



Staff Report for Committee of the Whole Meeting

Date of Meeting: August 14, 2017

Report Number: SRPRS.17.132

Department: Planning and Regulatory Services

Division: Development Planning

**Subject: TEST - Request for Approval – Granting of
Municipal servicing Allocation – Wycliffe King Bond Limited
– Town File D06-15022 (SRPRS.17.132)**

Owner:

Wycliffe King Bond Limited
34 Doncaster Avenue, Suite 201
Thornhill, Ontario
L3T 4S1

Agent:

Weston Consulting Group Inc.
201 Millway Avenue, Unit 19
Vaughan, Ontario
L4K 5K8

Location:

Legal Description: Lots 4 to 9, Plan M31, and Lots 1 and 2, Plan M38
Municipal Addresses: 115 and 119 Bond Crescent, 301 to 349 King Road

Purpose:

A request for approval for the granting of municipal servicing allocation to facilitate the construction of a proposed townhouse development comprised of four (4) semi-detached dwelling units and 111 townhouse dwelling units.

Recommendation(s):

Report recommendations...

- a) That the request for the granting of municipal servicing capacity for 316 persons, by WYCLIFFE KING BOND LIMITED for the lands known as Lots 4 to 9, Plan M31, and Lots 1 and 2, Plan M38 (Municipal Addresses: 115 and 119 Bond Crescent, 301 to 349 King Road), Town File Number D06-15022, be approved; and,

- b) That the assigned servicing capacity be released by the Commissioner of Planning and Regulatory Services in accordance with By-law No. 109-11.

Contact Person:

Shelly Cham, Senior Planner, phone number 905-747-6470 and/or Salvatore Aiello, Manager of Development, Zoning, phone number 905-771-2471

Submitted by:

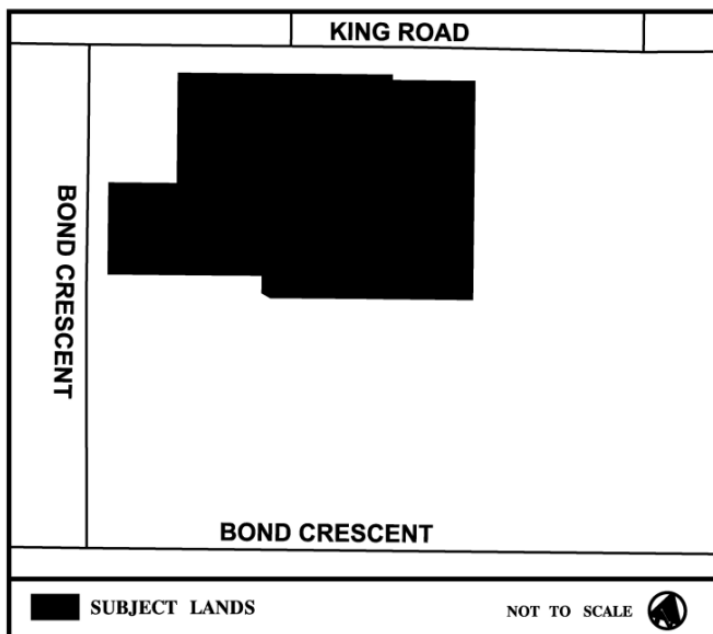
Kelvin Kwan
Acting Commissioner of Planning and Regulatory Services

Approved by:

Neil Garbe
Chief Administrative Officer

Location Map

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



Background:

The lands are subject to Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications (Town File Numbers D02-15009, D03-15002, D05-15003 and D06-15022). The Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan applications were appealed to the Ontario Municipal Board (OMB) by the applicant since decisions on the subject applications were not by made Council within the statutory timelines outlined in the *Planning Act*.

On February 13, 2017, Council directed staff to attend the OMB hearing in support of the proposed applications (refer to Appendix A). On February 27, 2017, the subject applications were approved by the OMB. The Board's Final Order with regard to the Zoning By-law Amendment and the Site Plan applications was withheld pending the finalization of the Site Plan application.

On May 31, 2017, the applicant submitted revised plans and reports in support of its Site Plan application. The submission has been circulated and is presently under review by staff. Staff notes the proposed development was approved in principle by the OMB and that the Site Plan submission is intended to address matters that are technical in nature. Staff has been working closely with the applicant and the proposed layout of the buildings and the driveway system is generally satisfactory to staff.

The purpose of this report is to seek Council's approval to allocate municipal servicing to the subject lands to facilitate the construction of the residential development comprised of four (4) semi-detached dwelling units and 111 townhouse dwelling units.

Summary Analysis

Further information in regards to site location is as follows:

Site Location and Adjacent Uses

The subject lands are located on the south side of King Road, east of Bond Crescent. The lands have direct frontage onto King Road and Bond Crescent, and have a total lot area of approximately 2.16 hectares (5.34 acres). The lands presently support five (5) single detached dwellings and accessory structures which are proposed to be demolished. The lands abut King Road to the north, vacant lands to the east, a draft approved Plan of Subdivision (D03-12009 (19T(R)-12009)) and existing residential uses to the south, and Bond Crescent to the west (refer to Map 1).

Development Proposal

The OMB approval permits a residential development comprised of four (4) semi-detached dwelling units fronting onto Bond Crescent and the balance of the lands to be developed with a mix of traditional, stacked and back to back townhouse units forming a total of 111 dwelling units on a common element condominium driveway (refer to Map 2).

Interim Growth Management Strategy

Council has approved a comprehensive strategy comprised of eight growth management eligibility criteria and the process for bringing forward development applications once they are supportable from a planning standpoint. The criteria focus on the means of assessing and prioritizing development applications for receipt of servicing allocation. The basis of the strategy is as follows:

The scarcity of servicing capacity creates a premium value for the allocation that is available. The potential allocation of servicing capacity is a very desirable outcome for applicants. Thus, allocation can be considered as an incentive to encourage applications to produce community benefits or innovative contributions to the community.

The eight growth management criteria for assessing applications are as follows:

- Providing community benefits and completion of required key infrastructure.
- Developments that have a mix of uses to provide for live-work relationships.
- Developments that enhance the vitality of the Downtown Core.
- Higher-order transit supportive development.
- Developments that represent sustainable and innovative community and building design.
- Completion of communities.
- Small scale infill development.
- Opportunities to provide affordable housing.

On February 24, 2014, Council adopted the recommendations of Staff Report SRPRS.14.004 with respect to threshold scores for the implementation of the Town's Sustainability Metrics. Council directed that staff use the threshold scores to ensure that a consistent performance level is met as part of the review of IGMS Criteria No. 5 (Sustainable and Innovative community and Building Design).

Staff has reviewed the Sustainability Metrics submitted by the applicant in support of the proposed development. The overall application score is 32 out of 106 points. A score of 32 to 45 points represents a good score.

The subject lands are comprised of eight (8) lots of record equivalent to 28 persons for the purposes of municipal servicing allocation. It should be noted that the municipal servicing allocation recommended for the subject lands would not include the existing lots of record from the proposed total unit count comprised of four (4) semi-detached dwelling units and 111 townhouse dwelling units. As such, staff would recommend that Council allocate municipal servicing for the equivalent of 316 persons, on the basis that the submitted metrics has demonstrated that the proposed development would achieve a “good” score.

Staff further notes that the metrics that the applicant has committed to in support of its allocation request are comprised of both site works and building design measures. Said commitments will be secured through the Site Plan approval process and reflected in the Site Plan Agreement, where applicable. The approved plans forming part of the Site Plan Agreement must denote the applicable metrics and depict the requisite information on said plans. A response letter directing staff to where the information are depicted or denoted would assist staff's review of the associated plans.

Financial/Staffing/Other Implications

This recommendation does not have any financial, staffing or other implications.

Relationship to Strategic Plan

The recommendations of this report do not have any direct implications with respect to the Town's Strategic Plan. The development proposal is generally aligned with **Goal One: Stronger Connections in Richmond Hill** by providing for physical connections in the community and improving connections in our environment. The proposal would also align with **Goal Two: Better Choice in Richmond Hill** by providing better options for where to live, and **Goal Four: Wise Management of Resources in Richmond Hill** by being responsible through committing to use land responsibly.

Conclusions

The applicant is seeking Council's approval of its request to assign municipal servicing allocation for the residential development to be constructed on the subject lands. Staff has reviewed the applicant's Sustainability Metrics Submission which achieves a "good" score and can advise that the proposal will be consistent with the Town's servicing allocation policy. On this basis, staff recommends that Council assign municipal servicing allocation for four (4) semi-detached dwelling units and 111 townhouse dwelling units, the equivalent of 316 persons for the development to be constructed on the subject lands.

Appendix Contents and Maps:

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#04-17 held February 13, 2017
- Map 1 Aerial Photograph
- Map 2 Revised Site Plan