



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

**Date of Meeting:** March 19, 2018

**Report Number:** SRPRS.18.046

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** SRPRS.18.046 – Request for Approval –  
Granting of Servicing Allocation – Primont  
Homes (Bayview) Inc. – Town File D06-15080

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### **Owner/Agent:**

Primont Homes (Bayview) Inc.  
9130 Leslie Street, Suite 301  
Richmond Hill, Ontario  
L4B 0B9

### **Location:**

Legal Description: Lot 14, Registered Plan 65M-2217 and Part of Lot 56, Concession 1, E.Y.S.

Municipal Addresses: 0 19th Avenue and 5 Glen Meadow Lane

### **Purpose:**

A request for approval for the granting of municipal servicing allocation to facilitate the construction of a proposed residential development comprised of 2 single detached and 169 townhouse dwelling units.

### **Recommendations:**

- a) That the request for the granting of municipal servicing capacity for 506 persons submitted by PRIMONT HOMES (BAYVIEW) INC. for the lands known as Lot 14, Registered Plan 65M-2217 and Part of Lot 56, Concession 1, E.Y.S. (Municipal Addresses: 0 19th Avenue and 5 Glen Meadow Lane), Town File Number D06-15080, be approved; and,
- b) That the assigned servicing capacity be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11.

## Contact Person:

Shelly Cham, Senior Planner, Subdivisions, phone number 905-747-6470

Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

## Report Approval:

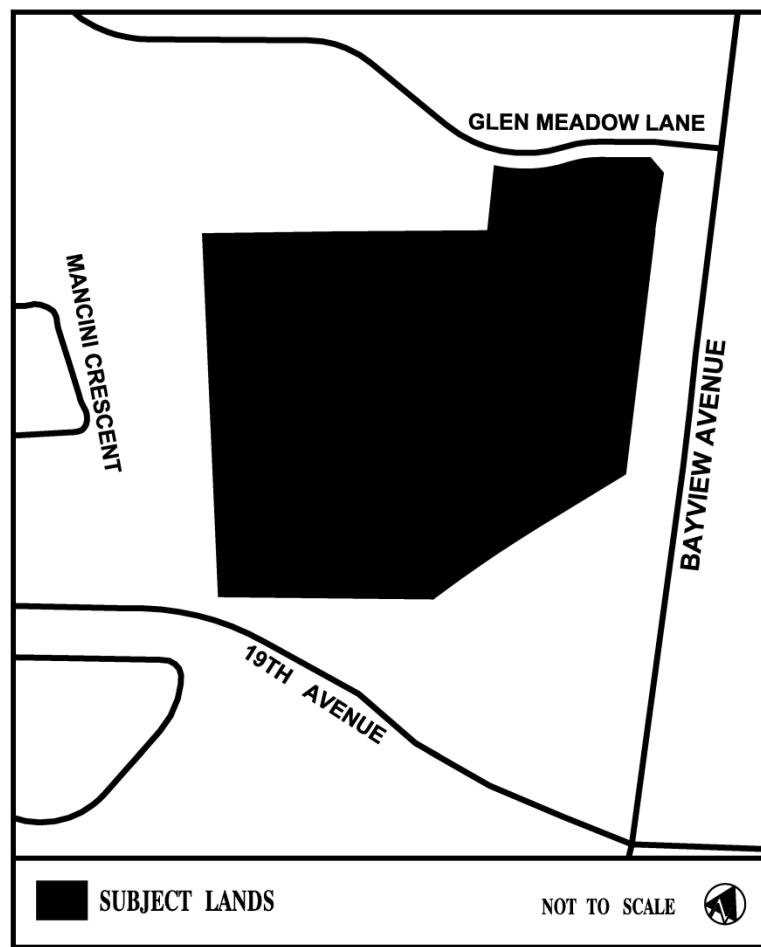
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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 lands are subject to Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications (Town Files D02-15028, D03-09007, D05-15001 and D06-15080). 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 made by Council within the statutory timelines outlined in the *Planning Act*.

The Zoning By-law Amendment and Draft Plan of Subdivision applications were heard together by the OMB and the Site Plan application was held in abeyance. On September 26, 2016, Council directed staff to attend the OMB hearing in support of the proposed Zoning By-law Amendment and draft Plan of Subdivision applications (refer to Appendix A) on the basis of a Concept Plan that was endorsed by Council. On June 2, 2017, the OMB issued the final order approving these applications.

In August 2017, the applicant submitted a revised Site Plan submission to implement the approved Zoning By-law Amendment and the Council endorsed Concept Plan. Technical comments regarding the Site Plan submission have been provided to the applicant and a further revised submission is anticipated from the applicant to address staff's technical comments. The proposed layout of the buildings and the driveway system is generally satisfactory to staff (refer to Map 2).

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 2 single detached and 169 townhouse dwelling units.

## **Summary Analysis:**

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

The subject lands are located on the west side of Bayview Avenue, north of 19<sup>th</sup> Avenue and have a total lot area of 6.46 hectares (15.96 acres). The lands are comprised of two (2) parcels municipally known as 0 19<sup>th</sup> Avenue and 5 Glen Meadow Lane which are presently vacant. The subject lands abut Glen Meadow Lane to the north, Bayview Avenue to the east, the CN Bala Mainline and 19<sup>th</sup> Avenue to the south and Environmental parkland to the west (refer to Map 1).

### **Development Proposal**

The OMB approval permits a residential development comprised of 2 single detached dwellings and 169 townhouse dwelling units on a future common element condominium driveway system (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 and notes the following:

- the proposed development has satisfied 13 mandatory metrics. Staff notes that the metric pertaining to universally accessible entry to building entrances and exits are not applicable to the proposed residential form of development; and,
- the overall application score is 34 out of 106 points. A score of 32 to 45 points represents a “good” score.

The subject lands are comprised of two lots of record equivalent to 7.02 persons for the purposes of municipal servicing allocation. It should be noted that the municipal servicing allocation recommended for the subject lands does not include the existing lots of record from the proposed total unit count. As such, staff would recommend that Council allocate municipal servicing for the equivalent of 506 persons, on the basis that the submitted metrics has demonstrated that the proposed development achieves 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. These 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 is depicted or denoted will assist staff's review of the associated plans.

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

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

### **Relationship to the 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.

### **Conclusion:**

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 2 single detached dwellings and 169 townhouse dwelling units, the equivalent of 506 persons for the development to be constructed on the subject lands.

## **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#31-16 Held September 26, 2016
- Map 1, Aerial Photograph
- Map 2, Site Plan

### Report Approval Details

Document Title:	SRPRS.18.046.docx
Attachments:	- Appendix A.pdf - Map1 AERIAL_PHOTOGRAPH.pdf - Map2 Site Plan.pdf
Final Approval Date:	Mar 8, 2018

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

**Gus Galanis - Mar 7, 2018 - 12:15 PM**

**Kelvin Kwan - Mar 7, 2018 - 1:51 PM**

**No Signature - Task assigned to Neil Garbe was completed by delegate Shane Baker**

**Shane Baker on behalf of Neil Garbe - Mar 8, 2018 - 9:38 AM**