



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

**Date of Meeting:** June 12, 2024

**Report Number:** SRPBS.24.074

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** **SRPBS.24.074 – Request for Approval –  
Assignment of Municipal Servicing Allocation –  
DG Group – City Files D03-03006 and D03-12013**

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### **Owner:**

DG Group obo Raki Holdings Inc. (South) and Richview 19 Holdings Inc.  
30 Floral Parkway, Suite 300  
Concord, Ontario  
L4K 4R1

### **Location:**

**Legal Description:** Part of Lots 27 and 28, Concession 2, E.Y.S.  
**Municipal Addresses:** 10971 and 11061 Bayview Avenue

### **Purpose:**

A request for approval with respect to the assignment of municipal servicing allocation to facilitate the construction of draft approved Plans of Subdivision in the North Leslie Secondary Plan Area.

### **Recommendations:**

- a) That Council assign 780.74 persons equivalent of servicing allocation to the first phase of development to be constructed on the lands known as Part of Lot 27, Concession 2, E.Y.S. (Municipal Address: 10971 Bayview Avenue), City File D03-03006, to be released in accordance with the City's Interim Growth Management Strategy and in accordance with By-law 109-11, as amended;
- b) That Council assign 37.28 persons equivalent of additional servicing allocation to the first phase of development to be constructed on the lands known as Part of Lot 28, Concession 2, E.Y.S. (Municipal Address: 11061 Bayview Avenue), City File D03-12013, to be released in accordance with the City's Interim Growth Management Strategy and in accordance with By-law 109-11, as amended; and,

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- c) That Council revoke any unused servicing allocation for which building permits have not been issued two (2) years from the date of allocation assignment, in accordance with the City’s Interim Policy for Allocating Sanitary Sewer Capacity, as amended.

### Contact Person:

Kaitlyn Graham, Acting Manager of Development Planning, Phone: 905-771-5563  
and/or  
Deborah Giannetta, Acting Director of Development Planning, Phone: 905-771-5542

### Report Approval:

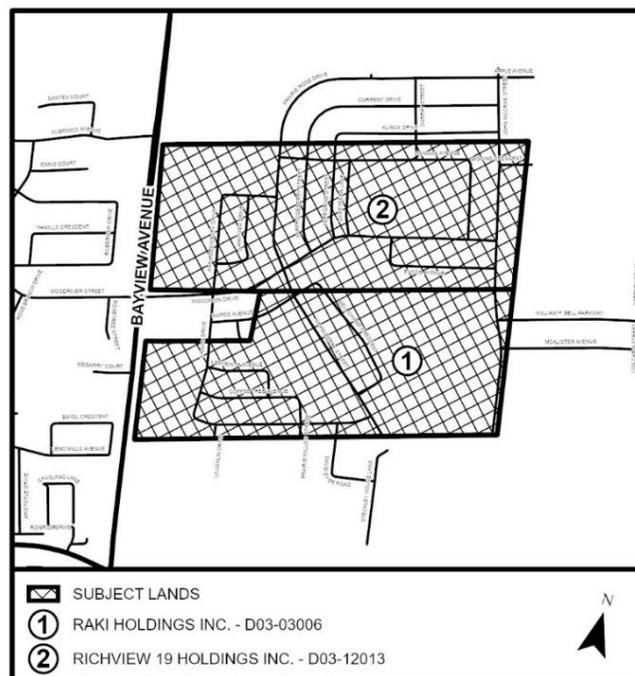
**Submitted by:** Gus Galanis, Acting Commissioner, Planning and Building Services

**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.



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### **Background:**

On June 27, 2016, Council approved two (2) draft Plan of Subdivision applications (City Files D03-03006 and D03-12013) on the subject lands and assigned Raki Holdings Inc. (“Raki”) and Richview 19 Holdings Inc. (“Richview”) a total of 916 persons equivalent and 534 persons of equivalent of servicing allocation, respectively, in order to facilitate the first phase of development for each subdivision (refer to Appendix A). Subsequent to this approval, the owners of the lands submitted a request to transfer 875 persons equivalent of servicing allocation from the Raki lands to the Richview lands in order to proceed with registration and construction of the Richview subdivision. Council approved the transfer of servicing allocation request on April 30, 2018 (refer to Appendix B), which resulted in 41.24 persons equivalent of servicing allocation remaining for Raki. Following the transfer of servicing allocation, the owners proceeded with the registration of the Richview subdivision, which included the requirement to register Section 118 restrictions on certain lots related to the assignment of servicing allocation, among other matters.

The owners are now pursuing registration of the Raki Plan of Subdivision as confirmed by Infrastructure Planning and Development Engineering staff, and the release of Section 118 restrictions on specific lots in the Richview subdivision, some of which require the assignment of servicing allocation as they proceed with construction of the subdivision. Accordingly, the purpose of this report is to seek Council’s approval to assign and release additional municipal servicing allocation to the subject developments.

### **Site Location and Adjacent Uses**

The subject lands are located on the east side of Bayview Avenue, north of Elgin Mills Road East within the North Leslie Secondary Plan area (refer to Maps 1 and 2). The Raki lands have a total area of 34.845 hectares (86.104 acres) and the Richview lands are located immediately north of Raki with a total lot area of 40.594 hectares (100.31 acres). The lands are largely vacant with the exception of the Jacob Heise III House which is a designated heritage dwelling and is to be retained. Adjacent land uses include low, medium and high density residential developments at various stages of the development approval and construction process.

### **Development Proposals**

As noted above, the draft Plan of Subdivision applications were approved by Council on June 27, 2016. The approved developments are comprised of single detached, semi-detached and townhouse dwellings, in addition to Blocks for natural heritage and open space purposes, road widenings, stormwater management facilities, parks, and elementary schools, as well as future medium density development and streets. The following is a summary outlining the relevant statistics of the draft approved Raki and registered Richview subdivisions, inclusive of partial lots to be completed with adjacent subdivisions:

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	<b>Raki Holding Inc. (19T-03006)</b>	<b>Richview 19 Holdings Inc. (19T-12013)</b>
Total Lot Area	34.845 hectares (86.104 acres)	40.594 hectares (100.31 acres)
Single Detached Units	197 (178 full and 19 partial)	365 (318 full and 47 partial)
Semi-Detached Units	1 (1 partial)	
Townhouse Units	62 (61 full and 1 partial)	107 (106 full and 1 partial)
Medium Density Block Area*	1.96 hectares (4.85 acres)	0.83 hectares (2.05 acres)
Total Units**	260	472

Notes:

\*Medium Density Block unit counts are to be determined through the submission of future development applications.

\*\*Total unit counts do not include medium density block units and are inclusive of partial lots shared with adjacent subdivisions.

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

Pursuant to Criteria Number 5 (Sustainable and Innovative Community Building and Design), the applicants submitted Sustainability Performance Metrics Tools (the “Metrics”) which demonstrated a score of 32 of 94 (application) and 45 of 117 (community) points for Raki and 21 of 102 (application) and 41 of 129 (community) points for Richview in support of the 2016 approval of the draft Plans of Subdivision and assignment of servicing allocation to facilitate the development proposals. Staff reviewed and accepted the applicants’ Metrics, as both were considered to achieve a “good” performance level at the time of approval.

As previously noted in this report, of the 916 persons equivalent of servicing allocation originally assigned to Raki in 2016, 875 persons equivalent were transferred to Richview in 2018, leaving 41.24 persons equivalent of servicing allocation remaining for

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Raki. The Richview subdivision was subsequently registered with Section 118 restrictions related to servicing assignment for specific lots, among other matters. Accordingly, DG Group, on behalf of Raki Holdings Inc. (South) and Richview 19 Holdings Inc. has requested servicing allocation for the following based on the most recent persons equivalent calculations and intent to assign full capacity to partial lots which are to be completed through the registration of the Raki Plan of Subdivision:

	<b>Raki Holding Inc. (19T-03006)</b>	<b>Richview 19 Holdings Inc. (19T-12013)</b>
<b>Single Detached Units</b>	197 (648.13 persons)	7 (23.03 persons)
<b>Townhouse Units</b>	61 (173.85 persons)	5 (14.25 persons)
<b>Total</b>	258 (821.98 persons)	12 (37.28 persons)

It is noted that the number and type of units contemplated for the future medium density blocks identified in the Plans of Subdivision have not yet been determined. Consistent with the previous servicing allocation assignment in 2016, servicing allocation for these Blocks will be assigned in conjunction with the review and approval of future development applications in accordance with the City's Servicing Allocation Policy. It is also noted that Blocks 209 and 210 of the Raki subdivision are partial semi-detached and townhouse units, which are to be allocated through the adjacent Mattamy subdivision to the east (City File D03-14006).

In addition to the City's Interim Growth Management Strategy ("IGMS") criteria outlined above, Council adopted the Interim Policy for Allocating Sanitary Sewer Capacity in 2004 (the "Servicing Allocation Policy") in order to manage the assignment of servicing allocation in response to servicing allocation constraints at that time. In 2010, Council amended the Policy to establish a maximum of 200 units of allocation to be granted for ground related developments, subject to the receipt of necessary planning approvals and conformity with the City's IGMS. In this regard, the request to assign servicing allocation for the Raki development at 258 units (821.98 persons equivalent) exceeds the 200 unit maximum (approximately 556 persons equivalent) to be allocated in a single "phase" as set out in the amended Servicing Allocation Policy. Although the proposal exceeds the 200 unit maximum by 58 units (approximately 161.24 persons equivalent), even in consideration of the application of the remaining 41.24 persons equivalent (approximately 14 units), staff supports the requested assignment as it will facilitate the registration and completion of the build out of the first phase in its entirety, thereby streamlining the registration and servicing allocation assignment process.

In addition to the above, it is noted that the City's Servicing Allocation Policy provides for Council to revoke allocation that has been granted for a subdivision where building permits have not been issued within two (2) years of the date of the allocation assignment. In keeping with the intent of the City's Servicing Allocation Policy, staff recommend that any unused servicing allocation for which a building permit has not been issued within two (2) years of the date of the assignment of allocation be automatically revoked.

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On the basis of the preceding, staff recommends that Council assign and release 780.74 persons equivalent of servicing allocation to facilitate the first phase of development on the Raki lands and 37.28 persons equivalent of additional servicing allocation to the Richview lands. Given that the request exceeds the 200 unit maximum of servicing allocation to be assigned in a single phase, staff further recommend that any unused servicing allocation for which building permits have not been issued two (2) years from the date of allocation assignment be automatically revoked, in accordance with the City's Interim Policy for Allocating Sanitary Sewer Capacity, as amended.

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

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

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

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community**, in supporting the development of complete communities through providing a range of housing options, on the basis that the development proposals support a diversified range of dwelling unit types within the City.

### **Conclusion:**

The owners are seeking Council's approval of their request to grant municipal servicing allocation to facilitate the construction of the approved residential developments on their land holdings. Staff is of the opinion that the requests are appropriate, although the request for the Raki subdivision exceeds the maximum number of units to be granted allocation in accordance with the City's Servicing Allocation Policy. On the basis of the preceding, staff recommends that Council assign 780.74 persons equivalent and 37.28 persons equivalent of servicing allocation to the Raki and Richview subdivisions, respectively, to be released in accordance with the IGMS and Bylaw 109-11, as amended. In order to manage the City's servicing allocation assignment efficiently, it is further recommended that Council revoke any unused servicing allocation for which building permits have not been issued two (2) years from the date of allocation assignment, in accordance with the City's Interim Policy for Allocating Sanitary Sewer Capacity, as amended.

### **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#24-16 held on June 27, 2016
- Appendix B, Extract from Council Meeting C#13-18 held on April 30, 2018
- Map 1, Aerial Photograph
- Map 2, North Leslie (West) Overall Concept Plan

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- Map 3, Draft Approved Plan of Subdivision 19T-03006 (Raki Holdings Inc.)
- Map 4, Draft Approved Plan of Subdivision 19T-03013 (Richview 19 Holdings Inc.)

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### Report Approval Details

Document Title:	SRPBS.24.074 - Municipal Servicing Allocation - Raki and Richview.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPBS.24.074 - Appendix A - C062716 - Item 2.12.pdf</li><li>- SRPBS.24.074 - Appendix B - C043018 - Item 13.2.13.pdf</li><li>- SRPBS.24.074 - Map 1 - Aerial Photograph.docx</li><li>- SRPBS.24.074 - Map 2 - North Leslie (West) Overall Concept Plan.docx</li><li>- SRPBS.24.074 - Map 3 - Draft Plan of Subdivision 19T-03006 - Raki.docx</li><li>- SRPBS.24.074 - Map 4 - Draft Plan of Subdivision 19T-12013 - Richview.docx</li></ul>
Final Approval Date:	May 24, 2024

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

**Deborah Giannetta - May 24, 2024 - 10:59 AM**

**Maria Flores on behalf of Gus Galanis - May 24, 2024 - 12:22 PM**

**Darlene Joslin - May 24, 2024 - 7:16 PM**