



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

**Date of Meeting:** November 6, 2024

**Report Number:** SRPBS.24.110

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** **SRPBS.24.110 - Request for Approval -  
Assignment of Municipal Servicing Allocation -  
Long Body Homes Inc. - 12370 Leslie Street -  
City File D03-03020**

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### **Purpose:**

A request for approval with respect to the assignment of municipal servicing allocation to facilitate the construction of a draft approved Plan of Subdivision within the West Gormley Secondary Plan area.

### **Recommendations:**

- a) That Council assign 725.36 persons equivalent of servicing allocation to the development to be constructed on the lands known as Part of Lot 1, Concession 2, E.Y.S. (Municipal Address: 12370 Leslie Street), City File D03-03020, to be released in accordance with the City's Interim Growth Management Strategy and in accordance with By-law 109-11, as amended; and,
- b) 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 Persons:**

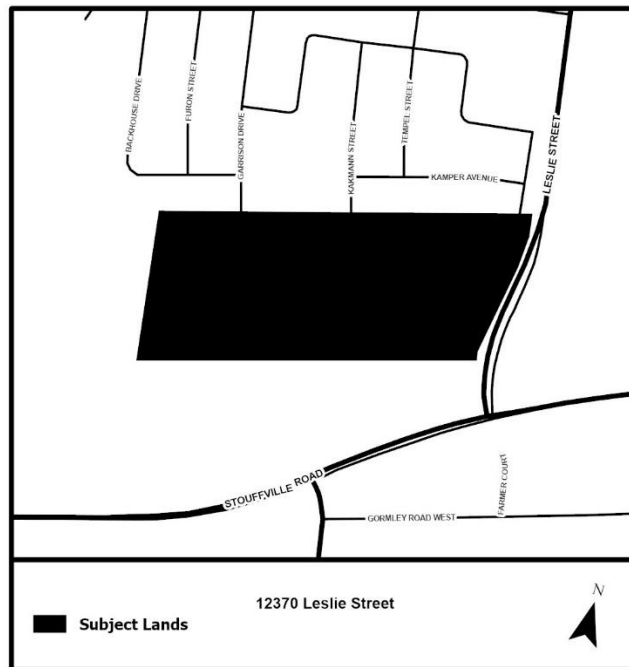
- Francesco Caparelli, Planner I, 905-747-6531
- Kaitlyn Graham, Acting Manager of Development Planning, 905-771-5563
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-9966

### **Report Approval:**

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.



## Background:

On January 25, 2016, Council approved four (4) draft Plan of Subdivision applications (City Files D03-03018, D03-03019, D03-03020, and D03-03021) in the West Gormley Secondary Plan area and assigned Dickson 48 Property Inc. (“Dickson”), Sedgewick Property Inc. (“Sedgewick”), Long Body Homes Inc. (“Long Body”) and Centerfield Properties Inc. (“Centerfield”) for a total of 2,856 persons equivalent of servicing allocation in order to facilitate Phase One of each draft Plan of Subdivision (refer to Appendix A). Subsequent to this approval, the owners proceeded to register and complete the phased build out of the Sedgewick and Centerfield subdivisions, exhausting the servicing allocation assignment from 2016.

The owners are now pursuing registration of the Long Body Plan of Subdivision. Accordingly, the purpose of this report is to seek Council’s approval to assign and release municipal servicing allocation to the subject development.

## Discussion:

### Site Location and Adjacent Uses

The subject lands are located on the west side of Leslie Street, north of Stouffville Road within the West Gormley Secondary Plan area (refer to Map 2). The Long Body subdivision lands have a total area of 10.119 hectares (25.004 acres) and are vacant. Surrounding land uses include the completed Centerfield subdivision to the north, Oak

Ridges Moraine Natural Core and Oak Ridges Moraine Natural Linkage areas to the west, Leslie Street to the east, and the Islamic Society of York lands to the south, which are subject to Zoning By-law Amendment, draft Plan of Subdivision and draft Plan of Condominium applications to permit a high density mixed-use development (City Files D02-22006, SUB-22-0003 and CON-22-0001).

## Development Proposal

As noted above, the Long Body draft Plan of Subdivision application was approved by Council on January 25, 2016. The draft approved development is comprised of single detached and townhouse dwellings, in addition to a stormwater management pond. The following is a summary outlining the relevant statistics of the draft approved Long Body subdivision, inclusive of partial lots to be completed with the adjacent Centerfield subdivision to the north:

	<b>Long Body Homes Inc. (19T-03020)</b>
Total Lot Area	10.119 hectares (25.004 acres)
Single Detached Units	94 (85 full and 9 partial)
Townhouse Units	146 (106 full and 40 partial)
Total Units	240

## Interim Growth Management Strategy

Council has approved and implemented a comprehensive strategy comprised of eight (8) 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 owners entered into a Sustainability Agreement with the City (City File D06-19050) dated March 16, 2020, which included commitments relating to Energy Star and Enbridge Gas Inc.'s Savings by Design Program.

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 Long Body development at 240 units (725.36 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 40 units (approximately 169 persons equivalent), staff do not have concerns with the relatively minor overage of required servicing allocation and therefore supports the requested assignment as it will facilitate the registration and completion of the build out of the Long Body subdivision in its entirety and will facilitate construction of the homes.

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.

On the basis of the preceding, staff recommends that Council assign and release 725.63 persons equivalent of servicing allocation to facilitate the development on the Long Body lands. 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 Implications:**

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

### **Relationship to Strategic Plan 2024-2027:**

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.

### **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#02-16 held on January 25, 2016
- Map 1, Aerial Photograph
- Map 2, West Gormley Overall Concept Plan
- Map 3, Draft Approved Plan of Subdivision 19T(R)-03020

## Report Approval Details

Document Title:	SRPBS.24.110 – Request for Approval – Municipal Servicing Allocation -Long Body Homes Inc. – 12370 Leslie Street.docx
Attachments:	- Appendix A.docx - Map 1 - Aerial Photograph.docx - Map 2 - West Gormley Overall Concept Plan.docx - Map 3 - Draft Approved Plan of Subdivision.docx
Final Approval Date:	Oct 16, 2024

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

**Deborah Giannetta - Oct 15, 2024 - 2:58 PM**

**Gus Galanis - Oct 15, 2024 - 3:02 PM**

**Darlene Joslin - Oct 16, 2024 - 10:01 AM**