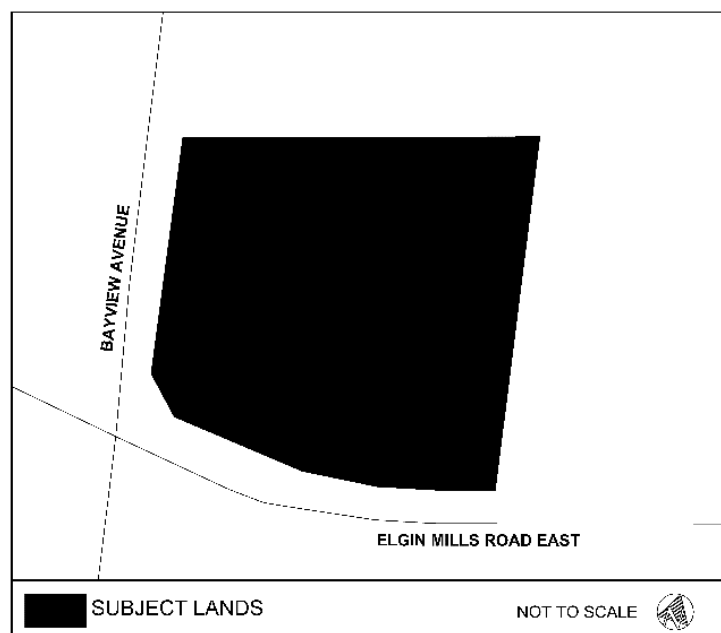
Submitted by: Gus Galanis, Acting Commissioner of Planning and Building Services

Approved by: Darlene Joslin, 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 the "Contact Person" above.



Page 3

Background:

On December 8, 2021, Council endorsed the recommendations of Staff Report SRPI.21.115 and approved Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a mixed use residential/commercial development on the subject lands (refer to Appendix “A”). In this regard, OPA 31 was adopted by Council on December 8, 2021, and Zoning By-law 85-22 was enacted by Council on June 22, 2022, both of which are currently in effect.

An associated Site Plan application (City File: D06-16091) was processed concurrently with the aforementioned applications to implement the proposed development proposal which is to be comprised two 14 storey apartment buildings with associated ground related commercial uses and 56 townhouse dwelling units on the subject lands (refer to Maps 2 and 6). The application was circulated in accordance with the City’s standard Site Plan approval process. At this time, comments from circulated City departments and external agencies as they relate Phase 1 of the development have been largely addressed by the applicant.

Accordingly, the purpose of this report is to seek Council’s approval to assign municipal servicing allocation for the Phase 1 of development and to delegate authority to assign and release additional servicing allocation to future phases of development to the Commissioner of Planning and Building Services.

Site Location and Adjacent Uses

The subject lands are located at the northeast corner of Bayview Avenue and Elgin Mills Road East and have a total lot area of 4.07 hectares (10.06 acres). The lands are currently vacant and have been used primarily for agricultural purposes. The northeast portion of the property contains a Provincially Significant Wetland and a natural heritage system associated with a tributary of the Rouge River which is to be protected and conveyed to the City through the development approval process (refer to Map 1).

Adjacent land uses include a place of worship (Richmond Hill Hindu Temple) and the Rouge River tributary to the north, agricultural lands which are approved for a medium density residential development (City File D03-16001) and the Rouge River tributary to the east, Bayview Avenue and existing commercial uses to the west, and Elgin Mills Road East to the south.

Development Proposal

The proposed development is to be comprised of medium and high density residential uses, ground floor uses and blocks for open space, daylighting triangle and road widening purposes which is to be constructed over three phases (refer to Maps 2 to 6). Phase 1 of the proposed development is to be comprised of 48 townhouse dwelling units and associated private road network, conveyance of road widenings and daylighting triangles to York Region, and the conveyance of conservation lands to the City (refer to Map 3). Phase 2 of the development is to be comprised of one of the

Page 4

apartment buildings, one townhouse block (a total of 185 units) and the entire underground parking structure. Phase 3 of the development is to be comprised of the remaining apartment building and one townhouse block (a total of 180 units).

The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

• Total Lot Area:	4.07 hectares (10.06 acres)
• Total Gross Floor Area:	47,681.24 square metres (513,236.60 square feet)
○ Residential Floor Space:	46,415.22 square metres (499,609.27 square feet)
○ Commercial Floor Space:	1,266.02 square metres (13,627.32 square feet)
• Total Number of Apartment Buildings:	2
• Total Number of Townhouse Buildings:	11
• Total Number of Units:	413
○ Street Townhouses:	35
○ Rear Lane Townhouses:	13
○ Block Townhouses:	8
○ Apartment Units:	357
• Floor Area Ratio (FAR):	1.98
• Proposed Height (Apartments):	14 storeys or 57.08 metres (187.27 feet)
• Proposed Height (Townhouses):	3.5 storeys or 13.3 metres (43.64 feet)
• Total Parking Spaces:	707
○ Phase 1:	108
○ Phases 2 and 3:	599 (inclusive of residential and retail spaces)
• Loading Spaces:	3
• Bicycle Parking Spaces:	321

Interim Growth Management Strategy

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility criteria as a means of assessing and prioritizing development applications for the receipt of municipal servicing allocation. The eight growth management 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.*

Page 5

7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

The proposed development has been reviewed in accordance with the City's Sustainability Metrics Program and has achieved a score of 50 which is considered a "very good" performance level for Site Plan applications submitted prior to January 1, 2023 (refer to Appendix "B"). Furthermore, the proposed development meets Criteria 1, 5 and 6 as noted in the growth management criteria noted above. Staff has reviewed the submission and is satisfied that the proposal meets the aforementioned criteria as follows:

- the subject lands are located within the North Leslie Secondary Plan area, which includes a variety of existing and/or planned residential and commercial uses, parks, schools and open spaces. The proposed development will contribute to the completion of this community;
- the proposed development provides for tree planting, bicycle parking spaces, and a mix of apartment and townhouse dwelling units;
- the proposed development will provide for a green roof on both apartment buildings, which will assist in rainwater collection and reduce the urban heat island effect from the buildings. This component of the design will be implemented through Phases 2 and 3 of the development;
- the Site Plan for the development provides for a future vehicular connection linking the subject lands to proposed development on the abutting lands to the east. As noted previously, a medium density residential development has been draft approved on the lands immediately to the east of the subject lands and a related Site Plan application is presently under review by the City (City File D06-17057). Access easements will be secured through the condominium registration process; and,
- the proposed Site Plan also provides an opportunity for a future vehicular connection linking the subject lands to the Ganesha Hindu Temple lands located immediately north of the development. The road connection will be available to the Hindu Temple lands should that site be developed in the future. Access easements will be secured through the condominium registration process.

As previously noted in the sections above, the development proposal includes a total of 413 dwelling units which are proposed to be constructed in three phases. In this regard, the applicant has prepared a Phasing Plan that outlines the proposed phasing as follows, in accordance with the City's IGMS (refer to Map 6):

Phase 1: 48 townhouse dwelling units (136.8 persons equivalent)

Phase 2: 4 townhouse dwelling units and 181 apartment dwelling units (351.68 persons equivalent)

Phase 3: 4 townhouse dwelling units and 176 apartment dwelling units (342.28 persons equivalent)

Page 6

It should be noted that the sustainability metrics submission provided by the applicant reflects the site as a whole (refer to Appendix “B”). Notwithstanding, staff have determined that the Sustainability Metrics committed for Phase 1 of the development continue to meet a “good” performance level for Site Plan applications.

On the basis of the preceding, staff is of the opinion that the applicant’s development proposal satisfies the City’s IGMS criteria. Therefore, it is recommended that Council assign municipal servicing allocation for a total of 136.8 persons equivalent (48 townhouse dwelling units) to facilitate the first phase of development on the subject lands. Further, in order to streamline the servicing allocation assignment process for the second and third phases of development (approximately 694 persons equivalent), staff recommends that Council delegate its authority to assign and release subsequent stages of servicing allocation to the Commissioner of Planning and Building Services.

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 **Balancing Growth and Green** by recognizing the balance between economic development and environmental protection in supporting residential development within the North Leslie Secondary Plan as part of the creation of a complete community, as well as creating a **Strong Sense of Belonging** in providing for a mix and range of housing for the residents of Richmond Hill.

Conclusion:

The applicant is seeking Council’s approval of its request to grant municipal servicing allocation to facilitate the first phase of the proposed residential/commercial development to be constructed on its land holdings. Staff is of the opinion that the proposal satisfies the City’s Interim Growth Management Strategy criteria, achieves a “very good” score in accordance with the City’s Sustainability Metrics Program, and is consistent with the City’s servicing allocation policy. On the basis of the foregoing, staff recommends that Council assign municipal servicing allocation for 136.8 persons equivalent (48 townhouse dwelling units) for the first phase of the proposed development. Furthermore, staff recommends that Council delegate its authority to assign and release subsequent phases of servicing allocation to the Commissioner of Planning and Building Services in accordance with By-law 109-11.

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.

Page 7

- Appendix A, Extract from Council Meeting C#50-21 held December 8, 2021
- Appendix B, Sustainability Metrics Summary Letter, prepared by 1430518 Ontario Limited, dated December 29, 2021
- Map 1, Aerial Photograph
- Map 2 Proposed Site Plan (Overall)
- Map 3 Proposed Site Plan (Phase 1)
- Map 4, Proposed Elevations -Townhouses
- Map 5, Proposed Renderings - Apartment Buildings
- Map 6, Phasing Plan

Page 8

Report Approval Details

Document Title:	SRPBS.24.010 - Request for Approval - Assignment of Municipal Servicing Allocation - 1430518 Ontario Limited - City File D06-16091.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.docx- Appendix B.docx- Map 1.docx- Map 2.docx- Map 3.docx- Map 4.docx- Map 5.docx- Map 6.docx
Final Approval Date:	Jan 31, 2024

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

Deborah Giannetta - Jan 30, 2024 - 10:59 AM

Gus Galanis - Jan 30, 2024 - 12:53 PM

Darlene Joslin - Jan 31, 2024 - 10:29 AM