



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018

Report Number: SRPRS.18.025

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.025 – Request for Approval – Granting of Servicing Allocation – Leslie Elgin Developments Inc. – Town File D03-04009 (Phase 2)**

Owner:

Leslie Elgin Developments Inc.
c/o TACC Developments
600 Applewood Crescent
Vaughan, Ontario
L4K 4B4

Agent:

Malone Given Parsons Ltd.
140 Renfrew Drive, Suite 201
Markham, Ontario
L3R 6B3

Location:

Legal Description: Part of Lots 27 and 28, Concession 3, E.Y.S. and Block 10, Registered Plan 65M-3997
Municipal Addresses: 10961 and 11121 Leslie Street

Purpose:

A request for approval respecting the assignment of servicing allocation to Leslie Elgin Developments Inc. for Phase 2 of its draft approved Plan of Subdivision.

Recommendations:

- a) That servicing capacity for 168 residential units be allocated to Leslie Elgin Developments Inc. for development of Phase 2 of its draft approved Plan of Subdivision, Town File D03-04009; and,
- b) That the servicing capacity allocation be comprised of the following:

- | | | |
|------|---------------------------------|------------------------------------|
| i. | unused allocation from Phase 1 | 21 units |
| ii. | SIP allocation from York Region | 24 units (86 persons equivalent) |
| iii. | new allocation from the Town | 123 units (368 persons equivalent) |

Contact Person:

Bruce Robb, Senior Planner – Subdivisions, phone number 905-771-2459 or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

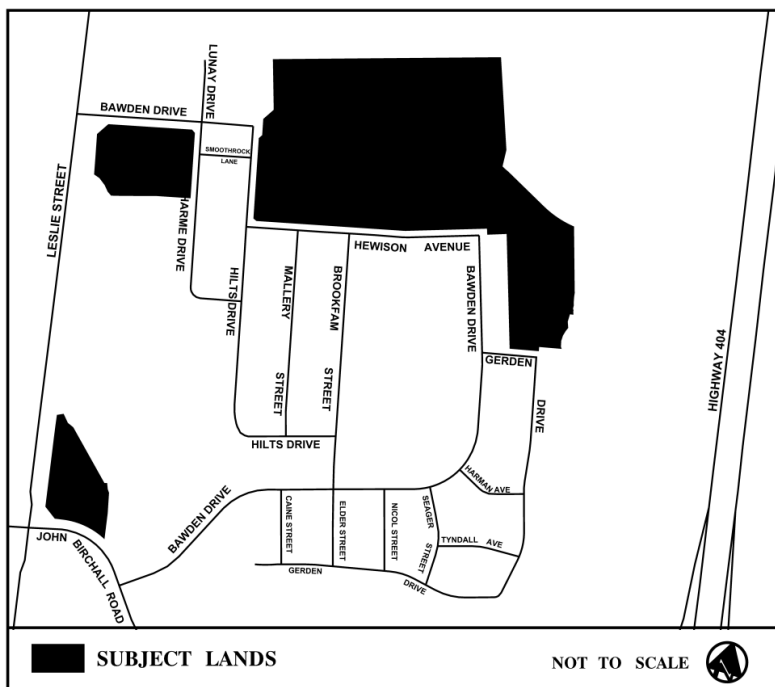
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. 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 “Contact Person” above.



Background:

The Leslie Elgin Developments Inc. (“Leslie Elgin”) lands are located north of Elgin Mills Road East, east of Leslie Street and are subject to draft approved Plan of Subdivision File D03-04009. The development is subject to phasing as shown on Map 1. Phase 1 was registered in 2017 and it is anticipated that Phase 2 will be registered this year.

On November 28, 2016, Council endorsed Staff Report SRPRS.16.026 which recommended that servicing capacity for 493 residential units be allocated to Leslie Elgin’s development (refer to Appendix A). The Region of York had provided servicing capacity allocation for the 493 residential units to the Town, to be earmarked for Leslie Elgin, through Leslie Elgin’s participation in the Region’s Inflow and Infiltration Reduction Pilot Project and through its agreement with the Region relating to the construction of a mid-block overpass of Highway 404, connecting Leslie Street to Woodbine Avenue, through Leslie Elgin’s lands. As Leslie Elgin’s first phase comprised 472 units, there were 21 units of unused capacity which are to be applied to Leslie Elgin’s Phase 2 development.

Staff Report SRPRS.16.026 also noted that Leslie Elgin intended to participate in the Region’s Servicing Incentive Program (“SIP”) to qualify for an additional assignment of servicing allocation from the Region. The SIP Program offers servicing capacity credits to local municipalities for up to 20% of a specific development, as an incentive to promote sustainable residential grade-related developments. The focus of the program is to promote water use efficiency and the reduction of wastewater flows from new residential development. In Leslie Elgin’s case, those credits will be achieved within its Phase 2 development.

On December 11, 2017, Council endorsed SRPRS.17.195 which recommended that the Mayor and Clerk be authorized to execute a site-specific SIP Agreement between the Region, the Town and Leslie Elgin (refer to Appendix B). The SIP Agreement, which obligates Leslie Elgin to implement the sustainability measures discussed later in this report, provides for the Region to allocate servicing capacity for 24 residential units (86 persons equivalent) to the Town for assignment to Leslie Elgin. This assignment is to be in conjunction with the Town’s allocation of servicing capacity to the remainder of the Phase 2 development. At the time of preparation of this report, the SIP Agreement is in the process of being executed by the parties.

Discussion:

Leslie Elgin has submitted a Sustainability Performance Metrics Tool (“Sustainability Metrics”) for consideration by the Town as part of its request for allocation of servicing capacity to the portion of its Phase 2 development not receiving allocation from the Region. A breakdown of the Phase 2 allocation is noted below. It applies to the cross-hatched area shown on Map 1; the areas noted as “Future Site Plan”, while included in Phase 2, will be considered for servicing allocation in conjunction with future Site Plan applications for those blocks of land.

a) unused allocation from Phase 1	21 units
b) SIP allocation from York Region	24 units (86 persons equivalent)
c) new allocation from the Town	123 units (368 persons equivalent)
Total Allocation for Phase 2 Development	168 units

Leslie Elgin's Sustainability Metrics document has been reviewed by Staff and is acceptable. The sustainability commitments referenced in the document will be implemented through the Subdivision Agreement between the Town and Leslie Elgin. The scores achieved by Leslie Elgin are as follows:

- Points Achieved: 56 of 103 (application) and 70 of 130 (community)
- Performance Achieved: Excellent

As set out in Appendix C, the sustainability commitments to be implemented by Leslie Elgin through its SIP Agreement with the Region and the Town, include the Region's construction and flow monitoring requirements for the sanitary sewer system, as well as the use of high-efficiency water fixtures and on-demand hot water delivery systems in the new homes. The Region's sewer design and flow monitoring requirements exceed the Town's standards for same and the in-home water saving measures exceed the current Ontario Building Code requirements for toilets and hot water recirculation. The sewer system and flow monitoring measures will be included in the Town's Subdivision Agreement with Leslie Elgin and implemented as part of the delivery of the municipal services for the Phase 2 lands. The in-home water saving measures will be secured through the SIP Agreement, which includes third-party verification of the installations.

Financial/Staffing/Other Implications:

There are no financial or staffing implications resulting from recommendations of this report.

Relationship to the Strategic Plan:

Proceeding in the manner recommended by this report reflects Goal Four: "Wise Management of Resources in Richmond Hill" under the Town's Strategic Plan.

Conclusion:

Staff has considered the Sustainability Performance Metrics Tool submitted by Leslie Elgin Developments Inc. in support of its request for servicing capacity allocation for Phase 2 of its draft approved Plan of Subdivision. The Sustainability Metrics achieve a performance standard of "excellent" in relation to Council's threshold scores. It is therefore recommended that servicing capacity for 168 residential units be allocated to Phase 2 of Town File D03-04009, comprised of the following:

- | | |
|------------------------------------|------------------------------------|
| a) unused allocation from Phase 1 | 21 units |
| b) SIP allocation from York Region | 24 units (86 persons equivalent) |
| c) new allocation from the Town | 123 units (368 persons equivalent) |

Total Allocation for Phase 2 Development 168 units

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A – Extract from Council Meeting C#38-16 held November 28, 2016
- Appendix B – Extract from Council Meeting C#43-17 held December 11, 2017
- Appendix C – Email from Leslie Elgin Developments Inc. – SIP Implementation Guide Summary
- Map 1 – Phase 2 Lands – Leslie Elgin Developments Inc.

Report Approval Details

Document Title:	SRPRS.18.025.docx
Attachments:	- Appendix A.pdf - Appendix B.pdf - Appendix C.pdf - Map 1.pdf
Final Approval Date:	Jan 22, 2018

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

Gus Galanis - Jan 20, 2018 - 4:43 PM

Kelvin Kwan - Jan 22, 2018 - 10:09 AM

Neil Garbe - Jan 22, 2018 - 10:19 AM