



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 12, 2024

Report Number: SRPBS.24.075

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.24.075 – Request for Approval –
Assignment of Municipal Services Allocation –
Deergate Holdings Inc. – City Files D03-03013,
D06-22041 and D06-22042 (Related Files D01-
18005 and D02-03072)**

Owner:

Deergate Holdings Inc.
361 Four Valley Drive
Vaughan, ON
L4K 5Z3

Agent:

Treasure Hill
101 Bradwick Drive
Concord, ON
L4K 1K5

Location:

Legal Description: Part of Lot 31, Concession 2, E.Y.S.
Municipal Address: 11546 Leslie Street

Purpose:

A request for approval with respect to the assignment of municipal servicing allocation to facilitate the construction of an approved draft Plan of Subdivision, City File D03-03013 within North Leslie.

Recommendations:

- a) **That Council assign 213.75 persons equivalent of additional servicing allocation to the first phase of development for the proposed medium density residential blocks to be constructed on the lands known as Part of Lot 31,**

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Concession 2, E.Y.S. (Municipal Address: 11546 Leslie Street), City Files D06-22041 and D06-22042, 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 559.64 persons equivalent of servicing allocation to the second and third phases of development to be constructed on the lands known as Part of Lot 31, Concession 2, E.Y.S. (Municipal Address: 11546 Leslie Street), City File D03-03013, to be released in accordance with the City's Interim Growth Management Strategy and in accordance with By-law 109-11, as amended; and,**
- 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:

Leigh Ann Penner, Senior Planner, phone number 905-771-2462 and/or
Kaitlyn Graham, Acting Manager of Development Planning, phone number 905-771-5563 and/or
Deborah Giannetta, Acting Director of Development Planning, phone number 905-771-5542

Report Approval:

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

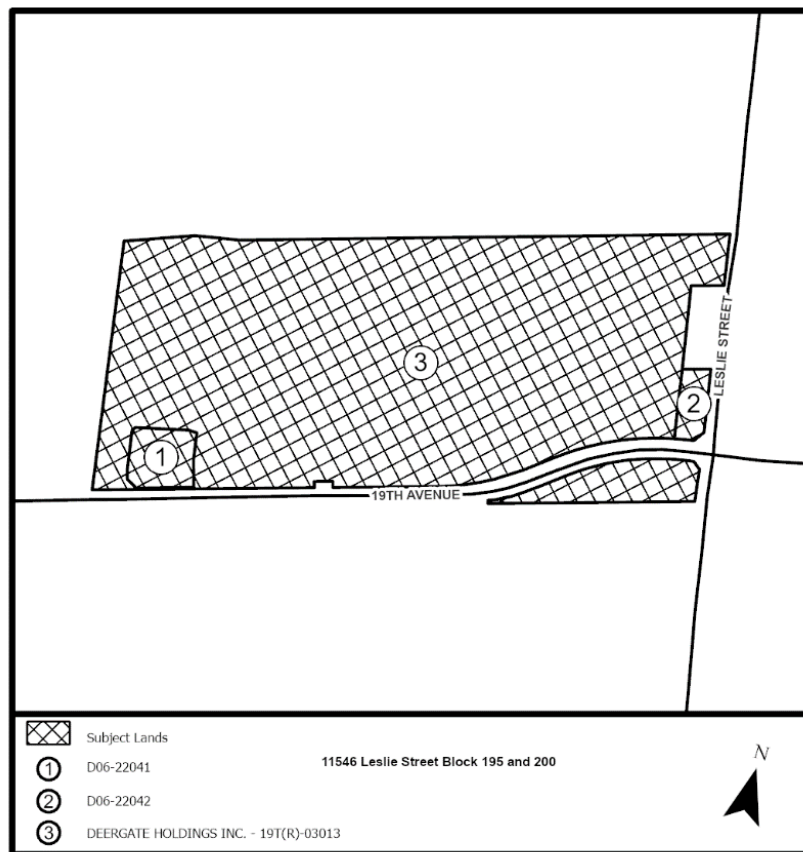
Approved by: Darlene Joslin, City Manager

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.

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Location Map:

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



Background:

On May 25, 2018, the Ontario Land Tribunal (“OLT”) issued an Order approving Zoning By-law Amendment and draft Plan of Subdivision applications on the subject lands (City Files D02-03072 and D03-03013) to permit a low and medium density residential development comprising approximately 345 dwelling units, as well as blocks for elementary school, parkland, commercial uses, natural heritage system/protective countryside and open space uses. Zoning was withheld on two blocks within the first phase of the draft plan pending submission and finalization of Site Plan applications for a future condominium townhouse block (Block 195) and a future commercial development block (Block 200).

Following the issuance of the OLT order at its meeting of October 31, 2021, Council approved an Official Plan Amendment application (City File D01-18005) to add residential uses as an additional permitted use on Block 200 on the subject lands (refer to Appendix “A”). Subsequently, Site Plan applications were submitted to the City for

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Blocks 195 and 200 (City Files D06-22041 and D06-22042, respectively) to develop these lands for medium density residential purposes. As of the date of writing this report, Site Plan approval for both blocks is imminent and the associated amending Zoning By-laws applicable to this portion of the subject lands, which continue to be under the jurisdiction of the OLT, are being finalized for approval by the OLT.

The owner is currently pre-servicing the subject lands and has advised that they wish to pursue registration of all three (3) phases of the draft Plan of Subdivision by the end of the year or sooner. Servicing allocation for 408.72 persons equivalent of servicing allocation has already been allocated to the first phase of development, however additional servicing is required to complete the registration of phase 1 and its complete build out. Further, in order to initiate construction if registration of all phases occurs as intended, servicing allocation is required to be assigned for the remainder of the draft plan of subdivision. Accordingly, the purpose of this report is to seek Council's approval to assign municipal servicing allocation to the remainder of the subject development.

Summary Analysis:

Site Location and Adjacent Uses

The subject draft approved Plan of Subdivision is located on the west side of Leslie Street, north of 19th Avenue within the North Leslie Secondary Plan area (refer to Maps 1 and 2). The lands identified as Blocks 195 and 200 within the draft approved Plan of Subdivision are situated at the southwest and southeast corners of the draft plan (refer to Maps 2 and 3). The lands are presently vacant and abut lands approved for medium density residential development (11580 Leslie Street; City Files D02-18006, D03-18005, D05-18001 and D06-19032). Adjacent land uses include agricultural as well as low and medium density residential developments at various stages of the development approval and construction process (refer to Maps 1 to 3).

Development Proposal

In accordance with the OLT's May 25, 2018 Decision, the Zoning By-law Amendment and draft Plan of Subdivision applications were approved for a low and medium density residential development, with the exception that the zoning was withheld for Blocks 195 and 200 of the draft plan of subdivision pending the submission and approval of Site Plan applications for these blocks. As noted, the owner would like to register the entire draft Plan of Subdivision. The following is a summary outlining the relevant statistics of the draft Plan of Subdivision and proposed phasing (refer to Maps 4 and 5):

	Phase 1	Phase 2	Phase 3
Total Lot Area	37.63 hectares (92.98 acres)		
Single Detached Units	63	67	39
Townhouse Units	137	61	13
Total Units Per Phase	200	128	52
Total Units	380		

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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.*

As noted previously in this report, a total of 408.72 persons equivalent of servicing allocation comprised of 125 dwelling units (63 single detached dwellings and 62 townhouse dwellings) was allocated to the first phase of development based on a satisfactory Sustainability Metrics submission for phase 1 of the draft Plan of Subdivision. At this time, the owner has requested additional servicing allocation to facilitate the registration and construction of phase 1 in its entirety which includes the medium density residential blocks, Blocks 195 and 200. Additionally, the owner is also requesting servicing allocation for the remaining second and third phases of development within the approved plan of subdivision, as follows:

Deergate Holdings Inc. 19T(R)-03013	Phase 1 (Blocks 195 and 200)	Phase 2	Phase 3
Single Detached Units	N/A	67 (220.42 persons equivalent)	39 (128.31 persons equivalent)
Townhouse Units	75 dwelling units (213.75 persons equivalent)	61 (173.85 persons equivalent)	13 (37.05 persons equivalent)
Total	75 dwelling units (213.75 persons equivalent)	128 dwelling units (394.28 persons equivalent)	52 dwelling units (165.36 persons equivalent)
Combined Total	255 dwelling units (773.39 persons equivalent)		

Further to the preceding, in terms of the additional servicing allocation requested to facilitate the first phase of development, the applicant has submitted a new Metrics in support of each of its Site Plan applications that demonstrate a score of 33 points (D06-22041) and 34 points (D06-22042) respectively, both of which achieve a “good” score

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and therefore meet the minimum threshold score for Site Plan applications for proposals submitted prior to December 31, 2022. The Metrics the applicant has committed to in support of its allocation request are comprised of both site works and building design measures. These commitments will be secured through the Site Plan approval process and reflected in the Site Plan Agreement, where applicable.

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. The City's Servicing Allocation Policy has been amended over time and 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. On the basis that Blocks 195 and 200 comprise a combined total of 75 townhouse dwelling units, staff note that the additional servicing allocation required to develop the first phase would not exceed the maximum number of units to be allocated in a single "phase" as stipulated in the City's IGMS. In this regard, additional servicing allocation of 213.75 persons equivalent is needed for phase 1. Similarly, phases 2 and 3 comprise a total of 128 dwelling units (394.28 persons equivalent) and 52 dwelling units (165.36 persons equivalent), respectively, both of which conforms with the City's amended Servicing Allocation Policy. As previously noted the owner is currently pre-servicing the subject lands and has advised that they wish to pursue registration of all three (3) phases of the draft Plan of Subdivision by the end of the year or sooner. In this regard, the request to assign servicing allocation for Blocks 195 and 200, as well as for the remaining phases of development within the draft plan of 255 units (773.39 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 55 units (156.75 persons equivalent), the assignment will provide the flexibility to facilitate the registration and start construction earlier which will allow the completion of the build out of the entire draft Plan of Subdivision, thereby streamlining the registration and 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 for the subject development be automatically revoked.

On the basis of the preceding, staff recommends that Council assign and release a combined total of 773.39 persons equivalent of servicing allocation to facilitate the construction of all three (3) phases of development within the Deergate draft approved Plan of Subdivision.

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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 proposal supports a diversified range of dwelling unit types within the City.

Conclusion:

The applicant is seeking Council's approval of its request to grant additional municipal servicing allocation to facilitate the construction of all three (3) phases of development within the draft approved Plan of Subdivision 19T(R)-03013. Staff is of the opinion that the request is appropriate, although the request exceeds the maximum number of units to be granted allocation in accordance with the City's Servicing Allocation Policy it will permit flexibility for the plan to be registered altogether and for construction to commence as advised by the applicant. On the basis of the preceding, staff recommends that Council assign a combined total of 773.39 persons equivalent of servicing allocation to the draft approved Plan of Subdivision 19T(R)-03013, in accordance with the recommendations set out in this report, to be released in accordance with the IGMS and By-law 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#40-21 held on October 13, 2021
- Map 1, Aerial Photograph
- Map 2, North Leslie (West) Overall Concept Plan
- Map 3, Draft Approved Plan of Subdivision 19T(R)-03013
- Map 4, Proposed Site Plan (D06-22041)
- Map 5, Proposed Site Plan (D06-22042)

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Report Approval Details

Document Title:	Staff Report SRPBS.24.075 - Request for Approval - Treasure Hill - City Files D06-22041 and D06-22042.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.24.075 - Appendix A - Council Meeting Extract C40-21.docx- SRPBS.24.075 - Map 1 - Aerial Photograph AODA.docx- SRPBS.24.075 - Map 2 - North Leslie (West) Overall Concept Plan AODA.docx- SRPBS.24.075 - Map 3 - Draft Approved Plan of Subdivision 19T(R)-03013 AODA.docx- SRPBS.24.075 - Map 4 - Proposed Site Plan (D06-22041) AODA.docx- SRPBS.24.075 - Map 5 - Proposed Site Plan (D06-22042) AODA.docx
Final Approval Date:	May 27, 2024

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

Deborah Giannetta - May 27, 2024 - 12:56 PM

Darlene Joslin - May 27, 2024 - 1:53 PM