Committee of the Whole Meeting
Agenda

CW#02-18
Monday, February 5, 2018, 4:30 p.m.
Council Chambers
225 East Beaver Creek Road
Richmond Hill, Ontario

Chair, Godwin Chan, Councillor Ward 6

Pages

1. **Call to Order**

2. **Council Announcements**

3. **Introduction of Emergency/Time Sensitive Matters**

4. **Adoption of Agenda**

5. **Disclosure of Pecuniary Interest and General Nature Thereof**

6. **Identification of Items Requiring Separate Discussion**

7. **Adoption of Remainder of Agenda Items**

8. **Public Hearing**

9. **Presentations**

10. **Delegations**

11. **Committee and Staff Reports**

    11.1 Minutes - Richmond Hill Heritage Centre Advisory Committee Meeting HCAC#05-17 held November 28, 2017 — 7

    The Richmond Hill Heritage Centre Advisory Committee presents its Report HCAC#05-17 for its meeting held on November 28, 2017 and respectfully recommends that the minutes be adopted as circulated.

11.2 SRPRS.18.004 - Request for Approval and Comments - Draft Plan of Subdivision and Site Plan Applications - 329 and 343 Carrville Road - File Numbers D03-16010 and D06-15077 11

a) That the draft Plan of Subdivision application submitted by Elm Carrville (2016) Inc. for lands known as Part of Lots 109, 110 and 111, Plan 1960 (municipal addresses: 329 and 343 Carrville Road) File Number D03-16010 (19T(R)-16010) be approved subject to the following:

i. that Council draft approve the Plan of Subdivision as depicted on Map 4 to staff report SRPRS.18.004, subject to the conditions as set out in Appendix A2;

ii. that prior to issuance of draft Plan of Subdivision approval, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law; and,

iii. that servicing capacity for a maximum of 16 new dwelling units (48 persons equivalent) be allocated to the subject lands.

b) That all comments concerning the related Site Plan application, File Number D06-15077, be referred back to staff.

11.3 SRPRS.18.021 - Request for Approval - Zoning By-law Amendment Application - Kayvan Hakimzadeh - 0 Sunset Beach Road - File Number D02-16035 43

That the Zoning By-law Amendment application submitted by Kayvan Hakimzadeh for the lands known as Part of Lot 25, Plan 355 (municipal address: 0 Sunset Beach Road), File Number D02-16035, be approved, subject to the following:

a) that the subject lands be rezoned from Residential Second Density (R2) Zone under By-law 1703, as amended, to Single Detached Six (R6) Zone and Open Space (O) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPRS.18.021; and,

b) that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

11.4 SRPRS.18.025 - Request for Approval - Granting of Servicing Allocation - Leslie Elgin Developments Inc. - File Numbr D03-04009 (Phase 2) 73

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, File Number D03-04009; and,

b) That the servicing capacity allocation be comprised of the following:

i. unused allocation from Phase - 121 units

ii. SIP allocation from York Region - 24 units (86 persons equivalent)

iii. new allocation from the Town - 123 units (368 persons equivalent)

11.5 SRPRS.18.027 - Request for Approval - Zoning By-law Amendment Application - Giovanni and Angela Naurato - 15 Poplar Drive - File Number D02-17008 87

That the Zoning By-law Amendment application submitted by Giovanni and Angela Naurato for the lands known as Lot 5, Registered Plan 484 (municipal address: 15 Poplar Drive), File Number D02-17008, be approved, subject to the following:

a) That the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Single Detached Six (R6) Zone, under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPRS.18.027; and,

b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

11.6 SRPRS.18.028 - Request for Approval - Zoning By-law Amendment Application - 2559986 Ontario Limited and Nicola Di Placido and Teresina Di Placido - 11 and 13 Poplar Drive - File Number D02-17017 117

That the Zoning By-law Amendment application submitted by 2559986 Ontario Limited and Nicola Di Placido and Teresina Di Placido for the lands known as Lots 6 and 7, Registered Plan 484 (municipal addresses: 11 and 13 Poplar Drive), File Number D02-17017, be approved, subject to the following:

a) That the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Single Detached Five (R5) Zone and Single Detached Six (R6) Zone, under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific

development standards as outlined in staff report SRPRS.18.028; and,

b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

11.7 SRPRS.18.029 - Request for Approval - Zoning By-law Amendment Application - Stateview Homes (Kings Landing Phase II) Inc. - 48 Puccini Drive - File Number D02-16028 147

That the Zoning By-law Amendment application submitted by Stateview Homes (Kings Landing Phase II) Inc., for lands known as Lot 25, Plan M-807 (municipal address: 48 Puccini Drive) File Number D02-16028, be approved subject to the following:

a) That Council approve the draft Zoning By-law as set out in Appendix 'B' to staff report SRPRS.18.029 and that said by-law be brought forward to a regular meeting of Council for consideration and enactment.

11.8 SRPRS.18.030 - Request for Approval - Zoning By-law Amendment Application - Pedram Mahmoudian - 79 Hunt Avenue - File Number D02-16040 (Related File: D06-16096) 173

That the Zoning By-law Amendment application submitted by Pedram Mahmoudian for lands known as Part of Lots 12 and 13, Plan 2300 (municipal address: 79 Hunt Avenue) File Number D02-16040 (Related File Number D06-16096), be approved subject to the following:

a) That Council approve the draft Zoning By-law as set out in Appendix 'B' to staff report SRPRS.18.030 and that said by-law be brought forward to a regular meeting of Council for consideration and enactment.

11.9 SRPRS.18.037 - Agreement between the Town of Richmond Hill and York Region District School Board regarding Bradstock Park and O.M. MacKillop Public School 201

That the Mayor and Clerk be authorized to execute the agreement between the Town of Richmond Hill and the York Region District School Board regarding the Town's construction and permitting of outdoor recreation facilities on the O.M. MacKillop Public School site, on the recommendation of the Commissioner of Planning and Regulatory Services.

11.10 SRPRS.18.057 - Request for Approval - Terms of Reference for the 207

2018 Urban Master Environmental Servicing Plan Update - File Number D00-UMESP Update

That the Terms of Reference attached as Appendix 'A' to staff report SRPRS.18.057 for the 2018 Urban Master Environmental Servicing Plan Update for the Town growth centers and intensification corridors be approved.

12. Other Business

12.1 Councillor Beros - Demolished Homes causing Development Charges 225

Whereas if a home is demolished four years prior to a building permit, owners find themselves having to pay additional development charges.

Whereas these development charges are in the magnitude of $17,841.

Whereas while additional costs are being occurred, the boarded up houses are causing life safety hazards.

Whereas in 2008 a young man's life was lost in one of these derelict buildings.

It is therefore recommended that the four year time frame be removed.

13. Emergency/Time Sensitive Matters

14. Closed Session

15. Adjournment

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THE RICHMOND HILL HERITAGE CENTRE ADVISORY COMMITTEE
HCAC#05-17
Tuesday, November 28, 2017
7:00 p.m.

Minutes

A meeting of the Heritage Centre Advisory Committee of the Town of Richmond Hill was held at McConaghy Centre (10100 Yonge Street) on Tuesday, November 8 at 7:00 p.m. with the following members in attendance:

J. Vollmershausen
Councillor Councillor D. West
M. Andre
J. Dobson

Staff:

M. MacKenzie, Heritage Services Coordinator

Regrets:

K. Ash. Manager of Cultural Services

Absent:

S. Deebrah
S. Collier

Call to order by: J. Vollmershausen at 7:10 p.m.

Approval of Agenda:

Moved by: M. Andre

That the agenda be adopted as distributed.

Carried by: J. Dobson

Adoption of Previous Minutes

HCAC#04-17 held on September 26, 2017

Moved by: Councillor D. West
Carried Unanimously

Heritage Services Update – M. MacKenzie

- Fall Programming is winding down with the Holiday Programs finishing off the session. Registration for children's and preschool programs down this fall, however the adult programs remain popular.
- 15 people attended the October walking tour. We will continue to offer two tours a year to the public. Better marketing is required.
- The Doors Open Application will be available the first week of December. The intent is to get a confirmation from current sites before the holidays and focus on new sites in the new year. New marketing material with the new brand will be created for 2018.
- Afternoon programs at Oak Ridges with 5plus for knitting and felt trees have been successful with 12 participants in each class
- The Etiquette program at Elgin West has been very popular
- M. Andre suggested the walking tour should involve the BIA somehow – either through promotion or stopping points
- Victorian Tea is filling up for December 16 – Stephen Cockle will read Victorian era
- M. Andre will follow up with the Mosque regarding participating in Doors Open
- The New Brand and Marketing material are ready for Doors Open
- The Town will no longer provide volunteers for the Doors Open sites. The sites will need to recruit their own volunteers to assist for the day. If a site needs volunteers they can reach out to community development and any volunteers will have to contact the site directly to make arrangements for training and shift scheduling
- The Emmanuel Anglican Church has been added as a new site for Doors Open

Upcoming Events

- Victorian Christmas Tea and Craft – Saturday, December 16
- Heritage Week Event on Saturday, February 24

Exhibits and Collection:

- *Queen Victoria's Secrets* and *Freemasonry* will be installed in January with the Grand Opening on February 24th
- Remaking of the From the Country Walks to Master Plans – Archaeology exhibit/panels will be mounted at AJ Clarke – 6 permanent panels about 1988 Archeology plan
- Travelling version of the *Coming up Roses* exhibit
- Smart TV purchase to run *Celebrating Stories* and other videos at the Heritage Centre
- The tea on November 28th was attended by 26 people and is a great affordable option for community groups to attend

- Travelling exhibit section on website was suggested – allowing schools to see what exhibits are available for schools to borrow
- Maggie will send Councillor West documents to promote upcoming exhibits in his newsletter and will send to all Councillors

Museum Feasibility/New Business

a) Past Perfect is here!

- Staff are getting familiar with the new database.
- Past Perfect is half installed and there is an opportunity for a volunteer to help out with it.
- Photography equipment is in place and artifacts and items are being photographed.
- M. Andre asked what percentage is already in the existing database that is being transferred. M. Mackenzie responded that there are 1,000 pictures of 10,000 items and the artifact database of 5,000 items has been transferred so far.
- M. Andre asked where the link will be on the website for the community to access. M. Mackenzie responded that it will be on the town site and discussions will be had about also sharing it with the library.
- M. Andre recommended improving access to the archeology artifacts at AJ Clark and the indigenous history of the town.
- Possible public presentation of Past Perfect at Heritage Week Event February 24

b) Branding/New Signage Update:

  - Currently pricing out new signage for the Heritage Centre and AJ Clark
  - Main sign for Heritage Centre
  - House sign for open/close/hours
  - Sandwich boards
  - Promotional popup banners to place at Community Centre's & events
  - Banners for tent for events
  - Inside signs for doors and galleries
  - AJ signs
  - Shopping bags
  - Aprons
  - Table Runners

- New brand is in final stages of approval
- M. Mackenzie showed images of two new signage options for Heritage Centre and a discussion was had about how to best light the sign – goose neck options to point down at the sign were suggested
- M. Mackenzie announced that Jillian Dobson has accepted the part-time position of Heritage Services Assistant and the role will focus on assisting with the implementation of the Museum Feasibility Study, focusing on new program and event development, community outreach and marketing. J. Dobson will resign from the position as Secretary for the committee and M. Mackenzie will reach out

to the town Clerk's office to determine a plan to recruit for a new committee member.

c) Heritage Week Brainstorm

- Group to discuss ideas for Heritage Week event Saturday Feb. 24
- Two exhibits will open that day: *Queen Victoria's Secrets* and *Free Masonry*
- A discussion was had around how to cross promote Heritage Week with the Historical Society/Burr House and other community groups
- M. Andre suggested a display at Covernotes coffee shop/Library/Loyal True Blue and Orange and local churches
- M. Andre will connect M. Mackenzie to a contact at Loyal True Blue and Orange Home

New Business:

- Councillor D. West will be coordinating the second annual Maple Syrup Festival on Saturday, March 24 at Elgin West Community Centre and Twickenham Park
- J. Vollmershausen gave an update on the Historical Society Notes and Quotes event at the RHCPA and how well received it was.

Heritage Richmond Hill Update: M. Andre

- Last meeting of Heritage Richmond Hill included a review of the document *Identifying and Evaluating Cultural Heritage Properties* –copies given to committee
- M. Andre will be on a new Heritage Designation Sub-Committee
- December 5 is the next meeting for Heritage Richmond Hill
- M. Andre spoke to the Welcome Centre about placing a travelling exhibit there to promote Heritage and welcome new members of the community.

Date of Next Meetings:

Tuesday, January 23, 2018 - 7pm at McConaghy Centre

Adjournment:

Moved by: J. Vollmershausen

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 8:35pm

Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018
Report Number: SRPRS.18.004

Department: Planning and Regulatory Services
Division: Development Planning

Subject: SRPRS.18.004 - Request for Approval and Comments – Draft Plan of Subdivision and Site Plan Applications – Town Files D03-16010 and D06-15077

Owner:

Elm Carrville (2016) Inc.
1931 Highway 7
Concord, Ontario
L4K 1V6

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3

Location:

Legal Description: Part of Lots 109, 110 and 111, Plan 1960
Municipal Addresses: 329 and 343 Carrville Road

Purpose:

A request for approval and comments regarding draft Plan of Subdivision and Site Plan applications to permit the creation of one residential block and one road widening block in order to facilitate the construction of a residential development comprised of 18 townhouse dwelling units on the subject lands.

Recommendations:

a) That the draft Plan of Subdivision application submitted by Elm Carrville (2016) Inc. for lands known as Part of Lots 109, 110 and 111, Plan 1960 (Municipal Addresses: 329 and 343 Carrville Road) Town File D03-16010 (19T(R)-16010) be approved subject to the following:

i. that Council draft approve the Plan of Subdivision as depicted on Map 4 to Staff Report SRPRS.18.004, subject to the conditions as set out in Appendix A2;

ii. that prior to issuance of draft Plan of Subdivision approval, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law; and,

iii. that servicing capacity for a maximum of 16 new dwelling units (48 persons equivalent) be allocated to the subject lands.

b) That all comments concerning the related Site Plan application, Town File D06-15077, be referred back to staff.

Contact Person:

Alison Long, Senior Planner – Site Plans, phone number 905-771-5563 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

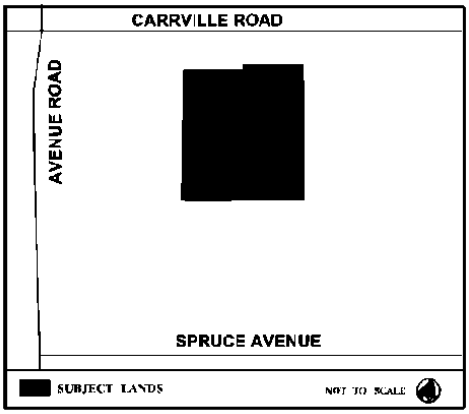
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 Information:

The subject draft Plan of Subdivision application was received and deemed complete by the Town on November 9, 2016, alongside an associated draft Plan of Condominium application (Town File D05-16010). The applications were subsequently circulated to relevant Town departments and external agencies for review and comment. A Council Public Meeting was held on February 15, 2017, in accordance with the statutory Public Meeting requirements of the *Planning Act*. Council received Staff Report SRPRS.17.028 for information purposes and directed that all comments be referred back to staff (refer to Appendix A1).

It should be noted that no concerns were raised by Council or members of the public at the statutory Public Meeting. However, inquiries were raised by members of the public with respect to the common element within the draft Plan of Subdivision, the depth and height of the development, the preservation of trees and stormwater management. All matters raised through the initial review of the applicant's development proposal have been addressed to the satisfaction of Town staff.

For information, prior to receipt of the subject draft Plan of Subdivision application, the applicant filed a Zoning By-law Amendment application (Town File D02-11026) in order to facilitate the submitted townhouse development proposal. The Zoning By-law Amendment application culminated in the enactment of Zoning By-law 63-15 by the Ontario Municipal Board on July 21, 2015.

A related Site Plan application was received by the Town on October 16, 2015 and deemed complete on October 29, 2015. The application was subsequently circulated to relevant Town departments and external agencies for review and comment. The Site Plan application is currently in its third circulation. In accordance with Town policy, the applicant's Site Plan application is to be considered by Committee of the Whole as the subject lands abut an arterial road.

The purpose of this report is to seek Council's approval of the applicant's draft Plan of Subdivision application and to seek Council's comments with respect to the related Site Plan application for the proposed development to be constructed on the subject lands.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Carrville Road, east of Avenue Road (refer to Maps 1 and 2) and have a total lot area of 0.47 hectares (1.16 acres). The lands are vacant and adjoin low-density residential uses to the south and east, Carrville Road to the north, and a commercial use to the west.

Development Proposal
The applicant is seeking Council's approval to construct a residential development comprised of 18 townhouse units on the subject lands (refer to Map 5). The proposed draft Plan of Subdivision would establish one single residential block to facilitate the provision of freehold units on a common element condominium road, and one block fronting Carrville Road for the required road widening provision (refer to Map 4). The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

Subdivision:

- **Block 1 (residential): 0.438 hectares (1.082 acres)**
- **Block 2 (road widening): 0.034 hectares (0.084 acres)**

Site Plan:

- **Total Lot Area: 0.472 hectares (1.166 acres)**
- **Total Number of Units: 18 in three blocks**
- **Building Height: Three storeys**
- **Units per hectare (per acre) 41.13 (15.44)**

Planning Analysis:

Planning staff has carefully reviewed the applicant's development proposal and can advise that it is consistent with the *Provincial Policy Statement, 2014*, conforms to the *Growth Plan for the Greater Golden Horseshoe, 2017* and the *Region of York Official Plan*. Below is a detailed analysis of the Town of Richmond Hill's Official Plan (2010) (the "Plan").

Town of Richmond Hill Official Plan
The subject lands are designated **Neighbourhood** in accordance with Schedule A2 - Land Use of the Plan (refer to Map 3). Uses permitted within the **Neighbourhood** designation, where the subject lands front an arterial street, include medium-density residential uses in a townhouse form. The **Neighbourhood** designation policies require buildings to have a maximum building height of four storeys on an arterial street, and a maximum of three storeys in all other areas. In accordance with Section 4.9.2 of the Plan, development shall be compatible with the character of the adjacent/surrounding area with respect to the predominant building forms and types, massing, general pattern of streets, blocks, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks.

Department and External Agency Comments
The subject applications and the associated background studies and reports submitted in support of the proposal were circulated to various Town departments and external agencies for their review and comment. The following is a summary of the comments

received with respect to the applicant's development proposal, and applicable conditions of draft approval are contained in Appendix A2, attached hereto.

Development Planning Division
Planning staff has reviewed and evaluated the applicant's development proposal and is of the opinion that it has appropriate regard for and is generally consistent with the broader policy direction for this part of the Town as outlined in the Official Plan. On this basis, it is recommended that the draft Plan of Subdivision application be approved for the following reasons:

- the subject lands have frontage onto Carrville Road, which is classified as an arterial street under Schedule "A8" (Street Classification) of the Plan. In this regard, a medium-density residential development of 18 townhouses conforms with the policies of the **Neighbourhood** designation of the Plan;
- the proposed density of 41.13 units per hectare (15.44 units per acre) conforms with the maximum density of 50 units per residential hectare (20 units per residential acre) under Policy 4.9.1.2 (3) of the Plan;
- the proposed height of three storeys conforms with Policy 4.9.1 (4) of the Plan;
- the proposed development is in keeping with the form of development as approved by the OMB for the lands;
- the proposed use is permitted under Zoning By-law 63-15 and the Town's Building Services – Zoning Section has confirmed compliance with the requirements of the applicable by-law;
- the proposed development constitutes proper and orderly planning; and,
- the applicant has appropriately addressed the comments raised at the February 15, 2017 Council Public Meeting.

In this regard, staff recommends that Council draft approve the submitted Plan of Subdivision subject to the conditions of approval as set out in Appendix A2, attached hereto. Given that the approvals for the proposed development are primarily to be secured through the execution of a Site Plan Agreement, staff advise that only the Region of York, the Town's Development Engineering Division and the Town's Park and Natural Heritage Planning Section have provided limited conditions of draft approval.

The development is also subject to a Site Plan application in which all remaining comments will need to addressed prior to Site Plan approval. Staff is satisfied that the remaining comments are minor and will not affect the approval of the draft Plan of Subdivision application.

Development Engineering Division
The Town's Development Engineering Division has reviewed the applicant's development proposal and has provided conditions of draft approval for the proposed draft Plan of Subdivision. The schedule of conditions of draft approval has been attached as Appendix A2 to this report. With respect to the Site Plan Application, no objections have been raised to the proposal; however, general comments in relation to

the current circulation have been provided and are outlined in Appendix A3, attached hereto.

Park and Natural Heritage Planning Section
Park and Natural Heritage Planning staff has reviewed the applicant's development proposal and has raised no objection. Conditions of draft approval for the proposed draft Plan of Subdivision have been attached as Appendix A2 to this report. With respect to the Site Plan Application, again, no objections have been raised to the proposal; however, Parks staff have provided general comments in relation to the current Site Plan circulation which are outlined in Appendix A4, attached hereto.

Regional Municipality of York
York Region staff has reviewed the applicant's proposal and has no objection in principle to the proposed development. Conditions of draft approval for the proposed draft Plan of Subdivision have been attached as Appendix A2 to this report. As of writing this report, comments remain outstanding on the current circulation of the Site Plan application.

Other Departments/External Agencies
Comments have also been received from PowerStream, Enbridge, the Town's Urban Design and Heritage Section, the Town's Fire and Emergency Services, the Town's Finance Department, the Town's Building Services – Zoning Section and the Toronto and Region Conservation Authority. These Town departments and external agencies have no objections to the applications.

Interim Growth Management Strategy:
The applicant has submitted the requisite Sustainability Metrics submission for consideration by the Town. Staff has reviewed the submission and finds it acceptable, as the proposed development demonstrates achievement of a "good" score of 34, which meets the approved threshold score range of 21 to 35 for Site Plans. Accordingly, staff are recommending servicing allocation for 16 new dwelling units (48 persons per population equivalent) to the subject development.

Financial/Staffing/Other Implications:
The recommendations do 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 proposed draft Plan of Subdivision and Site Plan applications are 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 draft Plan of Subdivision application submitted in support of its development proposal to construct a residential development comprised of 18 townhouse units on its land holdings. The proposed development is consistent with the *Provincial Policy Statement* and conforms with the *Growth Plan*, the York Region Official Plan and the Town's Official Plan. Furthermore, the draft Plan of Subdivision has regard for the criteria under Section 51(24) of the *Planning Act*. In light of the preceding, staff is of the opinion that the development proposal is appropriate and represents good planning and therefore, it is recommended that the applicant's draft Plan of Subdivision application be approved as outlined in this report.

With regards to the related Site Plan Application, comments have been provided by circulated Town departments and external agencies through the circulation of the application. At the time of writing this report, staff is satisfied that the remaining comments are minor and will not affect the approval of the draft Plan of Subdivision application. On this basis, it is recommended that any comments from Council or the public with respect to the Site Plan application be referred back to staff for consideration.

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 A1, Extract from Council Public Meeting, C#05-17, held February 15, 2017
- Appendix A2, Schedule of Draft Plan Approval Conditions
- Appendix A3, Comments from Development Engineering Division on Site Plan Application
- Appendix A4, Comments from Park and Natural Heritage Planning Section on Site Plan Application
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan Designation
- Map 4 Proposed draft Plan of Subdivision D03-16010
- Map 5 Proposed Site Plan

Report Approval Details

Document Title:	SRPRS.18.004.docx
Attachments:	- Appendix A1.docx - Appendix A2.docx - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_S316010A.pdf - MAP_3_OFFICIAL_PLAN_2010_DESIGNATION.pdf - MAP_4_PROPOSED DRAFT PLAN OF SUBDIVISION.pdf - MAP_5_PROPOSED SITE_PLAN.pdf
Final Approval Date:	Jan 22, 2018

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

Gus Galanis - Jan 22, 2018 - 10:03 AM

Kelvin Kwan - Jan 22, 2018 - 10:06 AM

Neil Garbe - Jan 22, 2018 - 10:30 AM

Appendix A1, Notice of Public Meeting

EXTRACT FROM COUNCIL PUBLIC MEETING C#05-17 HELD FEBRUARY 15, 2017

3.2 Request for Comments – Draft Plan of Subdivision – Elm Carrville (2016) Inc. - Part of Lots 109, 110 and 111, Plan 1960 – 329 and 343 Carrville Road – File Number D03-16010 – (Staff Report SRPRS.17.028)

Shelly Cham of the Planning and Regulatory Services Department provided an overview of the proposed draft Plan of Subdivision application to permit the creation of a two-block subdivision on the subject lands. Ms. Cham advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Adam Grossi, KLM Planning Partners Inc., agent for the applicant, provided background information on the site prior to the involvement of his client including the enactment of a zoning by-law approved by the Ontario Municipal Board and submission of the Site Plan application in 2015. He reviewed the revised submission and related draft Plan of Condominium (common element) application, and advised that they would continue to work with staff for site plan approval.

Jiayi Wang, 116 Spruce Avenue, inquired about the common elements within the draft Plan of Subdivision and the proposed depth and height of the development. Sonya Iaizzo, 130 Spruce Avenue, inquired about the preservation of trees located on the property and stormwater management.

Moved by: Councillor Cilevitz
Seconded by: Councillor West

That Staff Report SRPRS.17.028 with respect to the draft Plan of Subdivision application submitted by Elm Carrville (2016) Inc. for lands legally described as Part of Lots 109, 110 and 111, Plan 1960 (municipal addresses: 329 and 343 Carrville Road), File Number D03-16010 be received for information purposes only and that all comments be referred back to staff.

Carried

Appendix A2, Schedule of Conditions, Draft Plan of Subdivision

The Corporation of The Town of Richmond Hill
Schedule of Conditions
Draft Plan of Subdivision
File 19T(R)-16010

Elm Carrville (2016) Inc.
Part of Lots 109, 110 and 111, Plan 1960
Town of Richmond Hill

Town of Richmond Hill

Development Planning Division

1. Approval shall relate to a draft Plan of Subdivision prepared by KLM Planning Partners Inc., having a signed Surveyor's Certificate dated November 4, 2016.

2. The lands within this draft Plan of Subdivision shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the *Planning Act*.

3. Prior to final approval of the Plan, the Owner shall provide the Town with evidence in the form of an Ontario Land Surveyor Certificate that:

    a) any existing buildings or structures on the lands as of the date of final approval, are situated so as to comply with applicable zoning by-laws after registration of the plan; and,
    b) all lot frontages and lot areas within the plan conform to the applicable zoning by-law.

4. The road allowances included within this draft Plan of Subdivision shall be named to the satisfaction of the Town and the York Region Planning and Development Services Department. The Owner shall agree in the Subdivision Agreement that all street names shall be identified to the satisfaction of the Town prior to construction of any buildings.

Development Engineering Division

5. The Owner shall agree that maintenance of any retaining walls constructed within this draft Plan of Subdivision shall be the responsibility of the Owner, and of subsequent Owners. Retaining walls shall not be constructed upon lands to be transferred to the Town.

6. The Owner shall agree to provide the Town with digital copies of the draft and final Plan of Subdivision and all reference plans in accordance with the Town's digital submission requirements. These plans shall be tied to horizontal control at a minimum of three (3) locations at the extreme corners of the plan.

7. The Owner shall convey to the Town all lands or easements required for municipal servicing of lands within or external to the plan to the satisfaction of the Commissioner of Planning and Regulatory Services. Such lands or easements shall be granted to the Town in priority to all charges and encumbrances and shall be conveyed without monetary consideration.

Policy Planning Division – Park and Natural Heritage Planning Section

8. The Owner agrees that no trees, vegetation or environmentally significant features within the draft plan shall be removed or altered without the written consent of the Town. Further, in the event that any trees, vegetation or environmentally significant features within the draft plan are removed or altered without the written consent of the Town, the Owner shall restore the lands and/or provide compensation to the municipality as required by the Town.

9. Prior to registration of the Plan, the Owner shall submit a Tree Inventory and Preservation Plan completed consistent with the Town's guidelines for the preparation of such reports and to the satisfaction of the Town. The Owner shall agree in the Site Plan Agreement applicable to the subject lands, to implement the recommendations of Tree Inventory and Preservation Plan finally approved by the Town, to pay all costs associated with implementation, to replace the loss of tree cover either through replanting and/or cash-in-lieu of planting, and provide associated securities upon request to guarantee undertaking of the work.

Region of York - Regional Planning and Development Services Department

10. The Owner shall agree to save harmless York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

11. The Owner shall agree to permit a direct shared vehicular, pedestrian and cycling interconnection from the proposed development to the adjacent properties to the west located at 351 and 361 Carrville Road.

12. The Owner shall agree to advise all potential purchasers of the existing transit services in this development. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps and providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements.

13. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Richmond Hill for the development proposed within this draft Plan of Subdivision or any phase thereof.

14. Prior to final approval, the engineering drawing(s) showing the layout of watermains and sewers shall be submitted to the Region for review by the Infrastructure Asset Management Branch.

15. Prior to final approval, the Owner shall provide a drawing that demonstrates the proposed development will provide direct shared pedestrian/cycling facilities and connections from the proposed development to Carrville Road to support active transportation and public transit, where appropriate.

16. Prior to final approval, the Owner shall provide a Transportation Demand Management (TDM) Plan to address the following comments, to the satisfaction of the Region:

    a) The TDM Plan shall include a TDM communication strategy, to assist the Region and the Town of Richmond Hill to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-located PRESTO Cards. The applicant is responsible for the coordination and for providing a venue for the distribution of PRESTO Cards. Each event, approximately 4 hours of staff time, can serve approximately 100 residential units. The applicant shall coordinate specific event details with York Region/York Region Transit Staff allowing a maximum of 2 months' notice.

    b) The TDM Plan shall include a TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations. Estimated costs for any items that are provided by the Region shall be identified as "To be Determined (TBD)".

17. The Owner shall implement all recommendations of the final TDM Plan as approved by York Region.

18. Prior to final approval, the Owner shall convey lands to provide a 43 metres right-of-way required for this section of Carrville Road, measured from the existing northern property line of Carrville Road, and any additional lands required for the turn lanes at the intersections, will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor. This requirement is consistent with the approved 2016 Rurtherford Road/Carrville Road Environmental Assessment (EA) Study.

19. The Owner acknowledges and agrees that revisions to the draft Plan of Subdivision may be required to incorporate the recommendations of the approved EA for

Carrville Road. These revisions shall be in conformity with the recommendations of the approved EA.

20. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Ace and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of land, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirement of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase 1 ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of Yrok"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

21. The Owner shall also provide the Region's Development Engineering with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in, or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

    The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region.

22. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadways that have transit services.

23. Existing YRT/Viva transit services operate on the following roadway in the vicinity of the subject lands:

    - Carrville Road

24. Prior to final approval, the Owner shall satisfy the Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadways to the Regional roadway as follows:

    - From internal roadways to Carrville Road

    The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

25. The Owner shall satisfy the Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which have transit services, sidewalks, pedestrian access and bus stop locations.

26. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that the Regional development charges, or any part thereof, are payable.

Ministry Of Culture

27. Prior to final approval, and prior to the initiation of any grading, the Owner shall carry out an archaeological assessment of the entire area within this draft Plan of Subdivision and shall prepare a report which will identify significant archaeological sites to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.

28. The Owner shall agree that no development or grading shall occur on any site identified as being archaeologically significant by the assessment referred to in Condition 27, until archaeological excavations of all significant sites within any phase

for which final approval is sought has been carried out to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.

Clearance Conditions

29. The Town of Richmond Hill shall advise that Conditions 1 to 9 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.

30. The Regional Corporate Services Department shall advise that Conditions 10 to 26 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.

31. The Ministry of Culture shall advise that Conditions 27 and 28 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.

NOTE: Where final approval for registration has not been given within three (3) years after the date upon which approval to the proposed Plan of Subdivision was given, The Town of Richmond Hill may, in its discretion, and pursuant to the *Planning Act*, R.S.O. 1990, withdraw its approval to this proposed Plan of Subdivision, unless approval has been sooner withdrawn, but The Town of Richmond Hill may from time to time extend the duration of the approval.

Appendix A3
SRPRS 18.004
File(s) D03-16010, D06-15077

Alison Long

From: Annie Kwok
Sent: Friday, December 15, 2017 9:57 AM
To: Pat Hosein
Cc: Alison Long; Rob Cowie; Paul Guerreiro
Subject: File D06-15077, 329-343 Carrville Rd. - 3rd Submission Comments

Hi Patri,

I have reviewed the above noted application and have the following comments:

- ☐ **Water Supply:** A revised Functional Servicing Report and Storm Water Management Report prepared by JSW+ Associates dated November 2017 was reviewed. The area has been subject to significant development and as such Town requested an updated flow test to understand the current residual supply and pressure. Peak Flow Consulting Ltd. conducted the current flow test on Sep. 18, 2017 but did not test the current residual state. Please provide a complete flow test for the Town's review and ensure testing is coordinated through/with the Town's Operations Centre (905) 884-8013.
- ☐ Revise according to redlines attached.

Servicing: Based on Servicing Plan Dwg. No. S-1 by JSW+ Associates, revision < > dated < >

- ☐ Revise according to redlined drawings attached.

Grading: Based on Grading Plan Dwg. No. G-1 by JSW+ Associates, revision < > dated < >

- ☐ Indicate the emergency overland flow route.
- ☐ Revise according to redlined drawings attached.

Erosion and Sedimentation Control (ESC): Based on Construction Management and Siltation Control Plan Dwg. No. CM-1 by JSW+ Associates, revision < > dated < >

- ☐ Clarify if any dewatering will be required.
- ☐ Indicate all temporary diversion swales, stockpile location, check dams, etc.
- ☐ Revise according to redlined drawings attached.

General

- ☐ All reference to noise barrier on the site plan must make reference to the approved noise report.
- ☐ Submit a revised cost estimate for the site works and to include: exterior lighting, walkways/hardscaping and fencing costs (placed in the Landscape cost estimate).
- ☐ A Construction Traffic Management Plan by JSW+ and Renaissance Nouveau Design Inc. was reviewed. The Architect's CTMP is to be consistent with the Construction Engineer's CTMP. Please revise according to redlines attached.

Regards,

Annie Kwok, C.E.T.
Project Coordinator

Appendix A4
SRPRS 18.004
File(s) D03-16010, D06-15077

Alison Long

From: Patricia Young
Sent: Thursday, December 14, 2017 9:47 AM
To: Alison Long
Subject: D06-15077 329, 343 Carrville Road, Elm Carrville (2016) Inc.

Attn: Alison Long

Re: D06-15077 Proposed townhouse development
329, 343 Carrville Road, Elm Carrville (2016) Inc.
Related applications: D03-16010, D05-16010

Reviewed:

- Sustainability Metrics received November 13, 2017
- Landscaping Plans L-1 prepared by JSW signed and sealed October 26, 2017
- Preservation Removals Plan prepared by JSW and Associates last revised June 1, 2015

Comments:

1. Are there trees greater than 20cm DBH not included in the tree inventory, e.g. along the western property line?
2. The applicant has not shown how metric item 3.C.1, can be implemented. It requires a garden appropriate for food production be built on the private lot at the developer's expense. To achieve the points for this metric, the garden needs to be shown on the landscape plans with a detail, it should be a raised bed, and securities provided for in the landscaping estimate. Please call the undersigned if you wish to discuss further.
3. The applicant has identified Trees #29, 30 and 31 as neighbouring trees. While Park staff does not object to removal of the trees, it is the responsibility of the applicant to gain consent of the adjacent landowner to remove their trees.
4. Detail 2 on Plan L.1 shows planting trees in undisturbed subsoil. If the trees will be planted in engineered fill or soil compacted by construction equipment, ensure the planting area is modified to provide for 30 cubic metres for each tree (e.g. scarify the top of the engineered fill, and mix with topsoil) . Show necessary soil modifications on the landscaping plan. The landscaper will be required to provide an email to parks staff stating the soil was modified in accordance with the plans in order to have the security released.
5. Provide a landscaping cost estimate for landscaping for securities purposes. Include the soil cells as a separate line item.

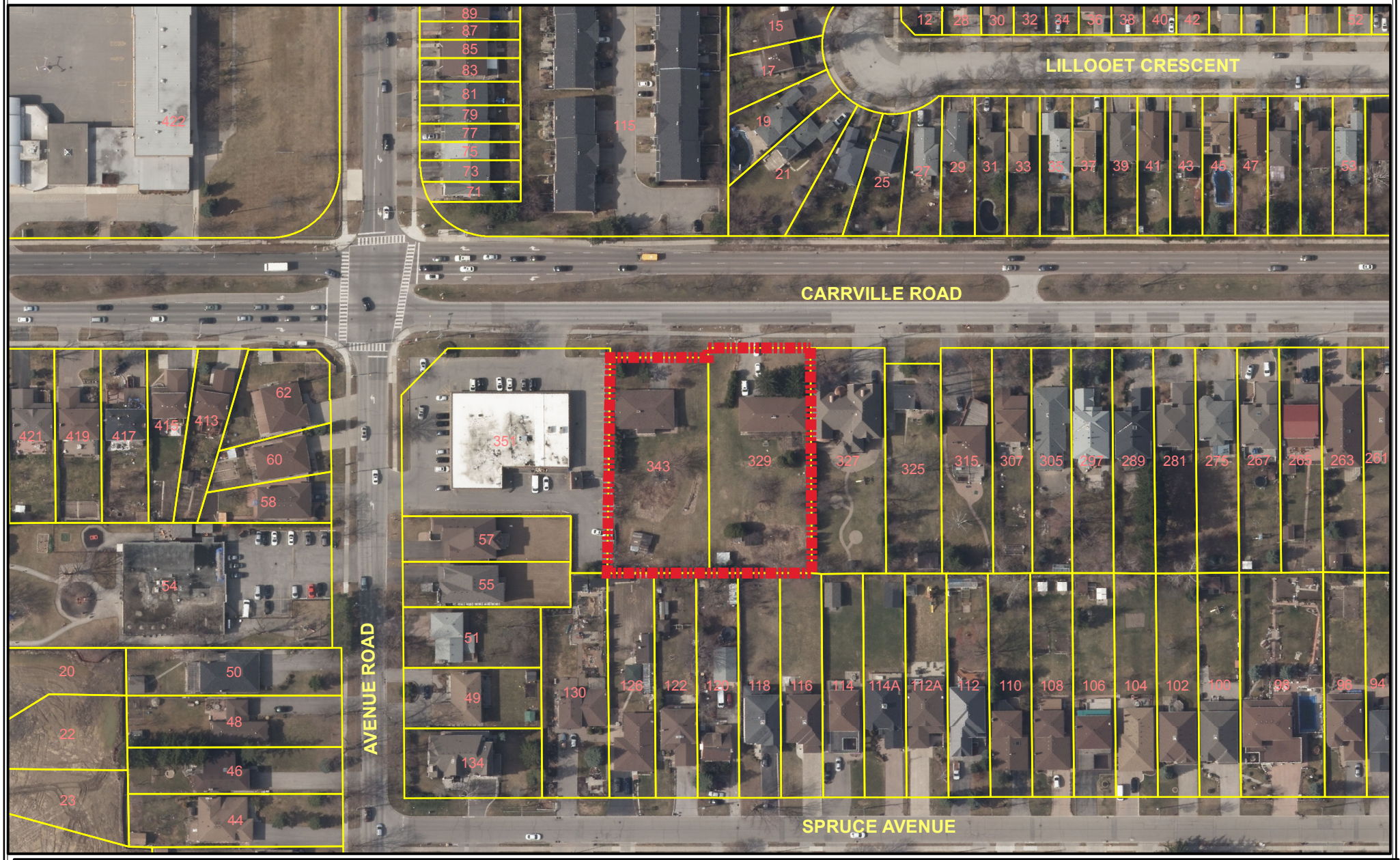
Should you have any questions, or need to discuss this further, please contact me.

Patti

Patricia Young, B. Sc. MCIP, RPP
Parks Planner
Planning & Regulatory Services
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4
patricia.young@richmondhill.ca
T: 905-771-2477 (direct line)
F: 905-771-2405

Richmond Hill

MAP 1 - AERIAL PHOTOGRAPH



Copyright J.D.Barnes Limited 2015 Orthophotography

BLOCK 25

File Nos. D03-16010 and D06-15077

Legend

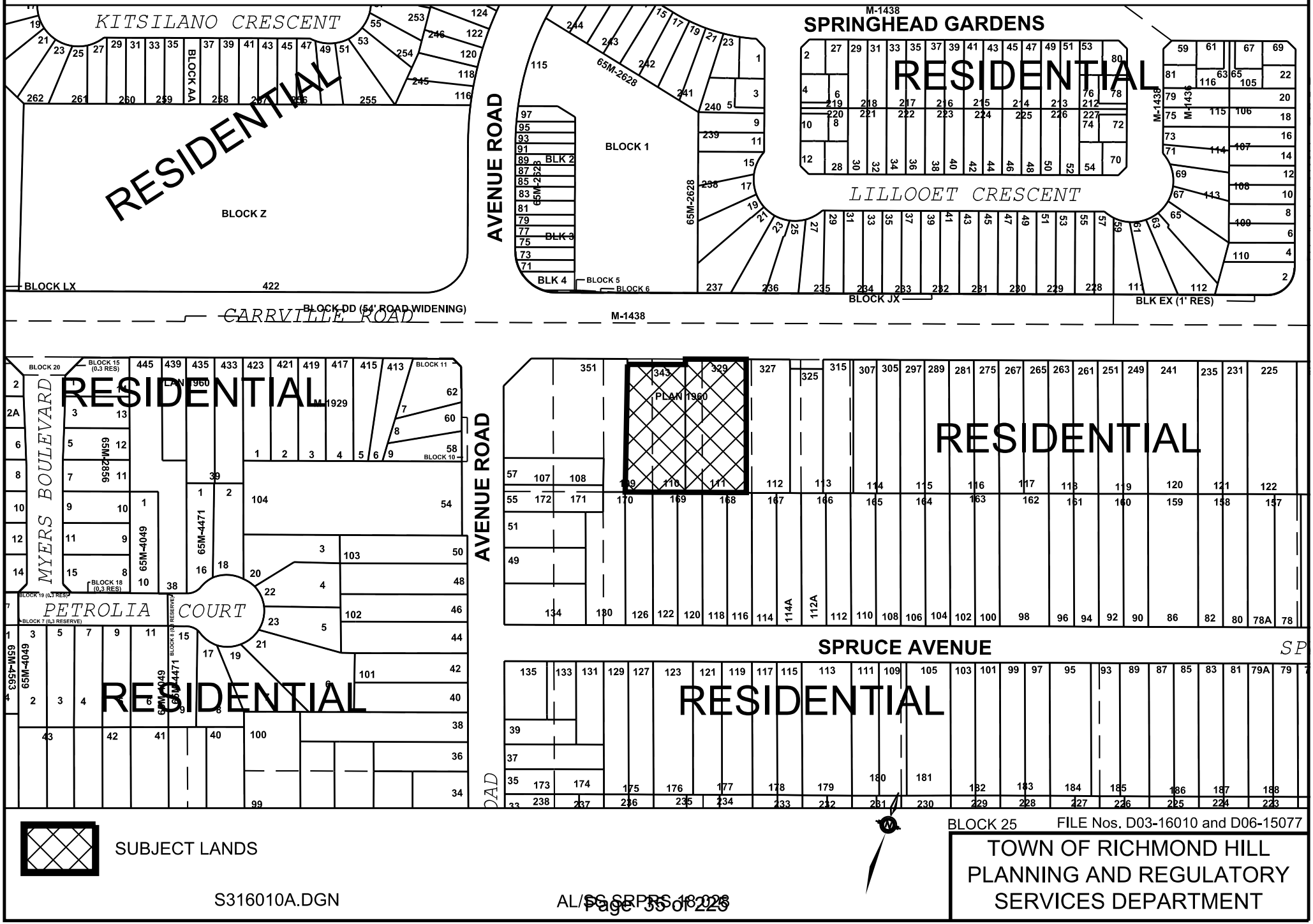
SUBJECT LANDS

N

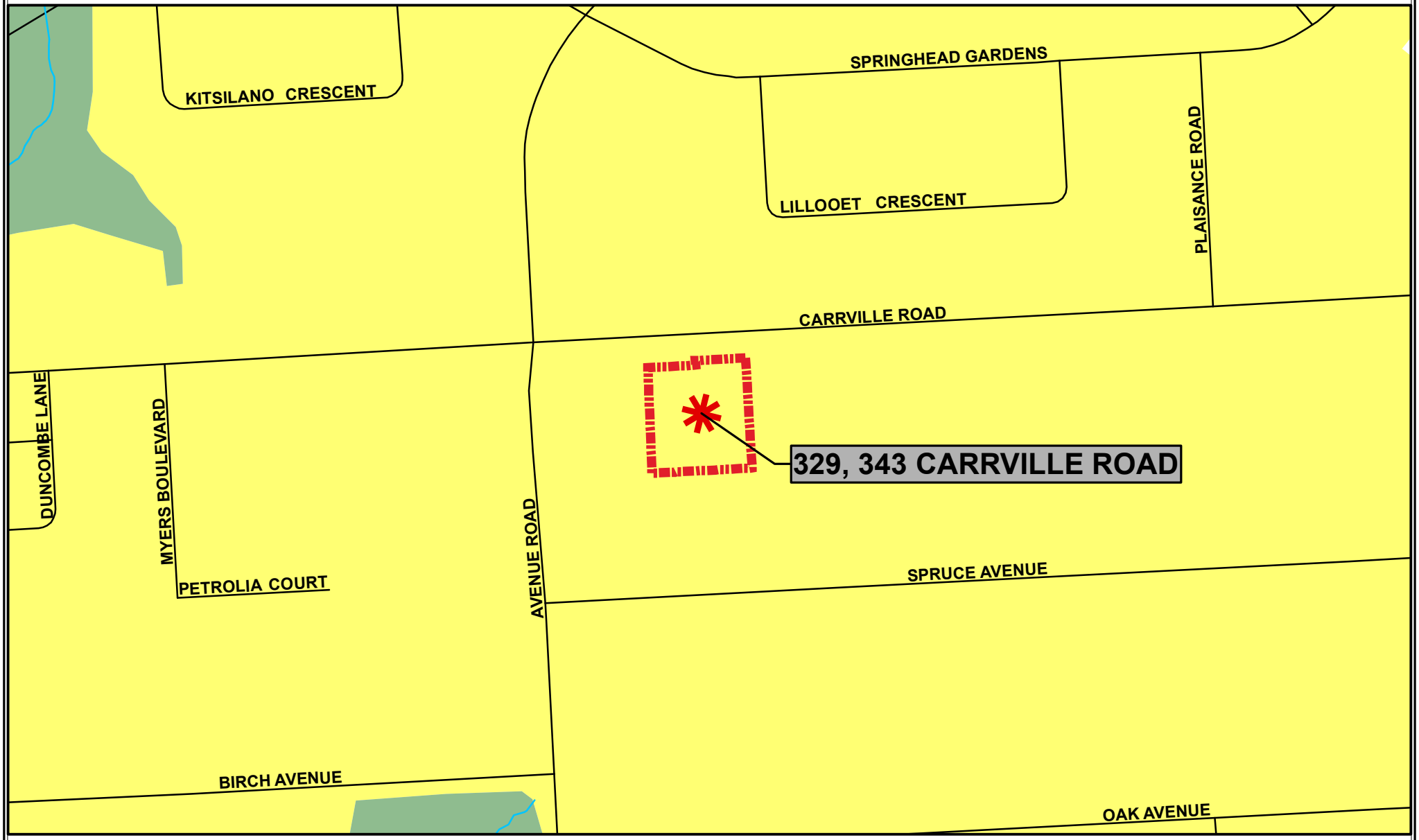
TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

AL/SS SRPRS.18.028

MAP 2 - NEIGHBOURHOOD CONTEXT



MAP 3 - OFFICIAL PLAN (2010) DESIGNATION



NOTE: The information provide in this map is a depiction of a portion of the Richmond Hill Official Plan. For accurate reference, the schedules and policies of the Richmond Hill Official Plan must be consulted. In the case of a discrepancy between the schedules and the policies of the Richmond Hill Official Plan, the policies shall take precedence.

BLOCK 25

FILE NOS. D03-16010 AND D06-15077

LEGEND

Subject Lands

Natural Core

Neighbourhood

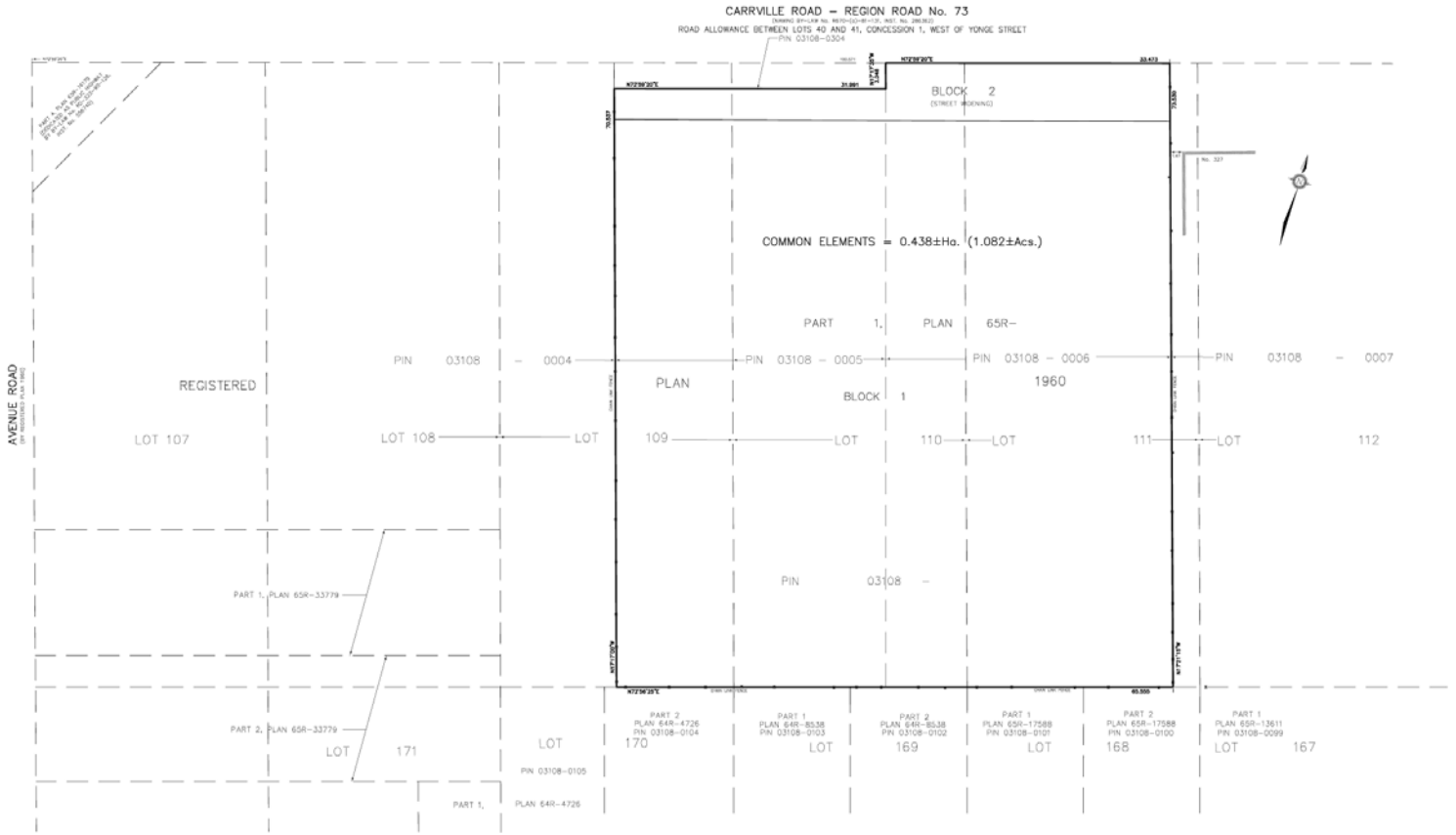
N

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 4 - PROPOSED DRAFT PLAN OF SUBDIVISION

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 109, 110 AND 111,
REGISTERED PLAN 1960
TOWN OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200



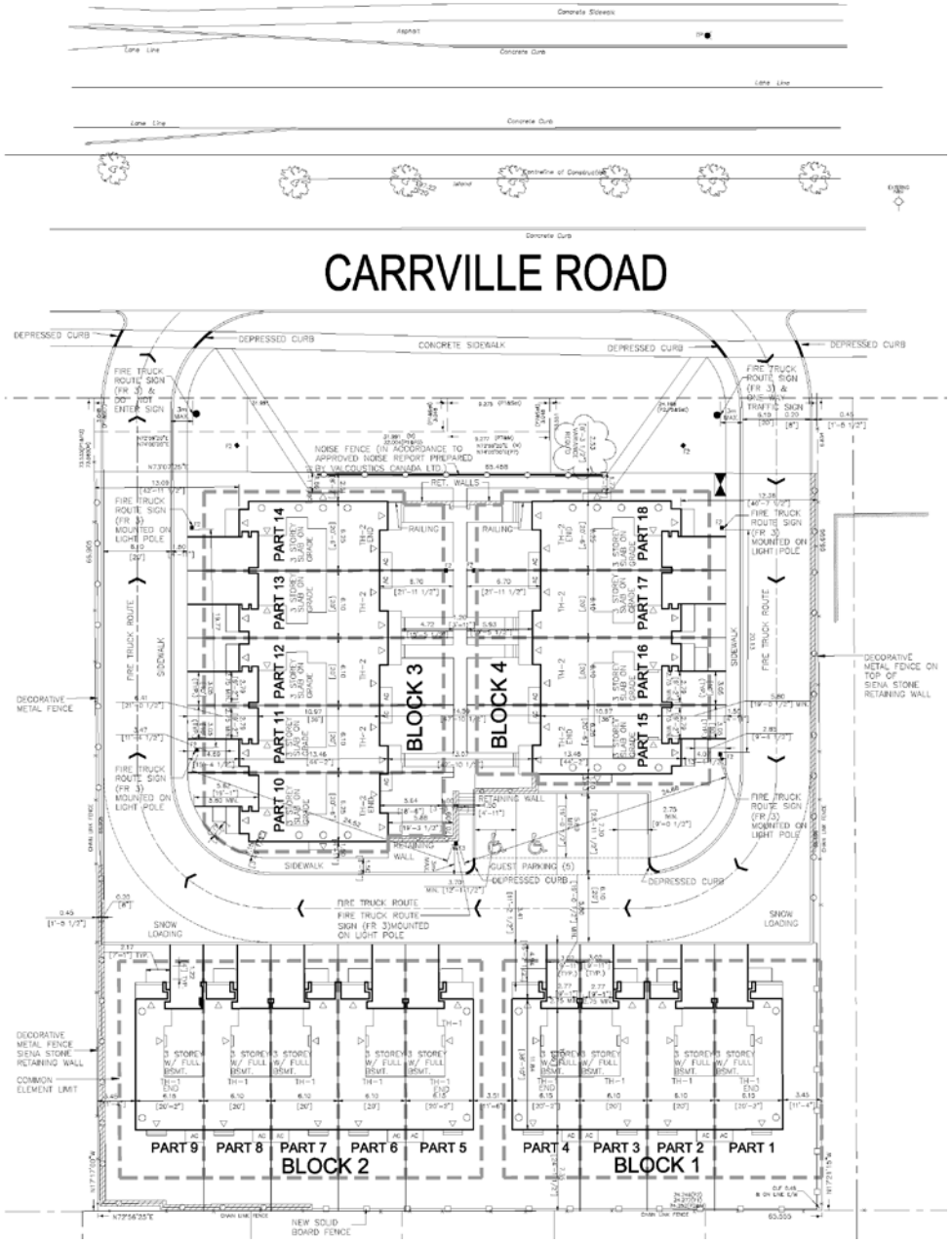
Block 25

File Nos.D03-16010
& D06-15077

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

AL/SS SRPRS.18.028

MAP 5 - PROPOSED SITE PLAN



Block 25

File Nos.D03-16010
D06-15077

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

AL/SS/SRP/RS.18.028

Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018
Report Number: SRPRS.18.021

Department: Planning and Regulatory Services
Division: Development Planning

Subject: SRPRS.18.021 – Request for Approval – Zoning By-law Amendment Application – Kayvan Hakimzadeh – Town File D02-16035

Owner:

Kayvan Hakimzadeh
1622 Tipperary Court
Mississauga, Ontario
L5H 3Z4

Agent:

Evans Planning Inc.
8414 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Part of Lot 25, Plan 355
Municipal Address: 0 Sunset Beach Road

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate the creation of one (1) additional building lot on the subject lands.

Recommendations:

That the Zoning By-law Amendment application submitted by Kayvan Hakimzadeh for the lands known as Part of Lot 25, Plan 355 (Municipal Address: 0 Sunset Beach Road), Town File D02-16035, be approved, subject to the following:

a) that the subject lands be rezoned from Residential Second Density (R2) Zone under By-law 1703, as amended, to Single Detached Six (R6) Zone

and Open Space (O) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.18.021; and,

b) that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Contact Person:

Simone Fiore, Planner I – Subdivisions, phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

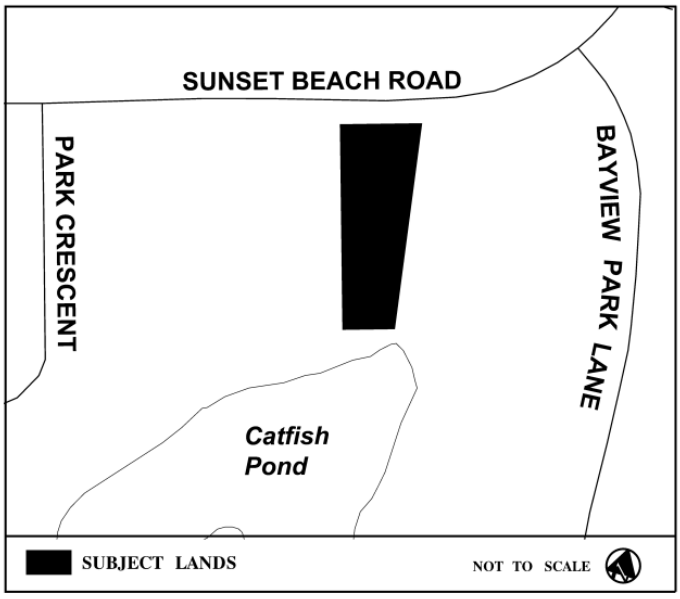
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 the person listed under “Contact Person” above.



Background:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting on March 22, 2017 wherein Council received Staff Report SRPRS.17.052 for information purposes and directed that all comments be referred back to staff for further consideration (refer to Appendix "A").

Concerns were raised by Council and members of the public with respect to the applicant's development proposal. The concerns identified included the potential environmental impacts as a result of the proposed lot creation. Council members also discussed the possibility of conveying a portion of the subject lands to a public authority for conservation purposes. These matters will be addressed in greater detail in the later sections of this report.

It should be noted that all comments from internal departments and external agencies pertaining to the subject proposal have been satisfactorily addressed by the applicant. In this regard, the purpose of this report is to seek Council's approval of the applicant's Zoning By-law Amendment application to facilitate the creation of one (1) additional building lot on its land holdings.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Sunset Beach Road, west of Bayview Park Lane and have a total lot area of 0.25 hectares (0.62 acres). The lands form an existing building lot which was created through the approval of a Consent application in 2015 (Town File B008/15). The subject lands are currently vacant, and abut Sunset Beach Road to the north, residential uses to the east and west, and Town-owned lands (Catfish Pond) to the south (refer to Maps 1 and 2).

Revised Development Proposal

The applicant submitted a revised development proposal to the Town in response to comments arising from the initial submission of November 2016. The applicant revised the proposal to provide for an increased front yard setback to ensure compatibility and consistency with the established building line along Sunset Beach Road. The applicant is seeking Council's approval of its request to amend the Zoning By-law to facilitate the creation of one (1) additional building lot on its land holdings (refer to Map 5). Each lot is to support one (1) single detached dwelling having frontage onto Sunset Beach Road. The following is a summary table outlining the pertinent statistics of the applicant's development proposal based on the revised plans and drawings submitted to the Town:

- **Total Lot Area: 0.025 hectares (0.62 acres)**
- **Lot 1:**
  - **Lot Frontage: 17.27 metres (56.66 feet)**
  - **Lot Area: 1,251 square metres (13,465.65 square feet)**

- **Lot 2:**
  - **Lot Frontage: 17.27 metres (56.66 feet)**
  - **Lot Area: 1,273 square metres (13,702.46 square feet)**

Proposed Zoning By-law Amendment:

The subject lands are currently zoned **Residential Second Density (R2) Zone** under By-law 1703, as amended (refer to Map 3). This zone category permits a single detached dwelling among other uses. The development as proposed does not meet the majority of the development standards of the **R2 Zone** category including the minimum lot frontage and lot area requirements of 22.86 metres (75 feet) and 929.03 square metres (10,000 square feet) respectively. As such, the applicant is seeking Council's approval to rezone the majority of the subject lands to **Single Detached Six (R6) Zone** under Zoning By-law 313-96, as amended.

The following table provides a comparison between the development standards of the **R2 Zone** under By-law 1703, as amended, the development standards within the **R6 Zone** under By-law 313-96, as amended, and the applicant's proposed development standards:

Statistic	R2 Zone Standards, By-law 1703, as amended	R6 Zone Standards, By-law 313-96, as amended	Proposed Development
Minimum Lot Area	929.03 square metres (10,000 square feet)	500 square metres (5,381.96 square feet)	1,273 square metres (13,702.46 square feet) (Lot 1) 1,251 square metres (13,465.65 square feet) (Lot 2)
Minimum Lot Frontage	22.86 metres (75 feet)	15 metres (49.21 feet)	17.27 metres (56.66 feet)
Minimum Front Yard	17.68 metres (58 feet) from centerline of street	4.50 metres (14.76 feet)	25.88 metres (84.91 feet) (Lot 1) 25.85 metres (84.81 feet) (Lot 2)
Minimum Side Yard	3.0 metres (10 feet)	1.5 metres (4.92 feet)	1.5 metres (4.92 feet)
Minimum Rear Yard	4.58 metres (15 feet)	7.5 metres (24.61 feet)	7.5 metres (24.61 feet)
Maximum Lot Coverage	20%	40%	40%

Planning staff has undertaken a comprehensive analysis of the applicant's revised development proposal and is satisfied that the proposed **R6 Zone** category and site specific provisions are appropriate to facilitate the applicant's development proposal.

Planning Analysis:

Town of Richmond Hill Official Plan (2010)

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 – Land Use of the Town's Official Plan (the "Plan") (refer to Map 4). The lands are also within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* ("ORMCP").

Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, medium-density residential uses, neighbourhood commercial uses, community use, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Town's Official Plan. The applicant is proposing single detached dwellings which are permitted within the **Neighbourhood** designation. In accordance with Section 4.9.2 of the Plan, development shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

The **Natural Core** designation includes natural core areas located within the **Settlement Areas** both on and off the Oak Ridges Moraine. Permitted uses in the **Natural Core** designation include fish, wildlife and forest management, conservation projects and flood and erosion control projects other than stormwater management works, essential transportation, infrastructure, and utilities subject to specific policy criteria as outlined in Chapter 4 of the Town's Official Plan, low-intensity recreational uses, unserviced parks and accessory uses.

Section 3.2.1.8 of the Plan speaks to dedicating key natural heritage features and key hydrological features and their associated minimum vegetation protection zones through the development approval process to an appropriate public agency. Staff note that through the previous Consent application a 10 metre buffer from Catfish Pond was conveyed to the Town, and the portion of the subject lands to be zoned **Open Space (O) Zone** is intended to serve as a restorative planting area to be maintained in private ownership.

Prior to the approval of the Town's new Official Plan, development on and in the vicinity of the subject lands was guided by the North Urban Development Area Secondary Plan (OPA 129). OPA 129 identified various infill areas (i.e. Douglas Road Neighbourhood Infill Study Area) where redevelopment of existing lots through backlot Plans of Subdivision and Consents on existing streets was permitted and encouraged. Lands along Park Crescent and Sunset Beach Road (east of Dunn Drive) were not included in an infill area in order to preserve the larger lot character along those streets.

At the time, lots on the north side of Sunset Beach Road (east of Dunn Drive) were primarily zoned **Residential Third Density (R3) Zone** with minimum lot frontage and lot

area requirements of 22.86 metres (75 feet) and 929.03 square metres (10,000 square feet) respectively, while lots on Park Crescent and the south side of Sunset Beach Road (east of Dunn Drive) were primarily zoned **Residential Second Density (R2) Zone** with minimum lot frontage and lot area requirements of 22.86 metres (75 feet) and 929.03 square metres (10,000 square feet) respectively. As a result, the creation of smaller residential infill lots was generally discouraged from a policy perspective and several development applications submitted to the Town were not supported by staff and/or approved by Council.

In the past 20 years, the context of the area has evolved, particularly on Sunset Beach Road, west of Park Crescent where small infill subdivisions and individual Consents have been approved, as well as south of Sunset Beach Road where larger subdivisions (i.e. Nantucket Drive, Sandbanks Drive) have been approved. Further, staff note that there are multiple lots along Sunset Beach Road (at its junction with Bayview Park Lane) that have gone through the Consent approval process resulting in lot frontages of less than 22.86 metres (75 feet).

Staff has evaluated the applicant's development proposal in relation to the design and compatibility policies of the 2010 Official Plan and is satisfied that the proposal has regard for and is compatible with the surrounding and adjacent area. The proposed lot frontages of 17.27 metres (56.66 feet) combined with large lot areas of 1,273 square metres (13,702.46 square feet) and 1,251 square metres (13,465.65 square feet) provide for a form of development that will be compatible with the current character of Sunset Beach Road, which has varied lot frontages. The depth of the proposed lots allows increased flexibility for locating a dwelling and minimizes any impacts of the reduced lot frontages from a streetscape perspective. Further, staff have incorporated an increased minimum front yard setback of 20 metres (65.62 feet) into the draft by-law which acknowledges the established building line along this section of Sunset Beach Road and minimizes any streetscape impacts.

Given all of the above, Planning staff is of the opinion that the subject Zoning By-law Amendment application has appropriate regard for and is consistent with the **Neighbourhood** designation and the broader policy direction for this part of the Town as outlined in the Town's Official Plan.

Oak Ridges Moraine Conservation Plan (2017)

The subject lands are located within the **Settlement Area** of the Oak Ridges Moraine as defined in accordance with the ORMCP. In accordance with Section 3.2.1.1 (18) of the Town's Official Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**.

In accordance with Subsection 18 (3) of the ORMCP, the creation of new lots is generally permitted within **Settlement Areas** subject to conformity with the ORMCP policies with respect to the consideration of key natural heritage features (KNHFs), hydrologically sensitive features (HSFs), watersheds and subwatersheds, wellhead and

aquifer protection, transportation, infrastructure and utilities, sewage and water services, partial services, stormwater management, and rapid infiltration basins and columns.

The subject lands directly abut a strip of Town-owned land that contains Catfish Pond which is located within the Wilcox-St. George Provincially Significant Wetland. In accordance with the ORMCP, wetlands are identified as KNHFs and HSFs and therefore a Minimum Area of Influence (MAI) of 120 metres and a 30 metre Minimum Vegetation Protection Zone (MVPZ) is required from the feature. As outlined in Sections 21 (3) and (4) of the ORMCP, an Environmental Study is required in order to determine if a reduction to a feature is possible and appropriate.

North Urban Development Area Master Environmental Servicing Plan

The environmental policies outlined in the Master Environmental Servicing Plan (MESP) prepared in support of the North Urban Development Area Secondary Plan (1996) are also applicable to the subject lands. In particular, the MESP provides guidelines regarding the required buffer areas to environmental lands and features. As Catfish Pond and a portion of abutting lands is designated as an Environmental Protection Area 1 (EPA1), minimum buffer requirements are applicable. The MESP outlines that a minimum buffer of 10 metres is required from the limits of the feature, unless otherwise demonstrated through an Environmental Impact Study (EIS). The applicant is proposing a 10 metre buffer from the EPA area and is therefore in compliance with the policies outlined in the MESP.

In addition to the requirements of the North Urban Development Area Secondary Plan Master Environmental Servicing Plan (MESP) applicable to the lands, and the completed Environmental Study submitted in support of the development, the applicant also submitted a Natural Heritage Evaluation (NHE) prepared by Beacon Environmental dated March 2015 to Town and Toronto and Region Conservation Authority (TRCA) staff as part of the approval process for its previous Consent Application B008/15. The NHE determined that the edge of the wetland is approximately eight (8) metres from the property boundary at its nearest point; however, the majority of the separation distance is twelve (12) metres. As such, there will be no development within ten (10) metres of the wetland, effectively serving as a buffer zone. As noted above, this portion of the subject lands is to be zoned **Open Space (O) Zone** and shall serve as a restorative planting area to be maintained in private ownership.

On the basis of the preceding, Planning staff is satisfied that the development proposal is consistent with the **Settlement Area** policies of the ORMCP and with the MESP for the North Urban Development Area.

Public Meeting Comments

The following concern was raised by Council and the public at the Council Public Meeting held March 22, 2017:

Environmental Impact

Concerns were raised with regard to the possible impact that the proposed lot severance and construction of two new dwellings will have on the environment, especially Catfish Pond. As noted in the preceding section, staff is satisfied that there will be no negative environmental impacts related to the subject proposal.

Town Department and External Agency Comments:

Development Planning Division

Planning staff has reviewed the applicant's development proposal and is recommending approval of its Zoning By-law Amendment application for the following reasons:

- as noted under the Planning Analysis section, the proposed land uses are permitted in the **Neighbourhood** designation;
- the applicant's revised submission has appropriately addressed the Town's Official Plan policies, especially Section 4.9.2 which speaks to design and compatibility;
- the development proposal conforms with the applicable development policies of the *Oak Ridges Moraine Conservation Plan*;
- the proposed development standards conform with the provisions of the **R6 Zone** under By-law 313-96, as amended;
- the proposed **O Zone** is appropriate and will serve as a restorative planting area;
- the proposed front yard setback would provide for a building line along Sunset Beach Road that would be consistent with the established building line on this portion of said street;
- through the future Consent and/or Site Plan approval stage, the applicant has acknowledged that measures will be undertaken to protect and preserve the trees on the eastern property line as indicated by Parks and Natural Heritage Planning staff; and,
- circulated Town departments and external agencies have no further concerns or comments regarding the subject Zoning By-law Amendment application.

Park and Natural Heritage Planning Division

Parks staff reviewed the revised proposal and note that an increased side yard setback along the easterly property line is desired in order to accommodate tree protection measures. Further, a Tree Inventory and Preservation Plan, Landscape Plan and Tree Replacement Plan will be a requirement of future applications.

Department and External Agency Comments

The applicant's revised development proposal satisfactorily addresses the comments from Town departments and external agencies. Town departments and external agencies have no further comments or objections with respect to the application.

Financial/Staffing/Other Implications:

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

Relationship to Strategic Plan:

The applicant's development proposal aligns with **Goal Two - Better Choice in Richmond Hill** by providing housing that offers options for people at all stages of life, in addition to **Goal Four - Wise Management of Resources in Richmond Hill** by designing energy efficient dwellings and using land responsibly.

Conclusion:

The applicant is seeking Council's approval of its proposal to facilitate the creation of one (1) additional building lot on its land holdings. The submitted Zoning By-law Amendment application conforms with the Town's Official Plan and staff is of the opinion that the proposed amendment is appropriate and represents good planning. On the basis of the preceding, it is recommended that Council approve the subject Zoning By-law Amendment application in accordance with the direction outlined in this report.

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 Public Meeting C#09-17 held March 22, 2017 Public Meeting
- Appendix B, Draft Zoning By-law
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Concept Plan

Report Approval Details

Document Title:	SRPRS.18.021 - Request for Approval - Zoning By-law Amendment - 599 Sunset Beach Road.docx
Attachments:	- Appendix A, Extract from Council Public Meeting held March 22, 2017.pdf - Appendix B, Draft By-law 6-18.pdf - Appendix B, Schedule A.pdf - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_S216035_NEW.pdf - MAP_3_EXISTING_ZONING_S216035_NEW.pdf - MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf - MAP_5_PROPOSED_CONCEPT_PLAN.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 - 4:42 PM

Kelvin Kwan - Jan 22, 2018 - 10:08 AM

Neil Garbe - Jan 22, 2018 - 10:23 AM

Scheduled Business

3.1 Request for Comments – Zoning By-law Amendment Application - Kayvan Hakimzadeh - Part of Lot 25, Plan 355 - 599 Sunset Beach Road - File Number D02-16035 - (Staff Report SRPRS.17.052)

Kayla Apostolides of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of one (1) additional building lot on the subject lands. Ms. Apostolides advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Adam Layton, Evans Planning Inc., agent for the applicant, reviewed the Town's zoning index map noting that the current by-law was dated 1962, and the application would continue a well-established trend on Sunset Beach Road for a modern form of development as permitted under By-law 313-96. He advised the subject lands went through a previous severance and addressed a number of environmental issues with Catfish Pond. Mr. Layton advised that the proposal was compatible for the area and represented good planning.

A property owner on Sunset Beach Road requested clarification regarding the lot coverage permitted for the proposal and area.

Moved by: Regional and Local Councillor Spatafora
Seconded by: Councillor Chan

That staff report SRPRS.17.052 with respect to the Zoning By-law Amendment application submitted by Kayvan Hakimzadeh for lands known as Part of Lot 25, Plan 355 (municipal address: 599 Sunset Beach Road), File Number D02-16035, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

Appendix "B"

The Corporation of the Town of Richmond Hill

By-law 6-18

A By-law to Amend By-law 313-96, as amended of

The Corporation of the Town of Richmond Hill and

By-law 1703, as amended, of the former Township of Whitchurch

Whereas the Council of The Corporation of the Town of Richmond Hill (the "Corporation") at its Meeting of , 2018 directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the Town of Richmond Hill enacts as follows:

1. That By-law 1703, as amended, of the former Township of Whitchurch ("By-law 1703") be and is hereby is further amended by:

   a) removing those lands shown on Schedule "A" to this By-law 6-18 (the "Lands") and any provisions of By-law 1703, as amended, that previously applied to the Lands shall no longer apply to the Lands.

2. That By-law 313-96, as amended, of The Corporation of the Town of Richmond Hill ("By-law 313-96") be and is hereby further amended as follows:

   a) by expanding the area of By-law 313-96 to include the Lands;

   b) by rezoning the Lands to "Single Detached Six (R6) Zone" and "Open Space (O) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 6-18; and,

   c) by adding the following to Section 7 – Exceptions:

      "7.184

      Notwithstanding any other inconsistent or conflicting provision of By-law 313-96, as amended, of the Corporation, the following special provisions shall apply to the lands zoned "Single Detached Six (R6) Zone" and more particularly shown as "R6" on Schedule "A" to By-law 6-18 and denoted by a bracketed number (7.184):

      i) Minimum Front Yard Setback: 20 metres (65.62 feet)"

3. All other provisions of By-law 313-96, as amended, not inconsistent with the foregoing, shall continue to apply to the Lands shown on Schedule "A" attached hereto.

4. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.

5. Schedule "A" attached to By-law 6-18 is declared to form a part of this by-law.

Passed this day of , 2018.

_____
Dave Barrow
Mayor

_____
Stephen M.A. Huycke
Town Clerk

D02-16035 (SF)

The Corporation of the Town of Richmond Hill

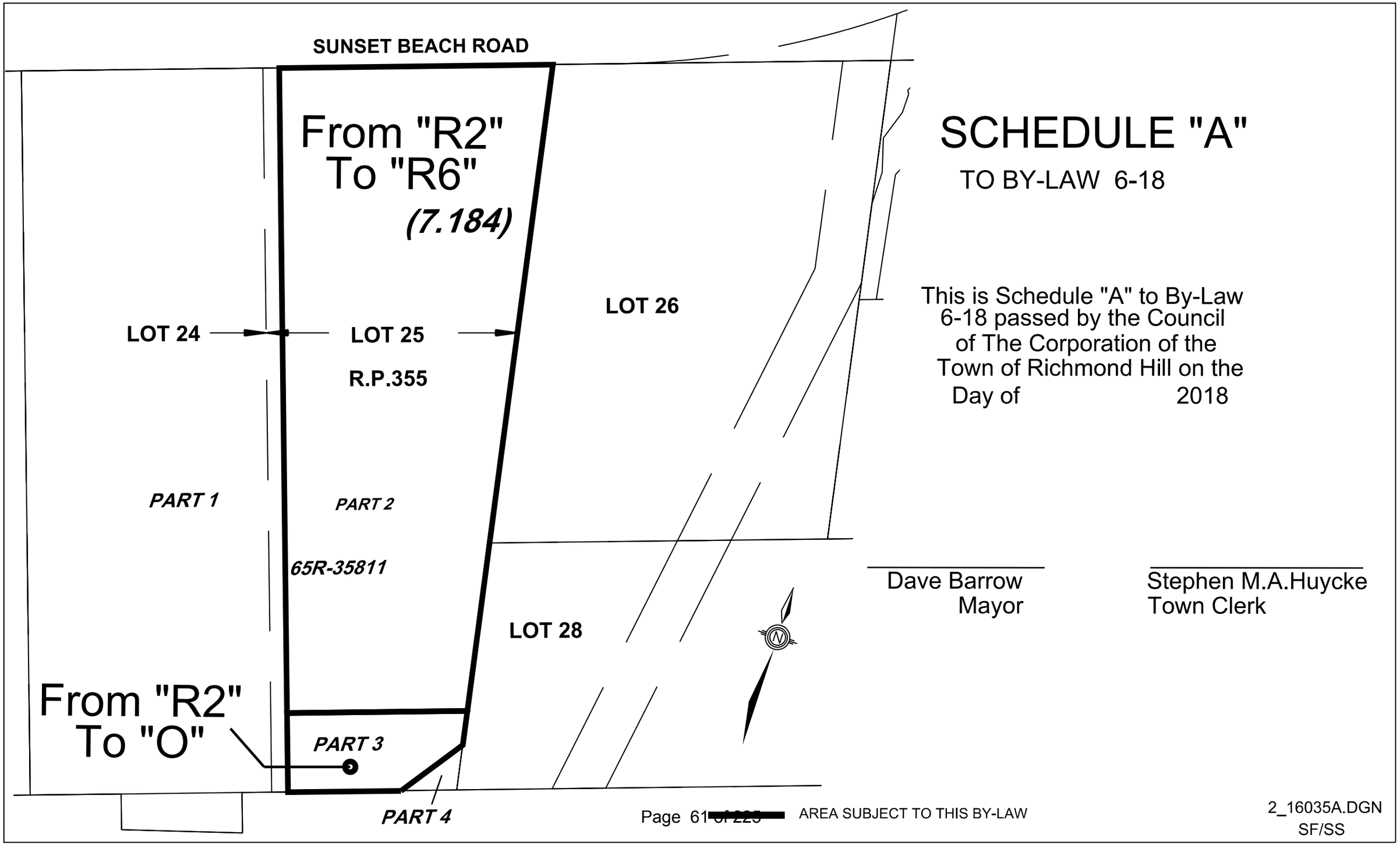
Explanatory Note to By-law 6-18

By-law 6-18 affects lands legally described as Part of Lot 25, Plan 355, designated as Parts 2 and 3 on Plan 65R-35811, municipally addressed as 0 Sunset Beach Road.

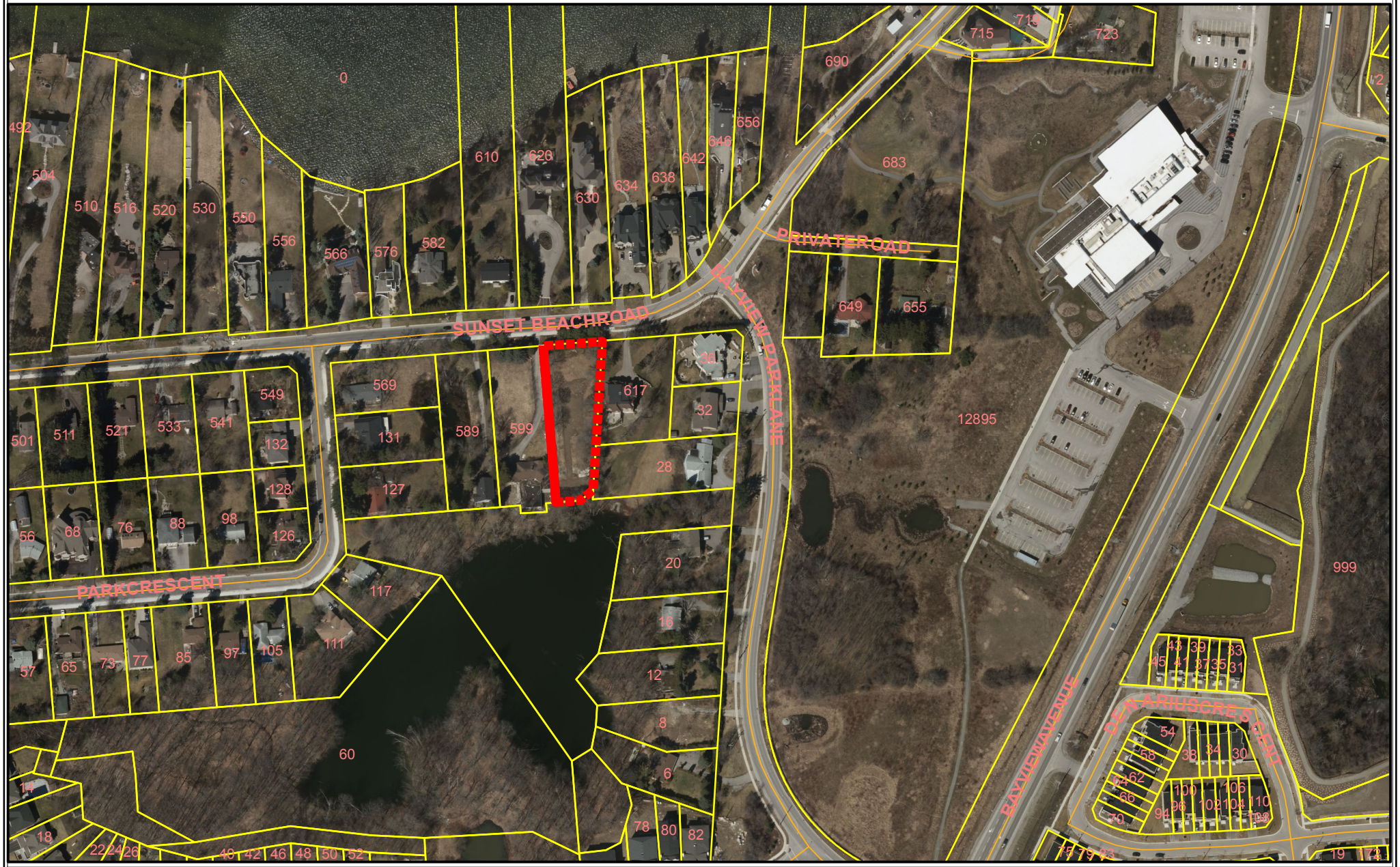
The lands are under the provisions of By-law 1703 of the former Township of Whitchurch, as amended.

By-law 6-18 will have the effect of rezoning the subject lands to “Single Detached Six (R6) Zone” and “Open Space (O) Zone” under By-law 313-96, as amended, in order to establish site specific development standards for the lands shown on Schedule “A” and to facilitate a future severance to create one (1) additional building lot. Permitted uses within the “Single Detached Six (R6) Zone” include a single detached dwelling, home occupation, private home daycare, group foster home and group home. Permitted uses within the “Open Space (O) Zone” include conversation, forestry, a public park and a stormwater management facility.

D02-16035 (SF)


SUNSET BEACH ROAD
From "R2"
To "R6"
(7.184)
LOT 24
LOT 25
R.P.355
LOT 26
PART 1
PART 2
65R-35811
LOT 28
From "R2"
To "O"
PART 3
PART 4
SCHEDULE "A"
TO BY-LAW 6-18
This is Schedule "A" to By-Law 6-18 passed by the Council of The Corporation of the Town of Richmond Hill on the Day of 2018
Dave Barrow
Mayor
Stephen M.A.Huycke
Town Clerk
AREA SUBJECT TO THIS BY-LAW
2_16035A.DGN
SF/SS

MAP 1 - AERIAL PHOTOGRAPH



Copyright J.D.Barnes Limited 2016 Orthophotography

Legend

SUBJECT LAND

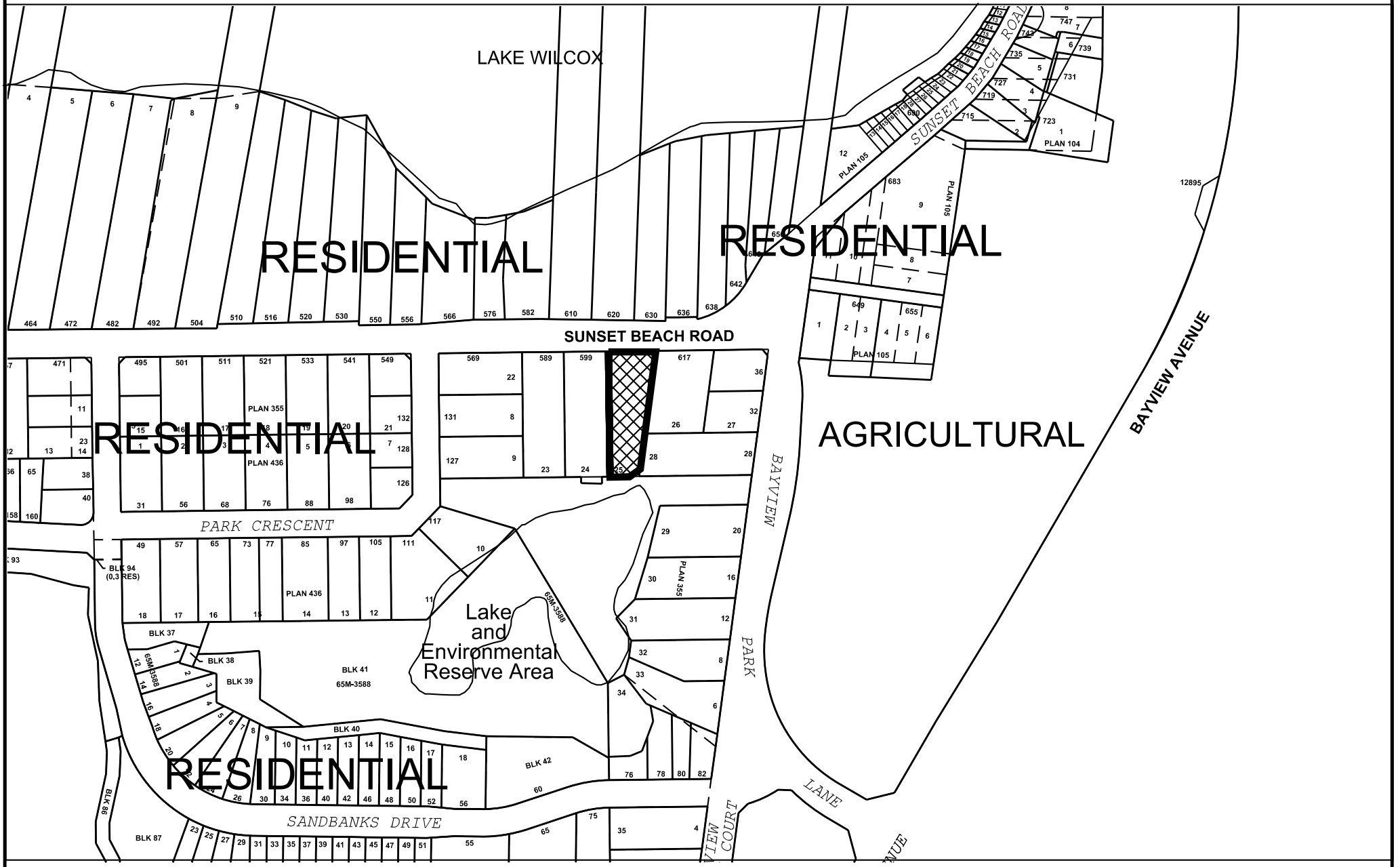
BLOCK 07

File No. D02-16035

SF/SS SRPRS 18.021

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

MAP 2 - NEIGHBOURHOOD CONTEXT



SUBJECT LANDS

ZONING_S216035A.DGN

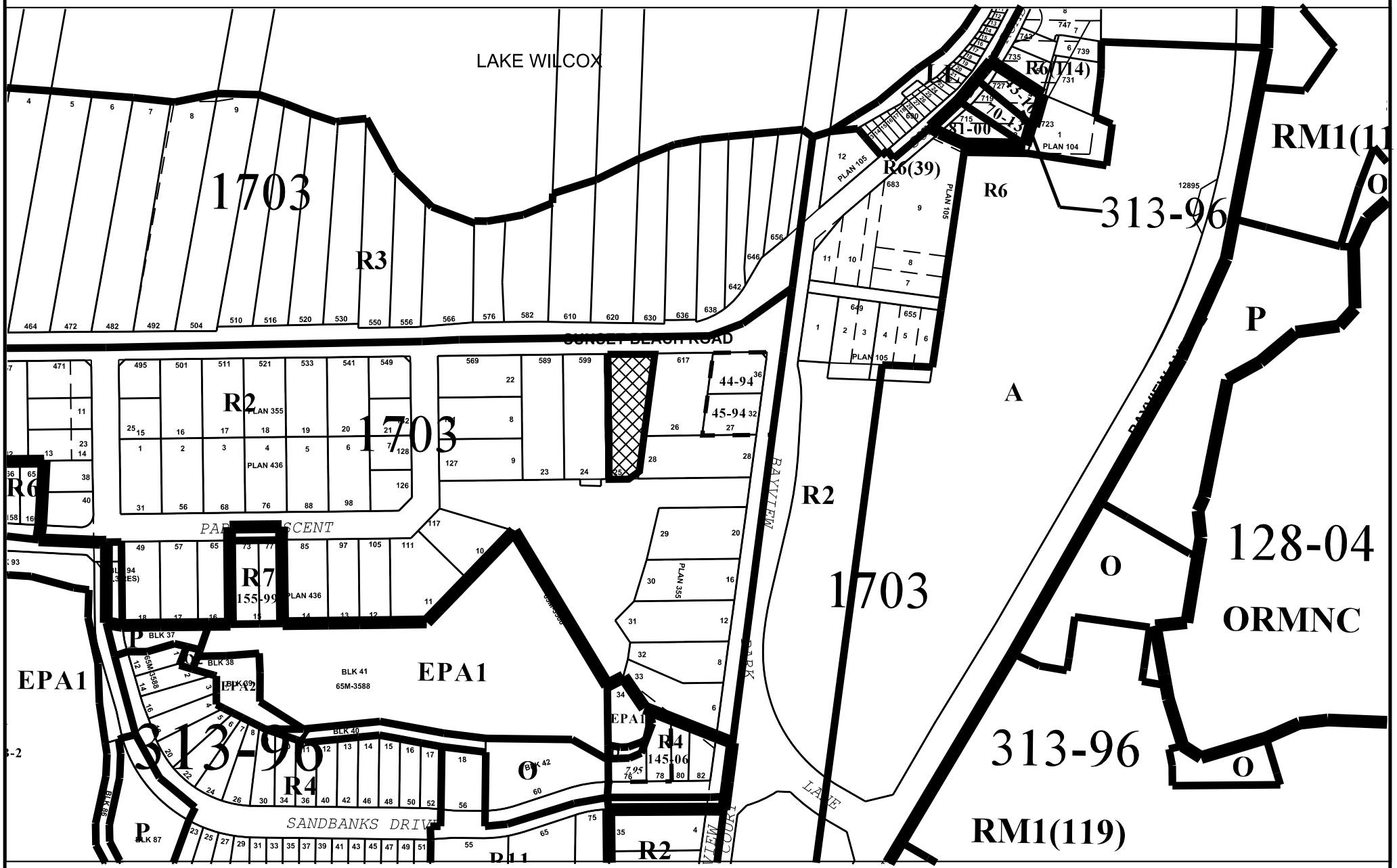
SF/SS SRPRS.18.021

BLOCK 07

FILE NO.D02-16035

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 3 - EXISTING ZONING



SUBJECT LANDS

BLOCK 07

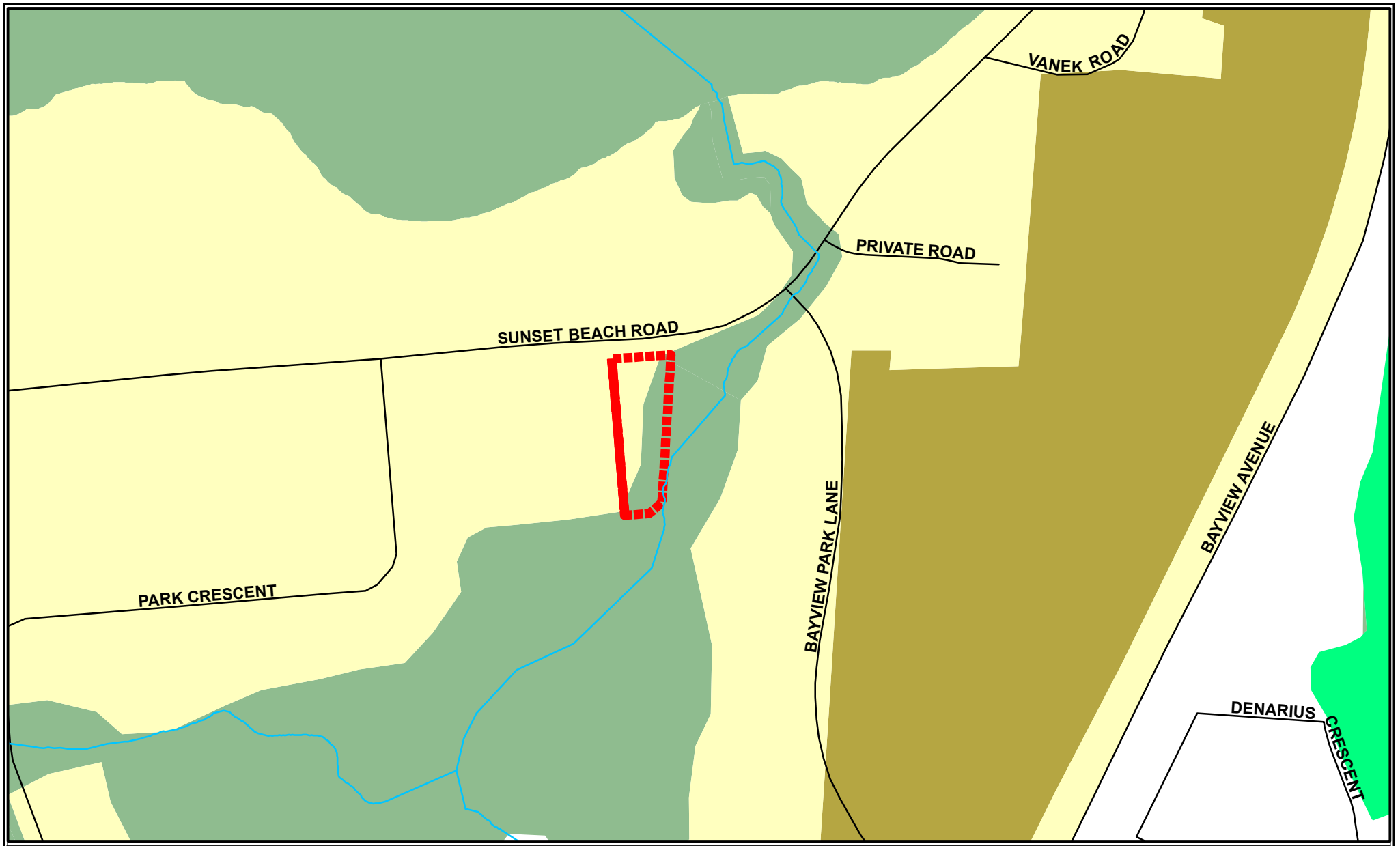
FILE NO.D02-16035

ZONING_S216035A.DGN

SF/SS SRPRS.18.021

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 4 - OFFICIAL PLAN DESIGNATION



BLOCK 07 FILE NO. D02-16035

NOTE: The information provide in this map is a depiction of a portion of the Richmond Hill Official Plan. For accurate reference, the schedules and policies of the Richmond Hill Official Plan must be consulted. In the case of a discrepancy between the schedules and the policies of the Richmond Hill Official Plan, the policies shall take precedence.

Legend

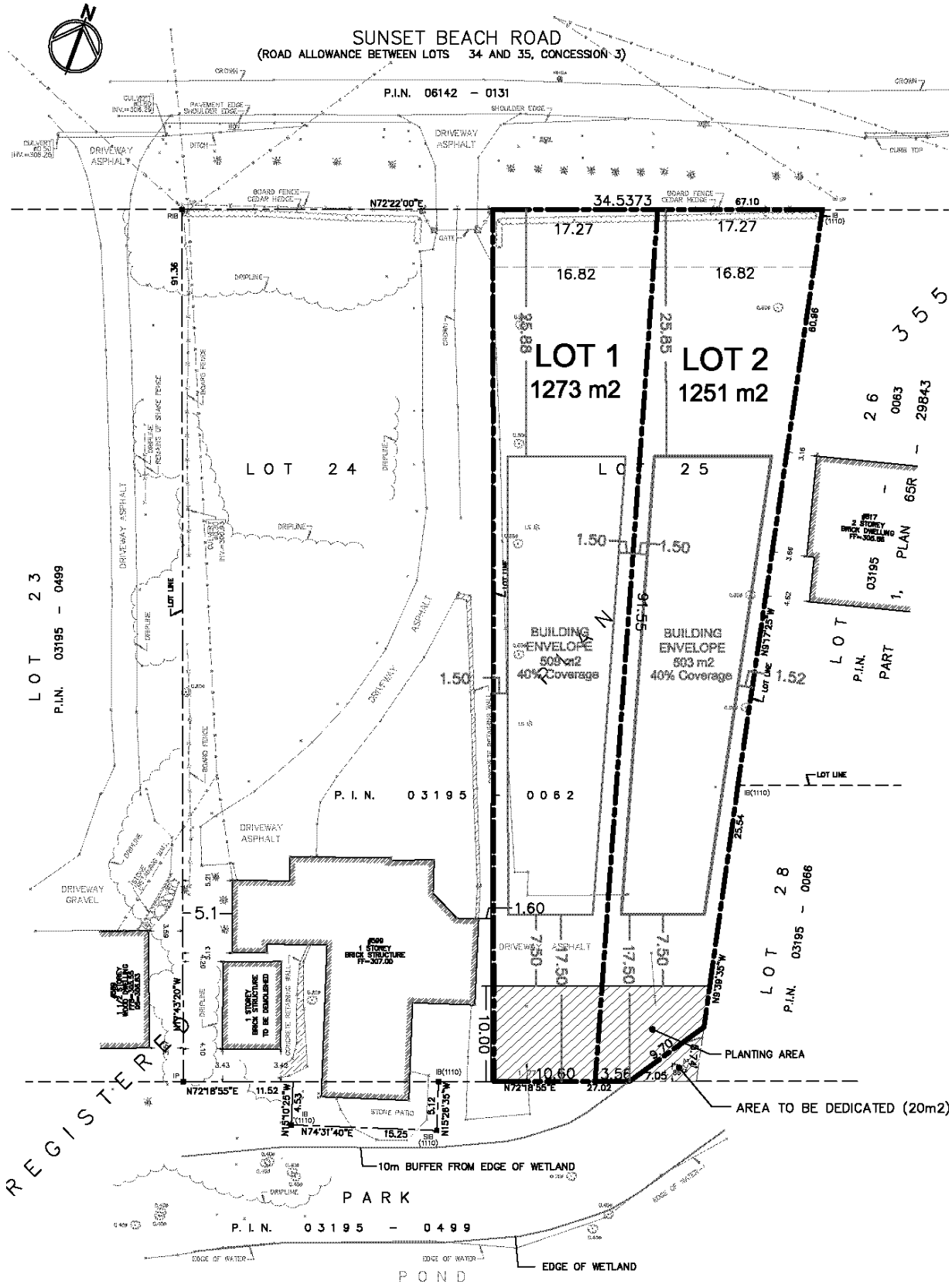
Subject Lands | SUBJECT AREA | Major Urban Open Space | Natural Core | Neighbourhood | ORM Natural Core

N

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

SF/SS SRPRS.18.021

MAP 5 - PROPOSED CONCEPT PLAN



BLOCK NO. 07 FILE NO.D02-16035

Town of Richmond Hill
Planning and Regulatory Services Department

SF/SS SRPRS.18.021

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:

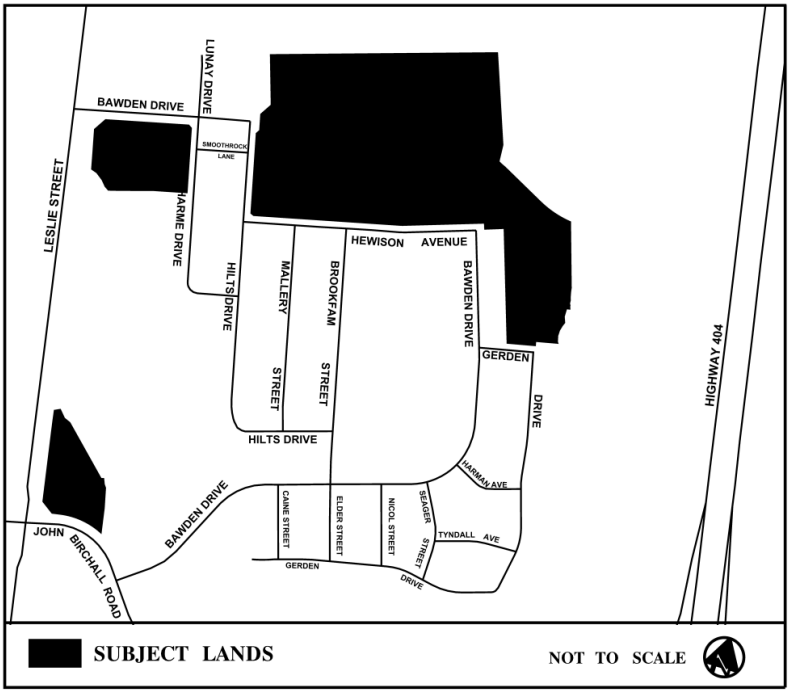
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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

EXTRACT FROM COUNCIL MEETING
C#38-16 HELD NOVEMBER 28, 2016
CONFIRMATORY BY-LAW NO. 121-16

Appendix A
SRPRS 18.025
File(s) D03-04009

3.0 Minutes – Committee of the Whole meeting CW#17-16 held on November 21, 2016

3.3 Request for Approval – Granting of Servicing Allocation - 10961 and 11121 Leslie Street – Leslie Elgin Developments Inc. - File D03-04009 – (Staff Report SRPRS.16.026) (Item 6)

Recommendation 3

a) That servicing capacity for 493 residential units be allocated to Leslie Elgin Developments Inc. for development of the lands known as 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), Town File Number D03-04009; and

b) That at such time as the Region of York advises the Town that Leslie Elgin Developments Inc. has satisfied the Region's requirements regarding its *Servicing Incentive Program* (SIP Program) for Phase 2 of the draft Plan of Subdivision, that the Commissioner of Planning and Regulatory Services be authorized to release the additional servicing capacity achieved through the SIP Program to Leslie Elgin Developments Inc.

Appendix B
SRPRS 18.025
File(s) D03-04009

13.1 Minutes – Committee of the Whole meeting CW#18-17 held on December 4, 2017

13.1.6 SRPRS.17.195 – Authorization to Execute Servicing Incentive Agreement Leslie Elgin Developments Inc. – 19T-04009 Phase 2 - File Number D03–04009 Phase 2 (CW Item 11.6)

Moved by: Councillor West
Seconded by: Regional and Local Councillor Hogg

a) That the Mayor and Clerk be authorized to execute a Servicing Incentive Program agreement for Subdivision File 19T-04009 Phase 2 with the Region of York and Leslie Elgin Developments, upon the recommendation of the Commissioner of Planning and Regulatory Services and upon the Region confirming to the Town that Leslie Elgin Developments Inc. has satisfied the Region requirements regarding its Servicing Incentive Program.

Carried Unanimously

FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY

Appendix C
SRPRS 18.025
File(s) D03-04009

Bruce Robb

From: David Stewart <dstewart@tacc.com>
Sent: Tuesday, December 19, 2017 11:06 AM
To: Bruce Robb
Subject: Leslie Elgin Developments Inc. 19tR-04009 Ph 2 SIP Requirements
Attachments: SIP Implementation Guide Nov 2015.pdf

Hi Bruce

Further to our conversation regarding the Region's Servicing Incentive Program (SIP) requirements I have attached the ***SIP Implementation Guide*** which details the requirements. The following is a summary of the sustainability components of the program that may assist with your report concerning servicing allocation for Phase 2 of the Leslie Elgin Developments Inc. subdivision:

1. **Underground Servicing Components**
   The sanitary sewer system is required to be constructed, certified, and commissioned (with documentation) in accordance with York Region's 2011 "Sanitary Sewer System Inspection, Testing and Acceptance Guideline" including:

   Sanitary Manholes
   - Precast and Pre-benched Monolithic Based Sanitary Manholes
   - Watertight sanitary manholes with a sealed chimney and pre-manufactured gasketed connections
   - Applicable municipal standard Sanitary Manhole Frame and Cover
   - Watertight manhole covers for all sanitary manholes in low points or outside paved roadway, or within overland flow or on down-sloping cul-de-sacs

   Sanitary Sewers
   - Sanitary sewer pipes to ensure the absence of extraneous flows
   - Pre-manufactured connections, joints, tees and standard fittings
   - Sanitary pipes shall be comprised of PVC DR 35 (or better) and installed with bell and spigot gasketed joints
   - C900 (100mm to 300mm) or C905 (340m to 600mm) PVC Pipe (or concrete pressure pipe) for areas of high water table or where the sewer is greater than 8.5m deep.

   Sanitary Service Connections
   - Sanitary service connections that are comprised of PVC DR28 (or better) with bell and spigot gasketed joints.
   - Sealed manufactured cleanouts

   Bulkheads
   - Installation of bulkheads to prevent infiltration or flushing water from entering the existing wastewater system during construction and prior to commissioning.

2. **House Construction shall incorporate the following**

- All houses shall provide WaterSense® 4L/flush toilets or 3/6 L siphonic dual flush toilets installed throughout development;

- Rough-in ON-DEMAND hot water recirculation system installed to the kitchen sink and the master bathroom throughout development; OR one complete hot water circulation system connected to either the kitchen sink or the main bathroom.

3. Post Construction Monitoring

- Peer review and sign-off of I/I and Flow Monitoring Report certifying that the system (after two periods of 8 months of monitoring) meets the following criteria:
  - Maximum instantaneous RDII allowance of 0.12 L/s/ha (under a 1:25 year event); and
  - Maximum GWI allowance of 0.0375 L/mm dia/100 m sewer pipe/hour.
- CCTV inspections of mainlines, as well as all laterals (mainline to building face), undertaken after building enclosure and up to 30 days prior to closing/occupancy.

I trust this provides the information your require. I note that the SIP tri-Party Agreement has received Council endorsement and is now being prepared for execution by the Town, Region and Leslie-Elgin Developments Inc.

Please contact me if you require any further clarification.

Thank you Bruce.

David Stewart
M.E.S., M.C.I.P., R.P.P.
Vice President

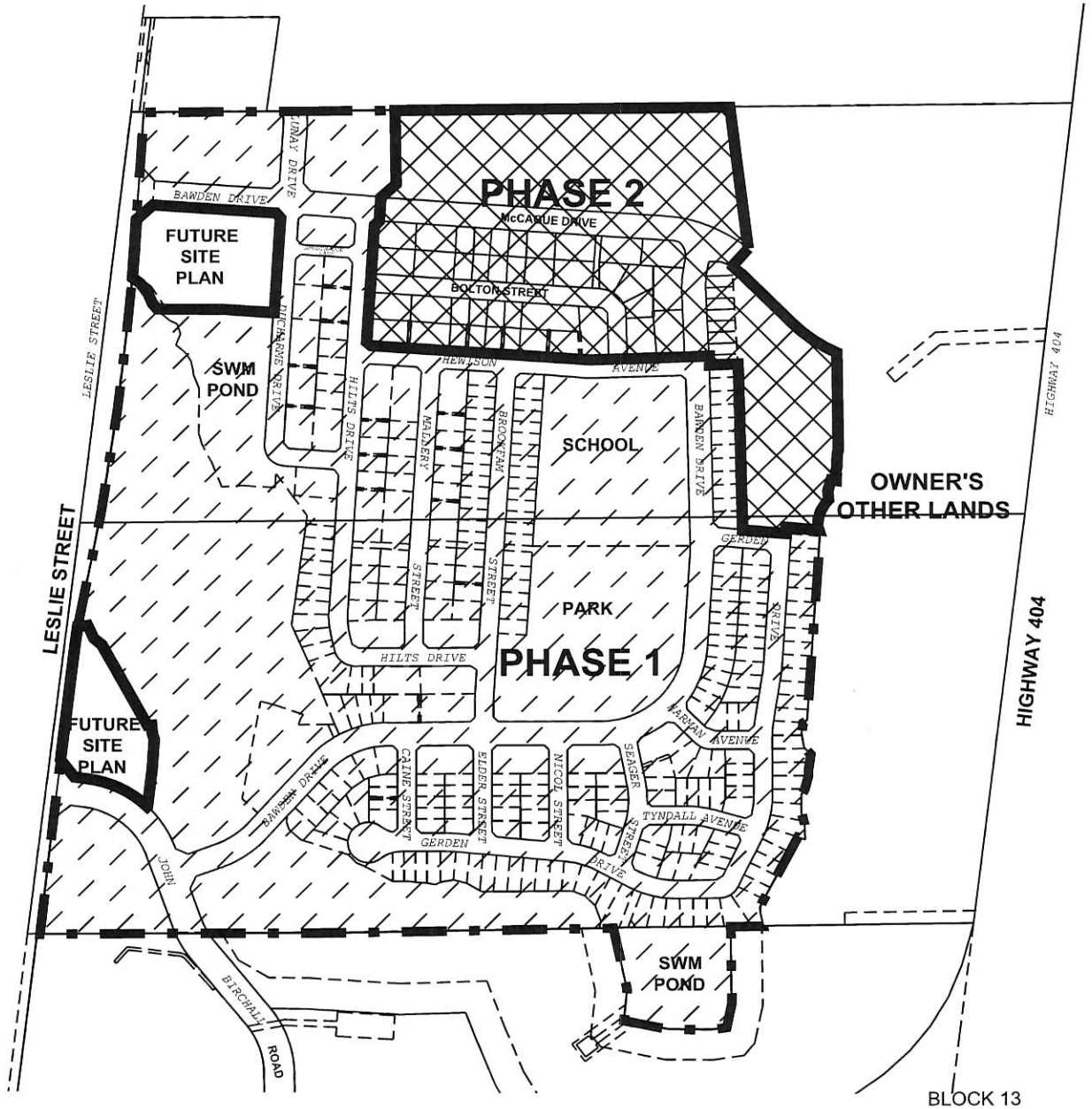
TACC
DEVELOPMENTS

600 Applewood Crescent
Vaughan, ON L4K 4B4

t 905.760.7300
f 905.669.9600
e dstewart@tacc.com

taccdevelopments.com

MAP 1 - PHASE 2 LANDS - LESLIE ELGIN DEVELOPMENTS INC.



SUBJECT LANDS

BLOCK 13

FILE NO.D03-04009

PHASE_2_LANDS_LESLIE_ELGIN_DEVELOPMENTS_INC.DGN

BR/SS SRPRS 18.025

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018
Report Number: SRPRS.18.027

Department: Planning and Regulatory Services
Division: Development Planning

Subject: SRPRS.18.027 – Request for Approval – Zoning By-law Amendment Application – Giovanni and Angela Naurato – Town File D02-17008

Owners:

Giovanni and Angela Naurato
15 Poplar Drive
Richmond Hill, Ontario
L4E 2X6

Agent:

JKO Planning Services Inc.
27 Fieldflower Crescent
Richmond Hill, Ontario
L4E 5E9

Location:

Legal Description: Lot 5, Registered Plan 484
Municipal Address: 15 Poplar Drive

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate the creation of two (2) additional building lots on the subject lands.

Recommendations:

That the Zoning By-law Amendment application submitted by Giovanni and Angela Naurato for the lands known as Lot 5, Registered Plan 484 (Municipal Address: 15 Poplar Drive), Town File D02-17008, be approved, subject to the following:

a) That the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Single Detached Six (R6) Zone, under By-law 313-96, as amended, and that the amending Zoning By-law establish site

specific development standards as outlined in Staff Report SRPRS.18.027; and,

b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Contact Person:

Simone Fiore, Planner I – Subdivisions, phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

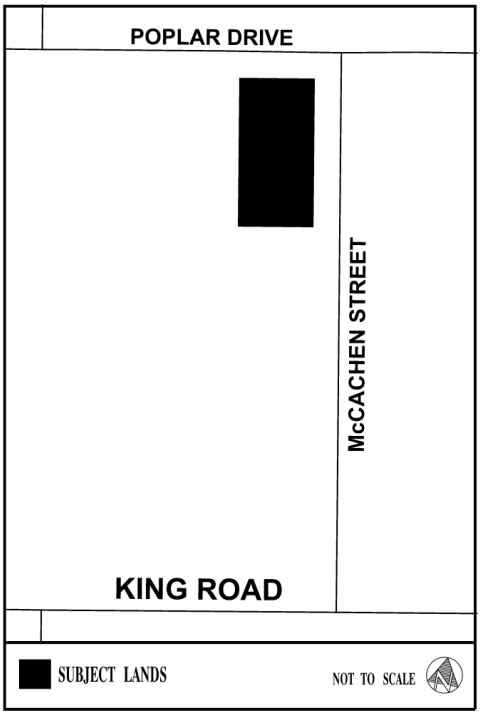
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 the person listed under “Contact Person” above.



Background

The subject Zoning By-law Amendment application was presented at a statutory Council Public Meeting on September 6, 2017 wherein Council received Staff Report SRPRS.17.135 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix "A"). No concerns were raised at the Council Public Meeting from either Council or the public.

It should be noted that all comments from internal departments and external agencies pertaining to the subject proposal have been satisfactorily addressed by the applicant. In this regard, the purpose of this report is to seek Council's approval of the applicant's Zoning By-law Amendment application.

Summary Analysis

Site Location and Adjacent Uses

The subject lands are located at the southwest corner of Poplar Drive and McCachen Street and have a total lot area of 0.160 hectares (0.395 acres). The lands abut Poplar Drive to the north, McCachen Street to the east, and existing dwellings to the west and south (refer to Maps 1 and 2). The lands currently support a single detached dwelling that is proposed to be demolished as part of the development proposal.

Revised Development Proposal

The applicant is seeking Council's approval to rezone the subject lands from **Residential Urban (RU) Zone** under Zoning By-law 1275, as amended to **Single Detached Six (R6) Zone** under Zoning By-law 313-96, as amended, with site specific provisions to facilitate the creation of two (2) additional building lots on its land holdings. The proposal is intended to accommodate three (3) new two storey single detached dwellings (refer to Maps 5 and 6).

The applicants submitted a revised development proposal to the Town in October 2017 in response to comments received from Town staff and external agencies arising from their initial submission of April 2017. The revised proposal incorporates additional front yard landscaping and an increased setback to the garage to address urban design comments. The following is a summary table outlining the pertinent statistics of the applicant's revised development proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area: 0.16 hectares (0.395 acres)**
- **Lot 1:**
  - **Lot Frontage: 21.38 metres (70.14 feet)**
  - **Lot Area: 731.7 square metres (7,876.21 square feet)**
  - **Lot Coverage: 30.1%**
- **Lot 2:**
  - **Lot Frontage: 15.24 metres (50 feet)**
  - **Lot Area: 436.6 square metres (4,699.67 square feet)**
  - **Lot Coverage: 40%**

- **Lot 3:**
  - **Lot Frontage: 15.24 metres (50 feet)**
  - **Lot Area: 437.2 square metres (4,706.14 square feet)**
  - **Lot Coverage: 40%**

Planning Analysis

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town's Official Plan (the Plan) (refer to Map 4). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* ("ORMCP") and are in the Puccini Drive Neighbourhood Residential Infill Study.

Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Town's Official Plan. Single detached dwellings are permitted within the **Neighbourhood** designation. Section 4.9.2.4 of the Plan also states that development shall be compatible with the existing character of the adjacent and surrounding area. Staff is of the opinion that the proposed single detached dwelling lots are compatible with the predominant building form and type of development in the area.

The subject lands are located within the **Settlement Area** of the Oak Ridges Moraine as defined by the ORMCP. In accordance with Section 3.2.1.1 (18) of the Town's Official Plan (the "Plan"), all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**.

Given all of the above, Planning staff is of the opinion that the subject Zoning By-law Amendment application conforms with the **Neighbourhood** policies of the Plan and the **Settlement Area** policies of the ORMCP.

Puccini Drive Neighbourhood Residential Infill Study

As noted in the preceding section, the subject lands are located within the Puccini Drive Neighbourhood Residential Infill Study ("Study"). The original Study was approved by Council in 1998. In November 2017, Council approved an expansion to the Study as outlined in Staff Report SRPRS.17.173. The Study area expansion is bounded by Parker Avenue to the east, the rear lot lines of the lots fronting onto McCachen Street to the west, the rear lot lines of the lots fronting onto the north side of Poplar Drive to the north and King Road to the south. The objectives of the updated Study build upon the principles and recommendations contained within the original Study, while establishing clear direction with respect to the location of various built form typologies, transportation infrastructure and neighbourhood character. The Study responds to the context of the expansion area and its relationship to surrounding land uses by reflecting a more urbanized character along King Road with a gradual shift to a stable, single-detached residential character on Poplar Drive.

Planning staff is satisfied that the proposed lots are consistent with the recommendations of the Study for infill development on existing streets and are in keeping with the overall development patterns of the surrounding neighbourhood.

Proposed Zoning By-law Amendment

The subject lands are currently zoned **Residential Urban (RU) Zone** under By-law 1275, as amended (refer to Map 3). In this regard, the applicant is seeking Council's approval to rezone the subject lands to **Single Detached Six (R6) Zone** under By-law 313-96, as amended, with site specific provisions related to the minimum lot area for interior lots and minimum interior side yard setback. The following table outlines the proposed **R6 Zone** standards relative to the standards requested by the applicant:

Development Standard	R6 Zone Standards, By-law 313-96, as amended	Proposed Standards
Minimum Lot Area (Corner)	565 square metres (6,081.61 square feet)	731.7 square metres (7,876.21 square feet)
Minimum Lot Area (Interior)	500 square metres (5,381.96 square metres)	**436.6 square metres (4,699.52 square feet) (Lot 2)** **437.2 square metres (4,706.14 square feet) (Lot 3)**
Minimum Lot Frontage (Corner)	17 metres (55.77 feet)	21.38 metres (70.14 feet) (Lot 1)
Minimum Lot Frontage (Interior)	15 metres (50 feet)	15.24 metres (50 feet) (Lots 2 and 3)
Minimum Front Yard	4.5 metres (14.76 feet)	7.14 metres (23.43 feet) (Lot 1) 5.81 metres (19.06 feet) (Lots 2 and 3)
Minimum Flankage Yard	3 metres (9.8 feet)	6 metres (19.68 feet) (Lot 1)
Minimum Interior Side Yard	1.5 metres (4.9 feet)	**1.48 metres (4.86 feet) (Lot 1)** **1.22 metres (4 feet) (Lots 2 and 3)**
Minimum Rear Yard	7.5 metres (24.6 feet)	7.51 metres (24.64 feet) (Lot 1) 8.14 metres (26.71 feet) (Lots 2 and 3)
Maximum Building Height	11 metres (36.08 feet)	10.67 metres (35 feet) (Lot 1) 10.54 metres (34.7 feet) (Lots 2 and 3)
Maximum Lot Coverage	40%	30.1% (Lot 1) 40% (Lots 2 and 3)

Planning staff has undertaken a comprehensive analysis of the applicant's revised development proposal and is satisfied that the proposed **R6 Zone** category and site

specific provisions are appropriate to facilitate the applicant's development proposal. On the basis of the preceding, it is recommended that the subject Zoning By-law Amendment application be approved and that the amending Zoning By-law incorporate the proposed site specific development standards outlined in the table above and displayed in Appendix "B".

Town Department and External Agency Comments

Development Planning Division

Planning staff has reviewed and evaluated the applicant's development proposal and is of the opinion that it has appropriate regard for and is consistent with the broader policy direction for this part of the Town as outlined in the Official Plan. On this basis, it is recommended that the subject Zoning By-law Amendment application be approved for the following reasons:

- the proposal conforms with the **Neighbourhood** policies of the Town's Official Plan;
- the proposal is consistent with the recommendations of the Puccini Drive Neighbourhood Residential Infill Study Area;
- the development proposal conforms to the applicable development policies of the *Oak Ridges Moraine Conservation Plan*;
- the orientation of the dwelling at the southwest corner of Poplar Drive and McCachen Street is to be addressed as part of the future Consent applications required to facilitate the proposal. In this regard, staff recommends orientating the dwelling to front onto McCachen Street to increase the usability of the lot and to minimize potential impacts on the proposed dwelling to the south;
- the proposal has been satisfactorily revised to address comments from Urban Design staff; and,
- circulated Town departments and external agencies have no further concerns or comments regarding the subject Zoning By-law Amendment application.

Development Engineering Division

Development Engineering staff has reviewed the proposed development and has noted that the conveyance of a 4.5 by 4.5 metre daylighting triangle on proposed Lot 1 (at the intersection of Poplar Drive and McCachen Street) will be required as a condition of approval for future Consent applications.

Other Department and External Agency Comments

The applicant's revised development proposal satisfactorily addresses the comments from Town departments and external agencies. Town departments and external agencies have no further comments or objections with respect to the application.

Financial/Staffing/Other Implications

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

Relationship to Strategic Plan

The applicant's development proposal aligns with **Goal Two - Better Choice in Richmond Hill** by providing housing that offers options for people at all stages of life, in addition to **Goal Four - Wise Management of Resources in Richmond Hill** by designing energy efficient dwellings and using land responsibly.

Conclusion:

The applicant is seeking Council's approval of its proposal to facilitate the creation of two (2) additional building lots on its land holdings. The submitted Zoning By-law Amendment application conforms with the Town's Official Plan and is consistent with the recommendations in the Puccini Drive Neighbourhood Residential Infill Study. In light of the preceding, staff is of the opinion that the proposed amendment is appropriate and represents good planning, and recommends that Council approve the subject Zoning By-law Amendment application as outlined and described in this report.

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 Public Meeting C#27-17 held September 6, 2017 Public Meeting
- Appendix B, Draft Zoning By-law
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevations

Report Approval Details

Document Title:	SRPRS.18.027 - Request for Approval - Zoning By-law Amendment Application - 15 Poplar Drive.docx
Attachments:	- Appendix A, CPM Extract.pdf - Appendix B, Draft Zoning By-law.pdf - 2_17008A.pdf - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_S217008.pdf - MAP_3_EXISTING_ZONING_S217008.pdf - MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf - MAP_5_PROPOSED_SITE_PLAN.pdf - MAP_6_PROPOSED_ELEVATIONS.pdf
Final Approval Date:	Jan 22, 2018

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

Gus Galanis - Jan 22, 2018 - 9:46 AM

Kelvin Kwan - Jan 22, 2018 - 10:01 AM

Neil Garbe - Jan 22, 2018 - 10:26 AM

Appendix "A"

Extract from Council Public Meeting
C#27-17 held September 6, 2017

Scheduled Business

3.1 Request for Comments – Zoning By-law Amendment Application – Giovanni and Angela Naurato – 15 Poplar Drive – File Number D02-17008 – (Staff Report SRPRS.17.135)

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of two (2) additional building lots on the subject lands. Ms. Fiore advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Jim Kotsopolous, JKO Planning Services Inc., agent for the applicant, advised he had reviewed the staff report and was in attendance to hear comments from Council and the public, answer any questions, and that he looked forward to a recommendations report being brought forward for approval.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Beros
Seconded by: Regional and Local Councillor Spatafora

That staff report SRPRS.17.135 with respect to the Zoning By-law Amendment application submitted by Giovanni and Angela Naurato for lands known as Lot 5, Registered Plan 484, municipally known as 15 Poplar Drive, File Number D02-17008, be received for information purposes only and that all comments be referred back to staff.

Carried

FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY

Appendix "B"

The Corporation of the Town of Richmond Hill

By-law 10-18

A By-law to Amend By-law 313-96, as amended of

The Corporation of the Town of Richmond Hill and

By-law 1275, as amended, of the former Township of King

Whereas the Council of The Corporation of the Town of Richmond Hill (the "Corporation") at its Meeting of , 2018 directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the Town of Richmond Hill enacts as follows:

1. That By-law 1275, as amended, of the former Township of King ("By-law 1275") be and is hereby is further amended by:

   a) removing those lands shown on Schedule "A" to this By-law 10-18 (the "Lands") and any provisions of By-law 1275, as amended, that previously applied to the Lands shall no longer apply to the Lands.

2. That By-law 313-96, as amended, of The Corporation of the Town of Richmond Hill ("By-law 313-96") be and is hereby further amended as follows:

   a) by expanding the area of By-law 313-96 to include the Lands;

   b) by rezoning the Lands to "Single Detached Six (R6) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 10-18; and,

   c) by adding the following to Section 7 – Exceptions:

      "7.185

      Notwithstanding any other inconsistent or conflicting provision of By-law 313-96, as amended, of the Corporation, the following special provisions shall apply to the lands zoned "Single Detached Six (R6) Zone" and more particularly shown as "R6" on Schedule "A" to By-law 10-18 and denoted by a bracketed number (7.185):

i) Minimum Lot Area (Interior): 435 square metres (4,682.30 square feet)

ii) Minimum Interior Side Yard: 1.22 metres (4 feet)”

3. All other provisions of By-law 313-96, as amended, not inconsistent with the foregoing, shall continue to apply to the Lands shown on Schedule “A” attached hereto.

4. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.

5. Schedule “A” attached to By-law 10-18 is declared to form a part of this by-law.

Passed this day of , 2018.

_____
Dave Barrow
Mayor

_____
Stephen M.A. Huycke
Town Clerk

D02-17008 (SF)

The Corporation of the Town of Richmond Hill

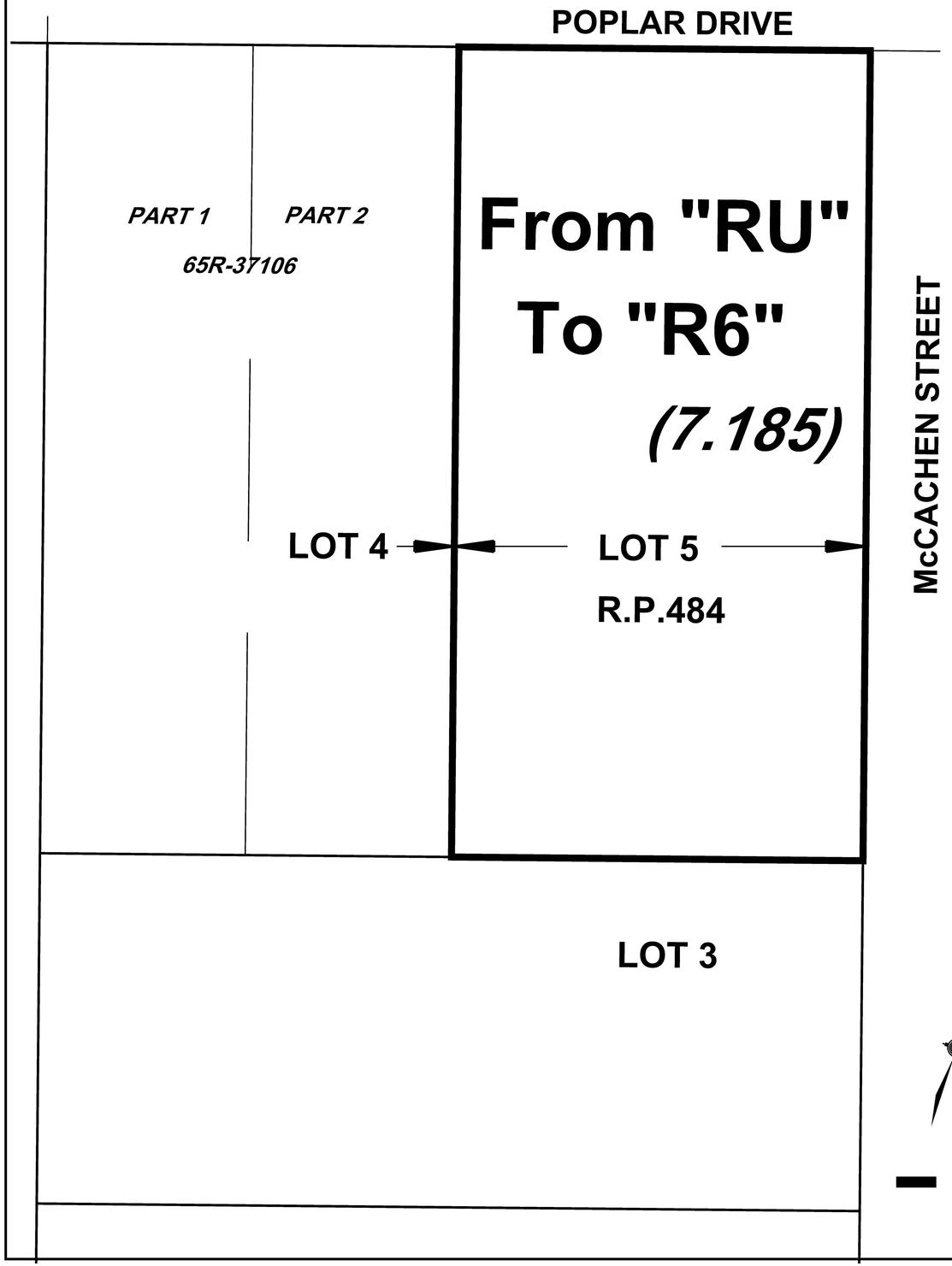
Explanatory Note to By-law 10-18

By-law 10-18 affects lands described as Lot 5, Plan 484, municipally known as 15 Poplar Drive.

By-law 1275 of the former Township of King, as amended zones the lands Residential Urban (RU) Zone.

By-law 10-18 will have the effect of rezoning the subject lands to “Single Detached Six (R6) Zone” under By-law 313-96, as amended, with site specific development standards to facilitate the future creation of three (3) new building lots for single detached dwellings. Permitted uses within the “Single Detached Six (R6) Zone” include a single detached dwelling, home occupation, private home daycare, group foster home and group home.

D02-17008 (SF)



SCHEDULE "A"

TO BY-LAW 10-18

This is Schedule "A" to By-Law 10-18 passed by the Council of The Corporation of the Town of Richmond Hill on the Day of 2018

Dave Barrow
Mayor

Stephen M.A.Huycke
Town Clerk

AREA SUBJECT TO THIS BY-LAW

2_17008A.DGN
SF/SS

MAP 1 - AERIAL PHOTOGRAPH

Copyright J.D.Barnes Limited 2016 Orthophotography

BLOCK 01 File No. D02-17008

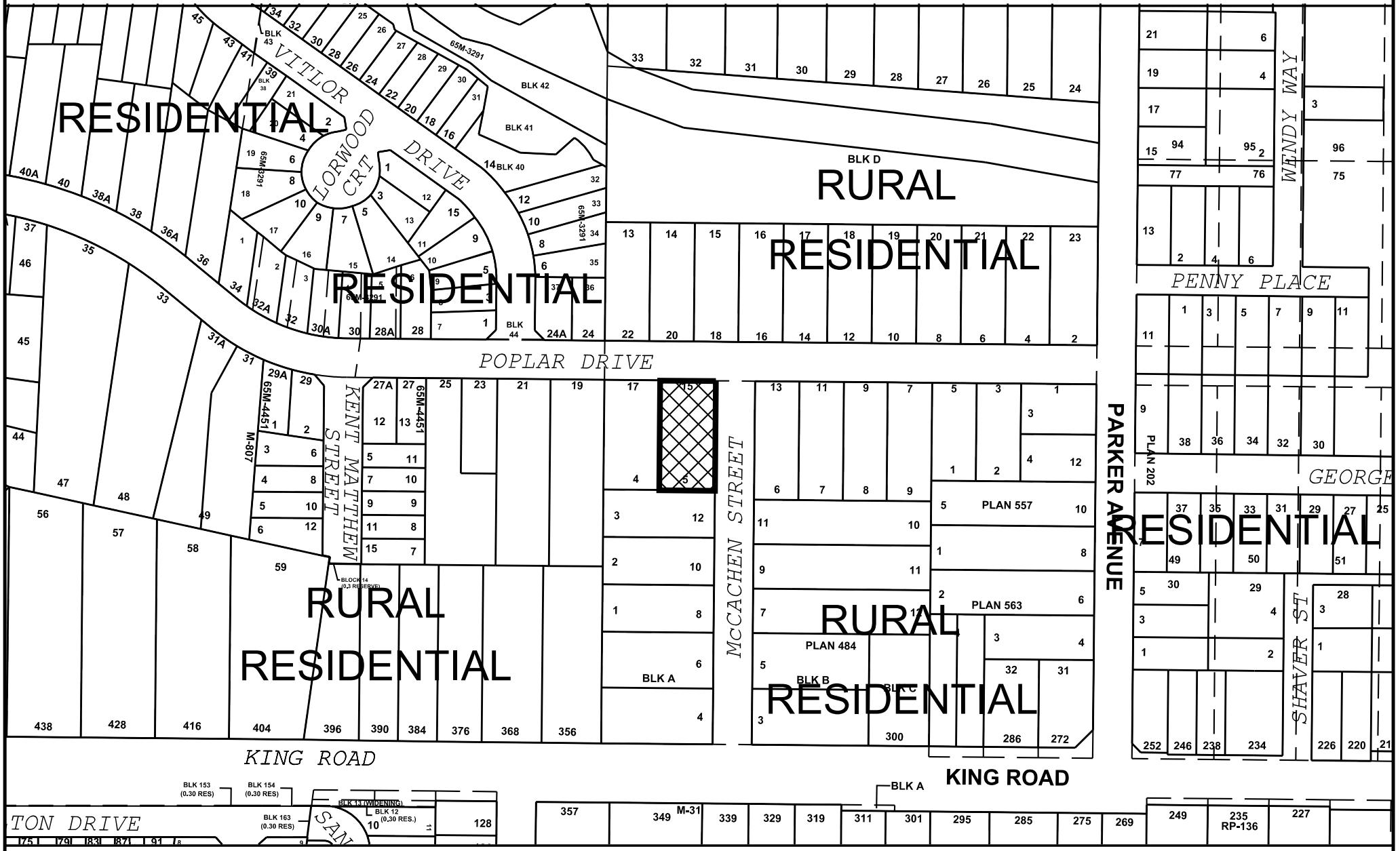
Legend

SUBJECT LAND

N

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

MAP 2 - NEIGHBOURHOOD CONTEXT



SUBJECT LANDS

S217008A.DGN

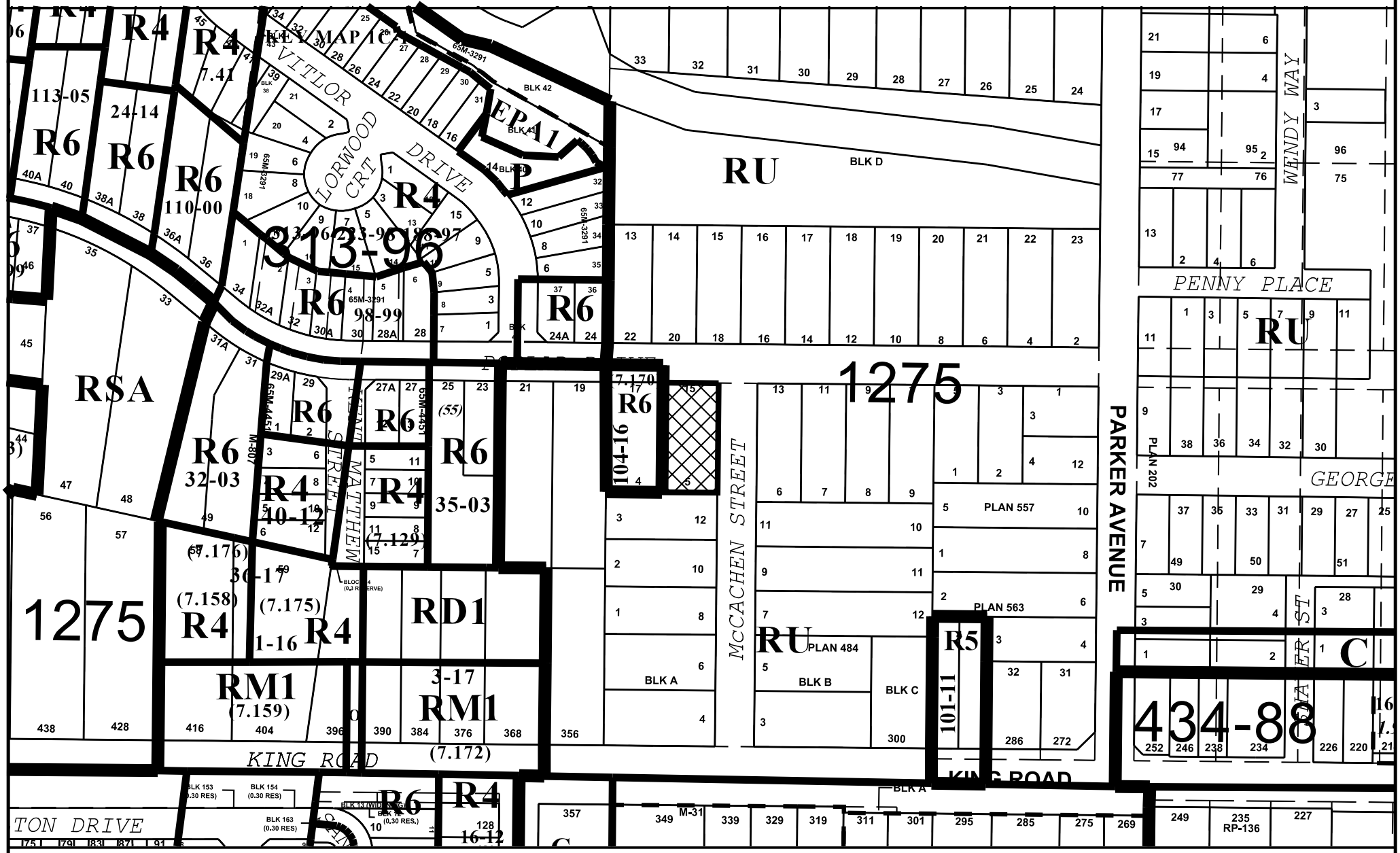
KF/SS SRPRS 18-027

BLOCK 01

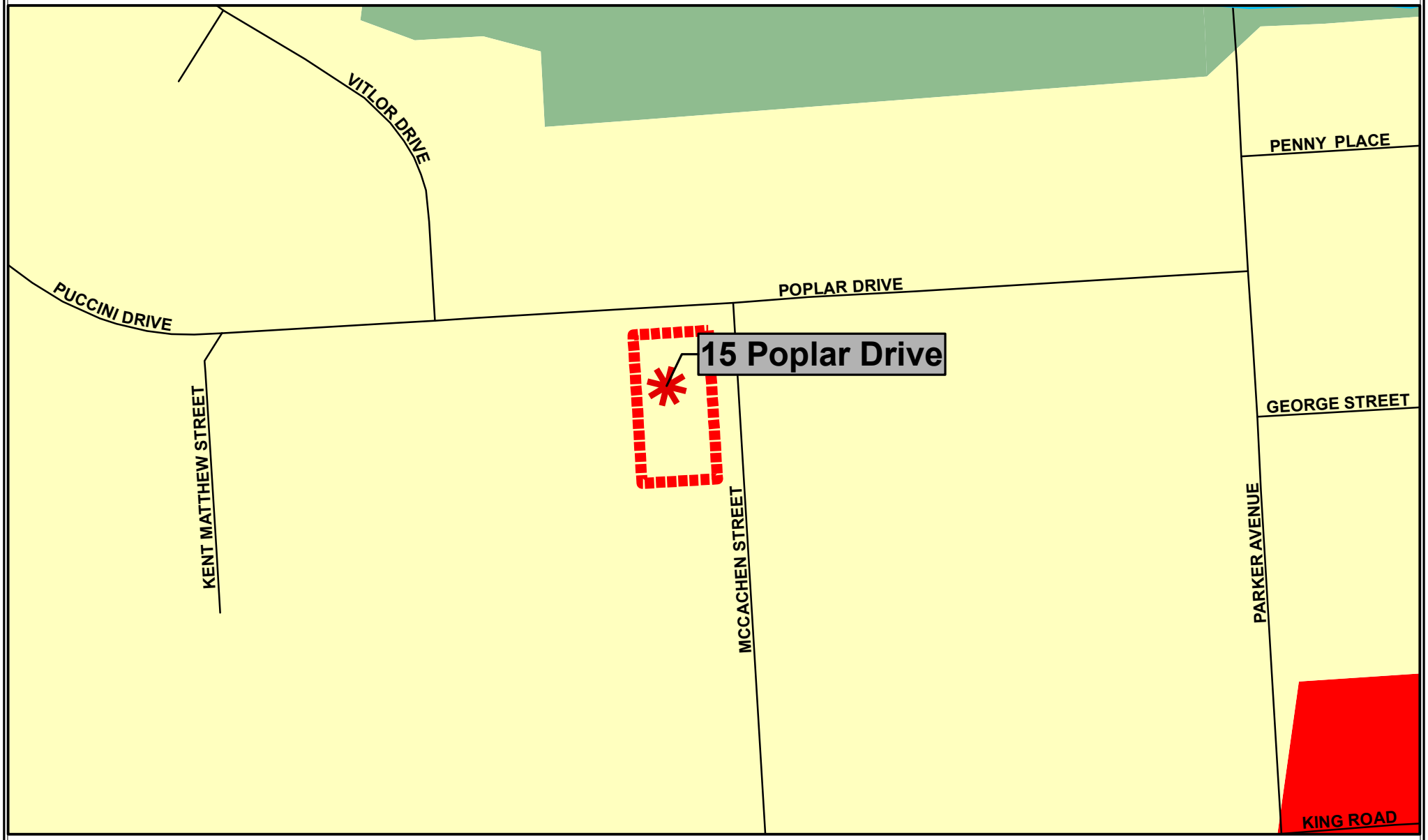
FILE NO.D02-17006

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 3 - EXISTING ZONING



MAP 4 - OFFICIAL PLAN DESIGNATION



NOTE: The information provide in this map is a depiction of a portion of the Richmond Hill Official Plan. For accurate reference, the schedules and policies of the Richmond Hill Official Plan must be consulted. In the case of a discrepancy between the schedules and the policies of the Richmond Hill Official Plan, the policies shall take precedence.

LEGEND

- SUBJECT AREA
- Subject Lands
- Oak Ridges Local Centre
- Natural Core
- Neighbourhood

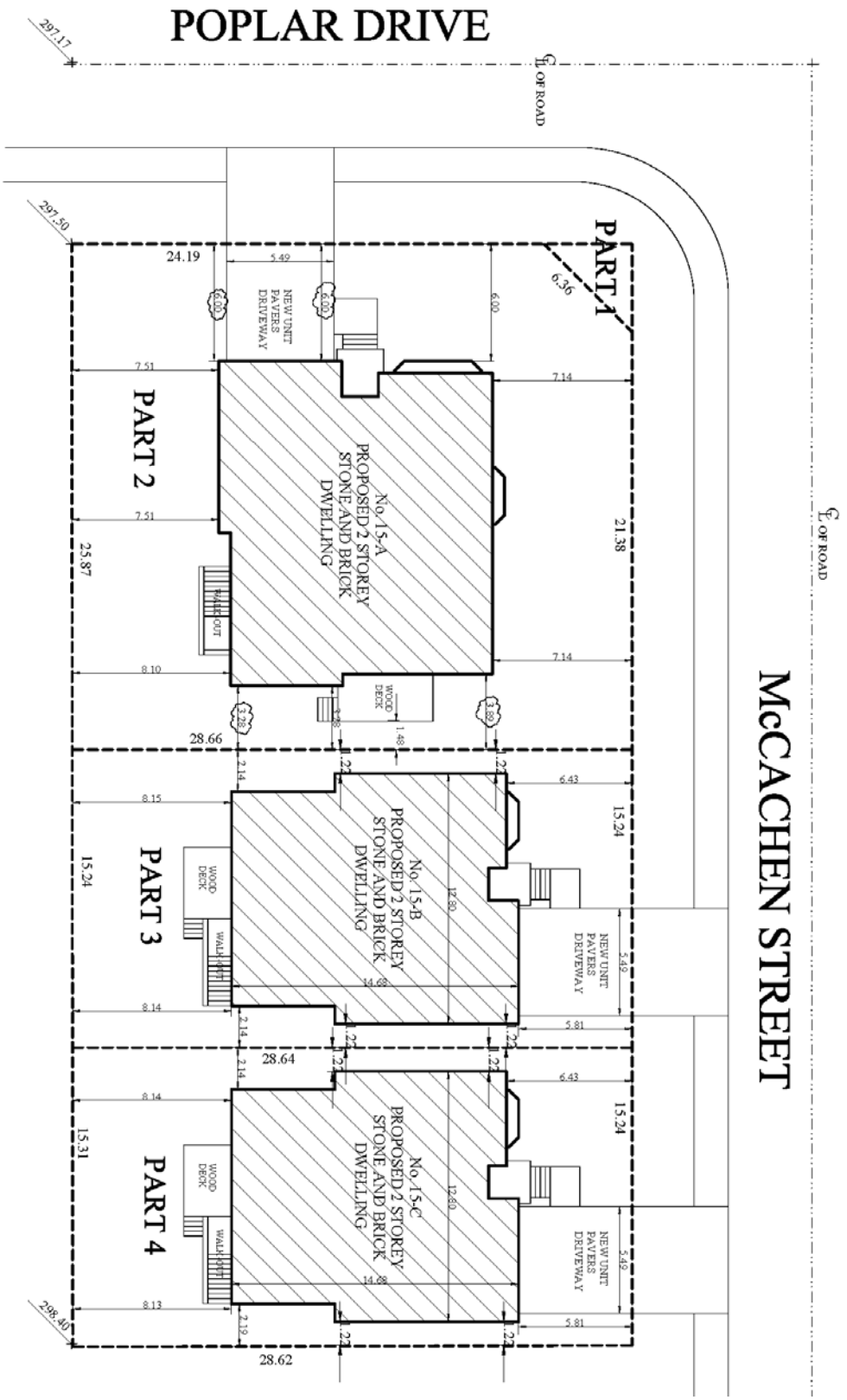
N

BLOCK 01 FILE NO. D02-17008

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

SF/SS-SRPRS.18.027

MAP 5 - PROPOSED SITE PLAN



BLOCK NO. 01 **FILE NO. D02-17008**

Town of Richmond Hill
Planning and Regulatory
Services Department

SF/SS SRPRS.18.027

MAP 6 - PROPOSED ELEVATIONS

1 NORTH (STREET) ELEVATION
SCALE 3/16"=1'-0"

1 EAST (STREET) ELEVATION
SCALE 3/16"=1'-0"

BLOCK 01 FILE NO. D02-17008

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018
Report Number: SRPRS.18.028

Department: Planning and Regulatory Services
Division: Development Planning

Subject: SRPRS.18.028 – Request for Approval – Zoning By-law Amendment Application – 2559986 Ontario Limited and Nicola Di Placido and Teresina Di Placido – Town File D02-17017

Owners:

2559986 Ontario Limited
and Nicola Di Placido and Teresina Di Placido
220 King Road
Richmond Hill, ON
L4E 2W1

Agent:

Lepek Consulting Inc.
2 Edith Drive, Suite 503
Toronto, ON
M4R 2H7

Location:

Legal Description: Lots 6 and 7, Registered Plan 484
Municipal Addresses: 11 and 13 Poplar Drive

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate the creation of three (3) additional building lots on the subject lands.

Recommendations:

That the Zoning By-law Amendment application submitted by 2559986 Ontario Limited and Nicola Di Placido and Teresina Di Placido for the lands known as Lots 6 and 7, Registered Plan 484 (Municipal Addresses: 11 and 13 Poplar Drive), Town File D02-17017, be approved, subject to the following:

a) That the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Single Detached Five (R5) Zone and Single Detached Six (R6) Zone, under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.18.028; and,

b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Contact Person:

Simone Fiore, Planner I – Subdivisions, phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

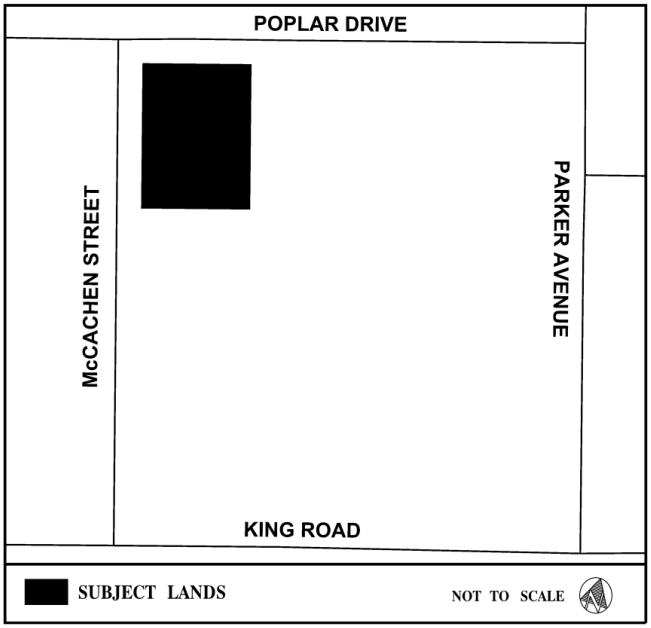
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 the person listed under “Contact Person” above.



Background:

The subject Zoning By-law Amendment application was presented at a statutory Council Public Meeting on October 25, 2017 wherein Council received Staff Report SRPRS.17.161 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix "A"). No concerns were raised by Council or the public at the Council Public Meeting.

It should be noted that all comments from internal departments and external agencies pertaining to the subject proposal have been satisfactorily addressed by the applicant. In this regard, the purpose of this report is to seek Council's approval of the applicant's Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the southeast corner of Poplar Drive and McCachen Street and have a total lot area of 0.279 hectares (0.689 acres). The lands abut Poplar Drive to the north, McCachen Street to the west, and existing residential dwellings to the east and south (refer to Maps 1 and 2). The lands currently support one single family detached dwelling on each of the existing lots that are proposed to be demolished as part of this development proposal.

Development Proposal

The applicant is seeking Council's approval to rezone the subject lands from **Residential Urban (RU) Zone** under Zoning By-law 1275, as amended, to **Single Detached Five (R5) Zone** and **Single Detached Six (R6) Zone**, under Zoning By-law 313-96, as amended, with site specific provisions to facilitate the creation of three (3) additional building lots on its land holdings. The proposed development, if approved, would result in the establishment of three (3) lots with frontage on Poplar Drive and two (2) lots with frontage on McCachen Street. Five (5) two-storey single family detached residential units are proposed to be constructed (refer to Maps 5 and 6).

The applicants submitted a revised development proposal to the Town in January 2018 in response to the requirement to incorporate a daylighting triangle at the southeast corner of Poplar Drive and McCachen Street. The daylighting triangle is to be conveyed to the Town as a condition of the future Consent applications required to implement the development proposal. The following is a summary table outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area: 2,785.88 square metres (29,977.49 square feet)**
- **Lot 1 (Poplar Drive):**
  - **Lot Frontage: 17.0 metres (55.77 feet)**
  - **Lot Area: 563.32 square metres (6,063.57 square feet)**

  - **Building Height: 11 metres (36.01 feet)**
  - **Lot Coverage: 40%**
- **Lot 2 (Poplar Drive):**
  - **Lot Frontage: 14.36 metres (47.11 feet)**
  - **Lot Area: 484.46 square metres (5,214.68 square feet)**
  - **Building Height: 11 metres (36.01 feet)**
  - **Lot Coverage: 42%**
- **Lot 3 (Poplar Drive):**
  - **Lot Frontage: 14.36 metres (47.11 feet)**
  - **Lot Area: 484.46 square metres (5,214.68 square feet)**
  - **Building Height: 11 metres (36.09 feet)**
  - **Lot Coverage: 45%**
- **Lot 4 (McCachen Street):**
  - **Lot Frontage: 13.60 metres (44.62 feet)**
  - **Lot Area: 621.76 square metres (6,692.57 square feet)**
  - **Building Height: 11 metres (36.09 feet)**
  - **Lot Coverage: 30%**
- **Lot 5 (McCachen Street):**
  - **Lot Frontage: 13.60 metres (44.62 feet)**
  - **Lot Area: 621.76 square metres (6,692.57 square feet)**
  - **Building Height: 11 metres (36.09 feet)**
  - **Lot Coverage: 30%**

Planning Analysis:

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town's Official Plan (refer to Map 4). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* ("ORMCP") and are within the boundaries of the Puccini Drive Neighbourhood Residential Infill Study.

Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Town's Official Plan. Single detached dwellings are permitted within the **Neighbourhood** designation. Section 4.9.2.4 of the Town's Official Plan also states that development shall be compatible with the existing character of the adjacent and surrounding area. Staff is of the opinion that the proposed single detached dwelling lots are compatible with the predominant building form and type of development in the area.

The subject lands are located within the **Settlement Area** of the Oak Ridges Moraine as defined by the ORMCP. In accordance with Section 3.2.1.1 (18) of the Town's Official Plan (the "Plan"), all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**.

Given all of the above, Planning staff is of the opinion that the subject Zoning By-law Amendment application conforms with the **Neighbourhood** policies of the Plan and the **Settlement Area** policies of the ORMCP.

Puccini Drive Neighbourhood Residential Infill Study

As noted in the preceding section, the subject lands are located within the Puccini Drive Neighbourhood Residential Infill Study ("Study"). The original Study was approved by Council in 1998. In November 2017, Council approved an expansion to the Study as outlined in Staff Report SRPRS.17.173. The Study area expansion is bounded by Parker Avenue to the east, the rear lot lines of the lots fronting onto McCachen Street to the west, the rear lot lines of the lots fronting onto the north side of Poplar Drive to the north and King Road to the south. The objectives of the updated Study build upon the principles and recommendations contained within the original Study, while establishing clear direction with respect to the location of various built form typologies, transportation infrastructure and neighbourhood character. The Study responds to the context of the expansion area and its relationship to surrounding land uses by reflecting a more urbanized character along King Road with a gradual shift to a stable, single-detached residential character on Poplar Drive.

Planning staff is satisfied that the proposed lots are consistent with the recommendations of the Study for infill development on existing streets and are in keeping with the overall development patterns of the surrounding neighbourhood.

Proposed Zoning By-Law Amendment

The subject lands are zoned **Residential Urban (RU) Zone** under By-law 1275, as amended (refer to Map 3). This zone category permits a single family dwelling among other uses. However the proposal does not meet the development standards of the **Urban Residential (RU) Zone** under By-law 1275, as amended. Accordingly, the applicant is proposing to rezone the subject lands to **Single Detached Five (R5) Zone** and **Single Detached Six (R6) Zone** under By-law 313-96, as amended, with the following site specific provisions:

Poplar Drive Lots 1 to 3:
Proposed R6 Zoning Standards under By-law 313-96, as amended

Development Standard	R6 Zone Standards, By-law 313-96, as amended	Proposed Standards
Minimum Lot Area (Corner)	565 square metres (6,081.61 square feet)	**563.32 square metres (6,063.57 square feet) (Lot 1)***
Minimum Lot Area (Interior)	500 square metres (5,381.96 square metres)	**484.46 square metres (5,214.68 square feet) (Lots 2 and 3)**
Minimum Lot Frontage (Corner)	17 metres (55.77 feet)	17 metres (55.77 feet) (Lot 1)
Minimum Lot Frontage (Interior)	15 metres (50 feet)	**14.36 metres (47.11 feet) (Lots 2 and 3)**
Minimum Front Yard	4.5 metres (14.76 feet)	4.77 metres (15.65 feet) (Lot 1)

		5.2 metres (17.06 feet) (Lot 2) 4.62 metres (15.16 feet) (Lot 3)
Minimum Flankage Yard	3 metres (9.8 feet)	3.06 metres (10.04 feet) (Lot 1)
Minimum Interior Side Yard	1.5 metres (4.9 feet)	**1.2 metres (3.94 feet) (Lots 1, 2 and 3)**
Minimum Rear Yard	7.5 metres (24.6 feet)	9.63 metres (31.59 feet) (Lot 1) 9.11 metres (29.89 feet) (Lot 2) 9.12 metres (29.92 feet) (Lot 3)
Maximum Building Height	11 metres (36.09 feet)	11 metres (36.09 feet) (Lots 1, 2 and 3)
Maximum Lot Coverage	40%	40% (Lot 1) **42% (Lot 2)** **45% (Lot 3)**

*lot area does not including daylighting triangle to be conveyed to the Town of Richmond Hill.

McCachen Street Lots 4 and 5:
Proposed R5 Zoning Standards under By-law 313-96, as amended

Development Standard	R5 Zone Standards, By-law 313-96, as amended	Proposed Standards
Minimum Lot Area (Interior)	450 square metres (4,843.76 square feet)	621.76 square metres (6,692.57 square feet) (Lots 4 and 5)
Minimum Lot Frontage (Interior)	13.5 metres (44.29 feet)	13.6 metres (44.62 feet) (Lots 4 and 5)
Minimum Front Yard	4.5 metres (14.76 feet)	7.2 metres (23.62 feet) (Lot 4) 6 metres (19.68 feet) (Lot 5)
Minimum Interior Side Yard	1.5 metres (4.9 feet)	**1.2 metres (3.94 feet) (Lots 4 and 5)**
Minimum Rear Yard	7.5 metres (24.6 feet)	18.87 metres (61.91 feet) (Lot 4) 20.07 metres (65.85 feet) (Lot 5)
Maximum Building Height	11 metres (36.09 feet)	11 metres (36.09 feet)
Maximum Lot Coverage	40%	30% (Lots 4 and 5)

Planning staff has undertaken a comprehensive analysis of the applicant's revised development proposal and is satisfied that the proposed **R5 Zone** and **R6 Zone** categories and site specific provisions are appropriate to facilitate the applicant's development proposal. On the basis of the preceding, it is recommended that the subject Zoning By-law Amendment application be approved and that the amending Zoning By-law incorporate the proposed site specific development standards outlined in the table above and displayed in Appendix "B".

Town Department and External Agency Comments:

Development Planning Division

Planning staff has reviewed the applicant's development proposal and is of the opinion that it has appropriate regard for and is consistent with the broader policy direction for

this part of the Town as outlined in the Official Plan. On this basis, it is recommended that the subject Zoning By-law Amendment application be approved for the following reasons:

- the proposal conforms with the **Neighbourhood** policies of the Town's Official Plan;
- the proposal is consistent with the recommendations of the Puccini Drive Neighbourhood Residential Infill Study Area;
- the proposal conforms with the applicable development policies of the *Oak Ridges Moraine Conservation Plan*; and,
- circulated Town departments and external agencies have no further concerns or comments regarding the subject Zoning By-law Amendment application.

Development Engineering Division

Development Engineering staff has reviewed the applicant's development proposal and has noted that the conveyance of a 4.5 by 4.5 metre daylighting triangle on proposed Lot 1 (at the intersection of Poplar Drive and McCachen Street) will be required as a condition of approval for the future Consent applications required to facilitate the proposal.

Other Department and External Agency Comments

The applicant's revised development proposal satisfactorily addresses the comments from Town departments and external agencies. Town departments and external agencies have no further comments or objections with respect to the application.

Financial/Staffing/Other Implications:

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

Relationship to Strategic Plan:

The applicant's development proposal aligns with **Goal Two - Better Choice in Richmond Hill** by providing housing that offers options for people at all stages of life, in addition to **Goal Four - Wise Management of Resources in Richmond Hill** by designing energy efficient dwellings and using land responsibly.

Conclusion:

The applicant is seeking Council's approval of its proposal to facilitate the creation of three (3) additional building lots on its land holdings. The submitted Zoning By-law Amendment application conforms with the Town's Official Plan and is consistent with the recommendations of the Puccini Drive Neighbourhood Residential Infill Study applicable to the lands. In light of the preceding, staff is of the opinion that the proposed amendment is appropriate and represents good planning and recommends that Council approve the subject Zoning By-law Amendment application as outlined and described in this report.

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 Public Meeting C#37-17 held October 25, 2017 Public Meeting
- Appendix B, Draft Zoning By-law
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevations

Report Approval Details

Document Title:	SRPRS.18.028 - Request for Approval - Zoning By-law Amendment - 11 and 13 Poplar Drive.docx
Attachments:	- Appendix A, CPM Extract.pdf - Appendix B, Draft Zoning By-law.pdf - 2_17017A.png - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_S217017.png - MAP_3_EXISTING_ZONING_S217017.png - MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf - MAP_5_PROPOSED_SITE_PLAN.pdf - MAP_6_PROPOSED_ELEVATIONS.pdf
Final Approval Date:	Jan 22, 2018

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

Gus Galanis - Jan 22, 2018 - 9:48 AM

Kelvin Kwan - Jan 22, 2018 - 10:02 AM

Neil Garbe - Jan 22, 2018 - 10:28 AM

Appendix "A"

Extract from Council Public Meeting
C#37-17 held October 25, 2017

Scheduled Business

3.1 Request for Comments – Zoning By-law Amendment Application – 2559986 Ontario Limited and Nicola and Teresina Di Placido – Lots 6 and 7, Registered Plan 484 – 11 and 13 Poplar Drive – File Number D02-17017 – (Staff Report SRPRS.17.161)

Mary Filipetto of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of three (3) additional building lots on the subject lands. Ms. Filipetto advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Helen Lepek, Lepek Consulting Inc., agent for the applicant, provided additional information regarding the Zoning By-law Amendment application, noting the subject lands were located within the King Road Tertiary Plan Study area, and that the proposal was consistent with single family residential zoning in the area. Ms. Lepek addressed the comments identified in the correspondence distributed as Agenda Item 3.1 b and advised that contact information will be made available to the resident.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Beros
Seconded by: Councillor Muench

That staff report SRPRS.17.161 with respect to the Zoning By-law Amendment application submitted by 2559986 Ontario Limited and Nicola Di Placido and Teresina Di Placido for lands known as Lots 6 and 7, Registered Plan 484, municipally known as 11 and 13 Poplar Drive, File Number D02-17017 be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY

Appendix "B"

The Corporation of the Town of Richmond Hill

By-law 11-18

A By-law to Amend By-law 313-96, as amended of

The Corporation of the Town of Richmond Hill and

By-law 1275, as amended, of the former Township of King

Whereas the Council of The Corporation of the Town of Richmond Hill (the "Corporation") at its Meeting of , 2018 directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the Town of Richmond Hill enacts as follows:

1. That By-law 1275, as amended, of the former Township of King ("By-law 1275") be and is hereby is further amended by:

   a) removing those lands shown on Schedule "A" to this By-law 11-18 (the "Lands") and any provisions of By-law 1275, as amended, that previously applied to the Lands shall no longer apply to the Lands.

2. That By-law 313-96, as amended, of The Corporation of the Town of Richmond Hill ("By-law 313-96") be and is hereby further amended as follows:

   a) by expanding the area of By-law 313-96 to include the Lands;

   b) by rezoning the Lands to "Single Detached Five (R5) Zone" and "Single Detached Six (R6) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 11-18; and,

   c) by adding the following to Section 7 – Exceptions:

      "7.186

      Notwithstanding any other inconsistent or conflicting provision of By-law 313-96, as amended, of the Corporation, the following special provisions shall apply to the lands zoned "Single Detached Six (R6) Zone" and more particularly shown as "R6" on Schedule "A" to By-law 11-18 and denoted by a bracketed number (7.186):

      i) Minimum Lot Area (Corner): 560 square metres (6,027.79 square feet)

ii) Minimum Lot Area (Interior): 480 square metres (5,166.68 square feet)

iii) Minimum Lot Frontage (Interior): 14 metres (45.93 feet)

iv) Minimum Interior Side Yard: 1.2 metres (3.94 feet)

v) Maximum Lot Coverage: 45%"

"7.187

Notwithstanding any other inconsistent or conflicting provision of By-law 313-96, as amended, of the Corporation, the following special provisions shall apply to the lands zoned "Single Detached Five (R5) Zone" and more particularly shown as "R5" on Schedule "A" to By-law 11-18 and denoted by a bracketed number (7.187):

i) Minimum Interior Side Yard: 1.2 metres (3.94 feet)"

3. All other provisions of By-law 313-96, as amended, not inconsistent with the foregoing, shall continue to apply to the Lands shown on Schedule "A" attached hereto.

4. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.

5. Schedule "A" attached to By-law 11-18 is declared to form a part of this by-law.

Passed this day of , 2018.

_____
Dave Barrow
Mayor

_____
Stephen M.A. Huycke
Town Clerk

D02-17017 (SF)

The Corporation of the Town of Richmond Hill

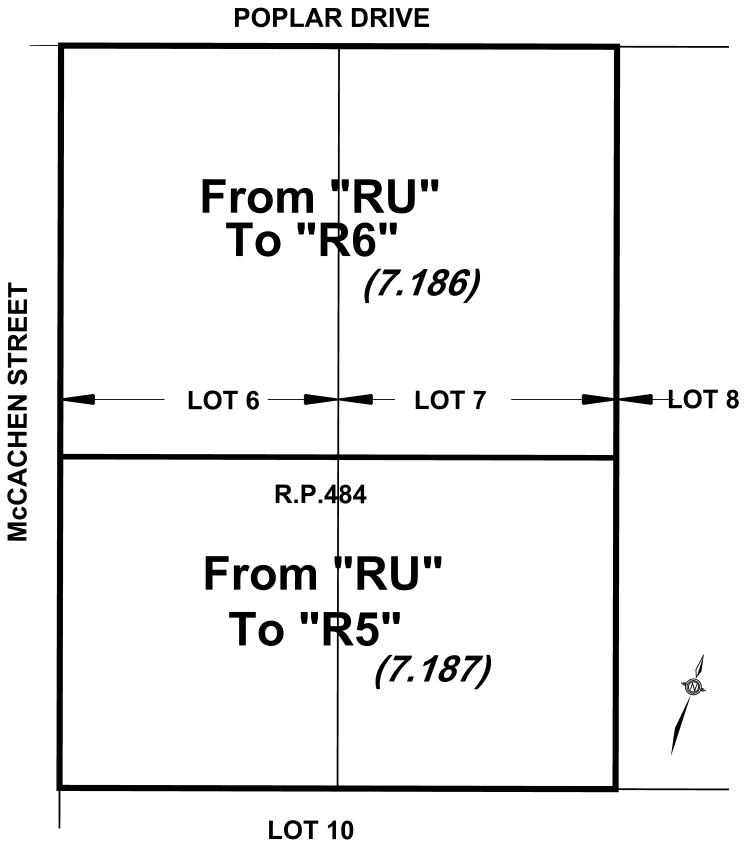
Explanatory Note to By-law 11-18

By-law 11-18 affects lands described as Lots 6 and 7, Plan 484, municipally known as 11 and 13 Poplar Drive.

By-law 1275 of the former Township of King, as amended zones the lands Residential Urban (RU) Zone.

By-law 11-18 will have the effect of rezoning the subject lands to “Single Detached Five (R5) Zone” and “Single Detached Six (R6) Zone” under By-law 313-96, as amended, with site specific development standards to facilitate the future creation of three (3) new building lots for single detached dwellings. Permitted uses within the “Single Detached Five (R5) Zone” and “Single Detached Six (R6) Zone” include a single detached dwelling, home occupation and private home daycare.

D02-17017 (SF)



SCHEDULE "A"

TO BY-LAW 11-18

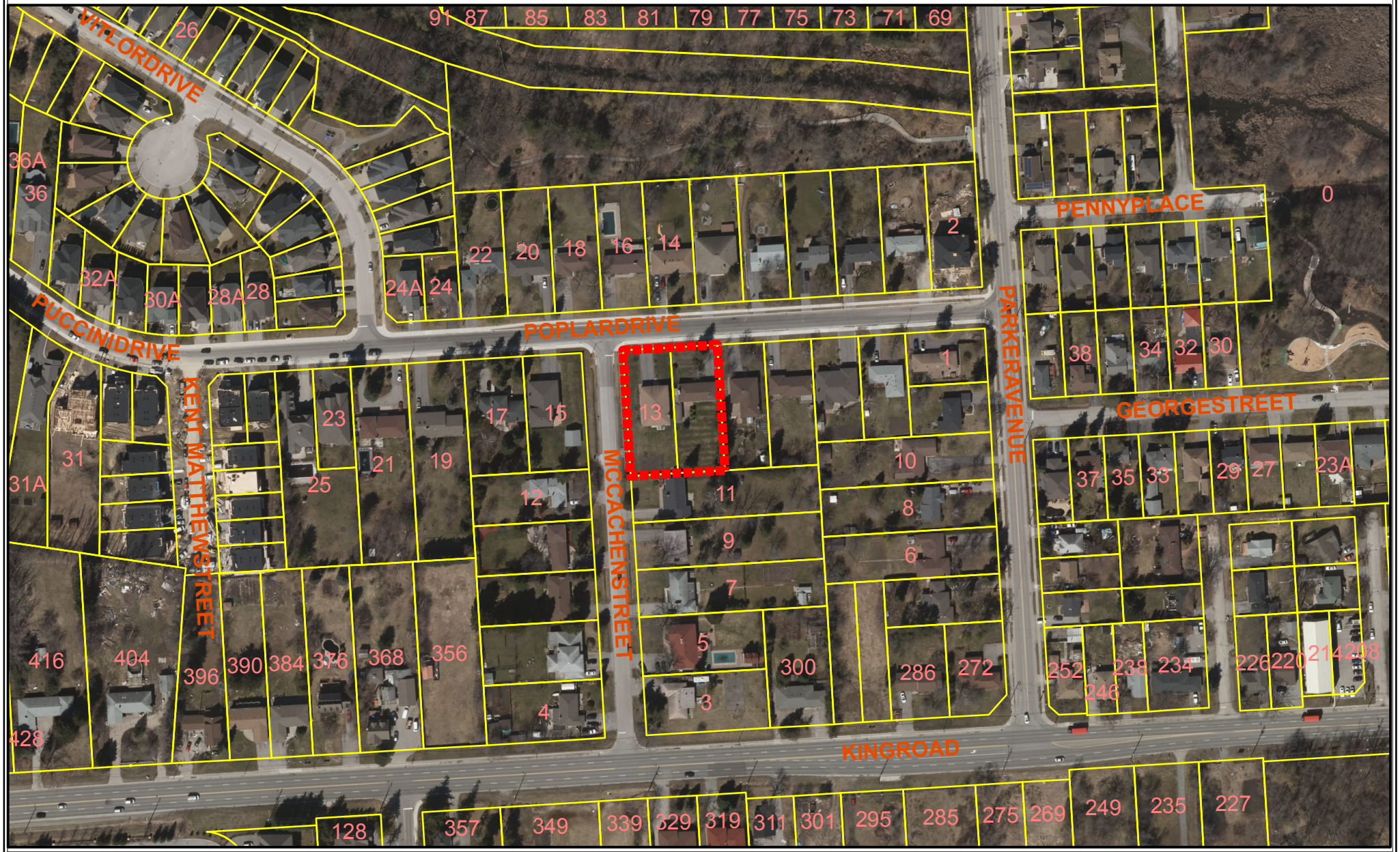
This is Schedule "A" to By-Law 11-18 passed by the Council of The Corporation of the Town of Richmond Hill on the Day of , 2018.

Dave Barrow	Stephen M.A.Huycke
Mayor	Town Clerk

AREA SUBJECT TO THIS BY-LAW

2_17017.DGN
SF/SS

MAP 1 - AERIAL PHOTOGRAPH



Copyright J.D.Barnes Limited 2016 Orthophotography

BLOCK 01

File No. D02-17017

Legend

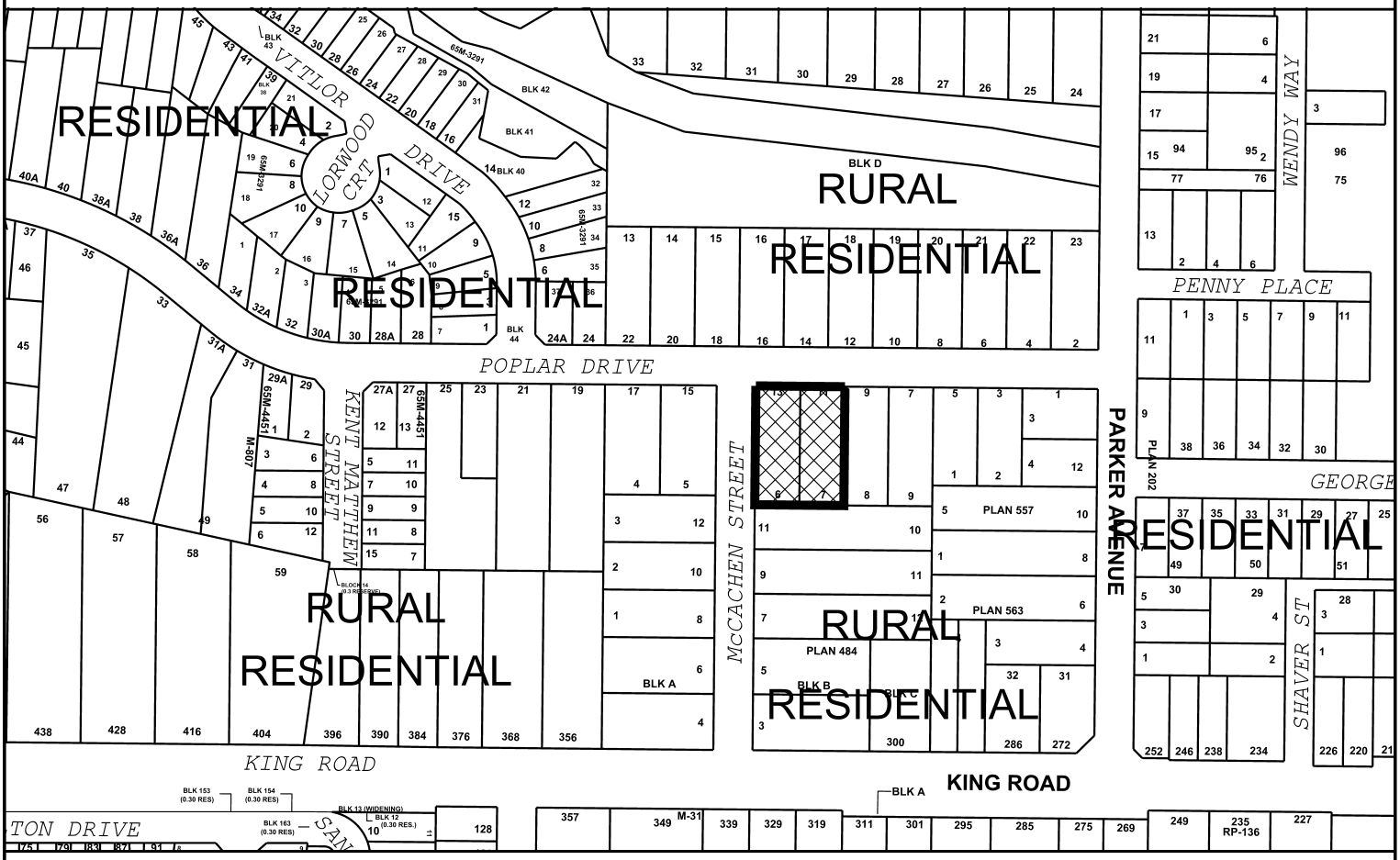
SUBJECT LANDS

N

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

SF/SS SRPRS 17.028

MAP 2 - NEIGHBOURHOOD CONTEXT



SUBJECT LANDS

S217017A.DGN

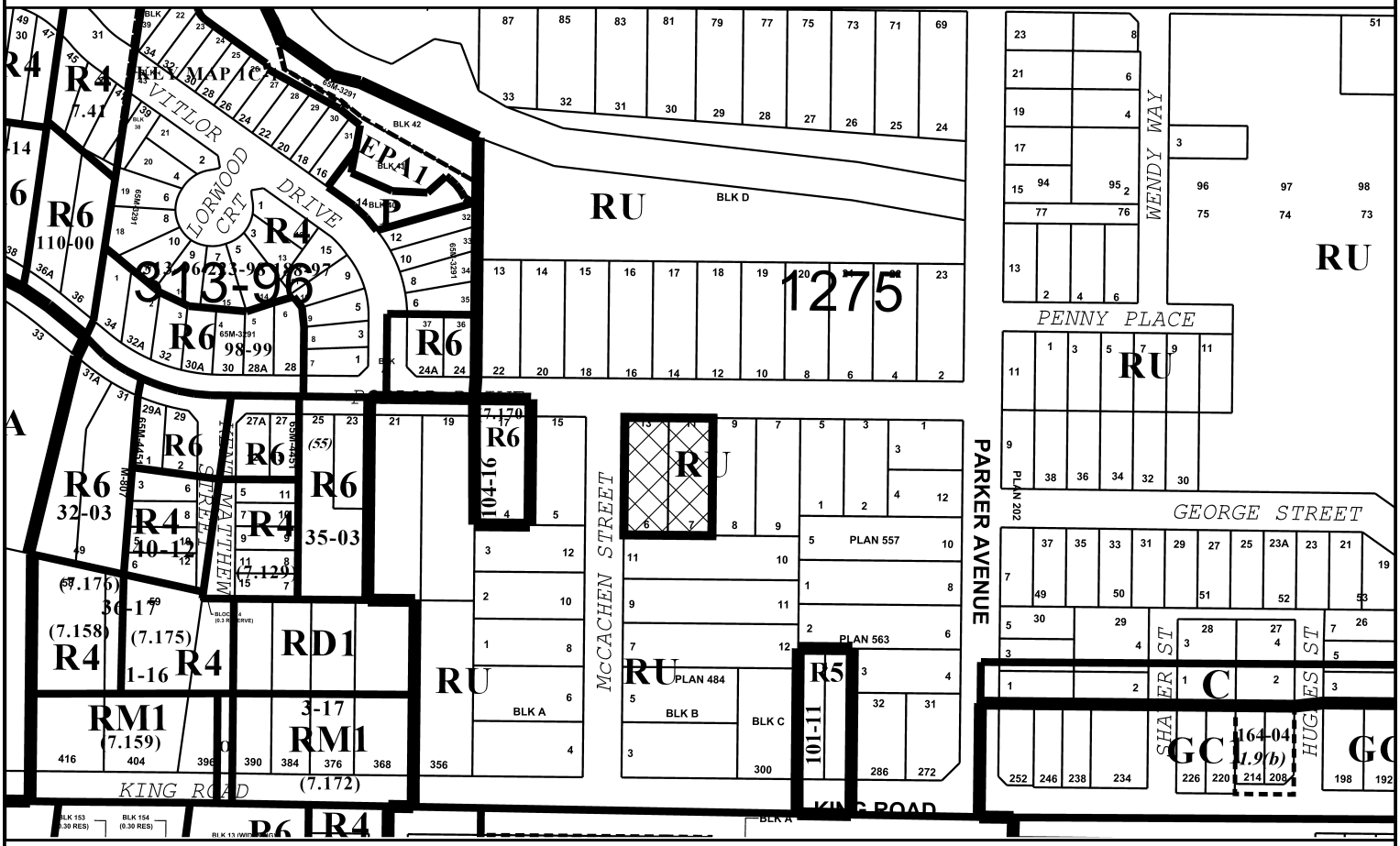
SF/SS SRPRS 18.028

BLOCK 01

FILE NO.D02-17017

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 3 - EXISTING ZONING



SUBJECT LANDS

ZONING_S217017A.DGN

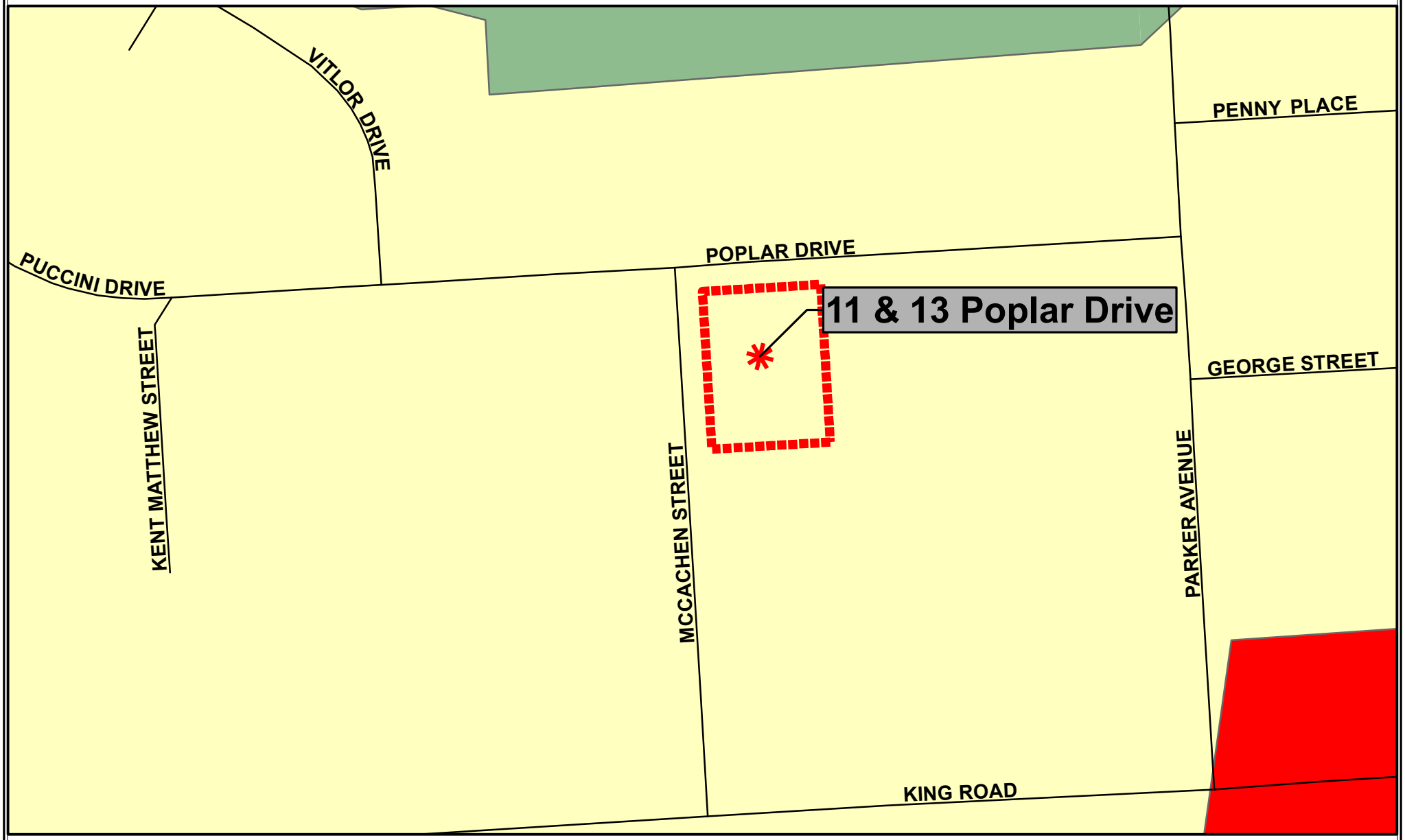
SF/SS SRPRS 18.028

BLOCK 01

FILE NO.D02-17017

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 4 - OFFICIAL PLAN DESIGNATION



Legend

Subject Lands

SUBJECT AREAS

Oak Ridges Local Centre

Natural Core

Neighbourhood

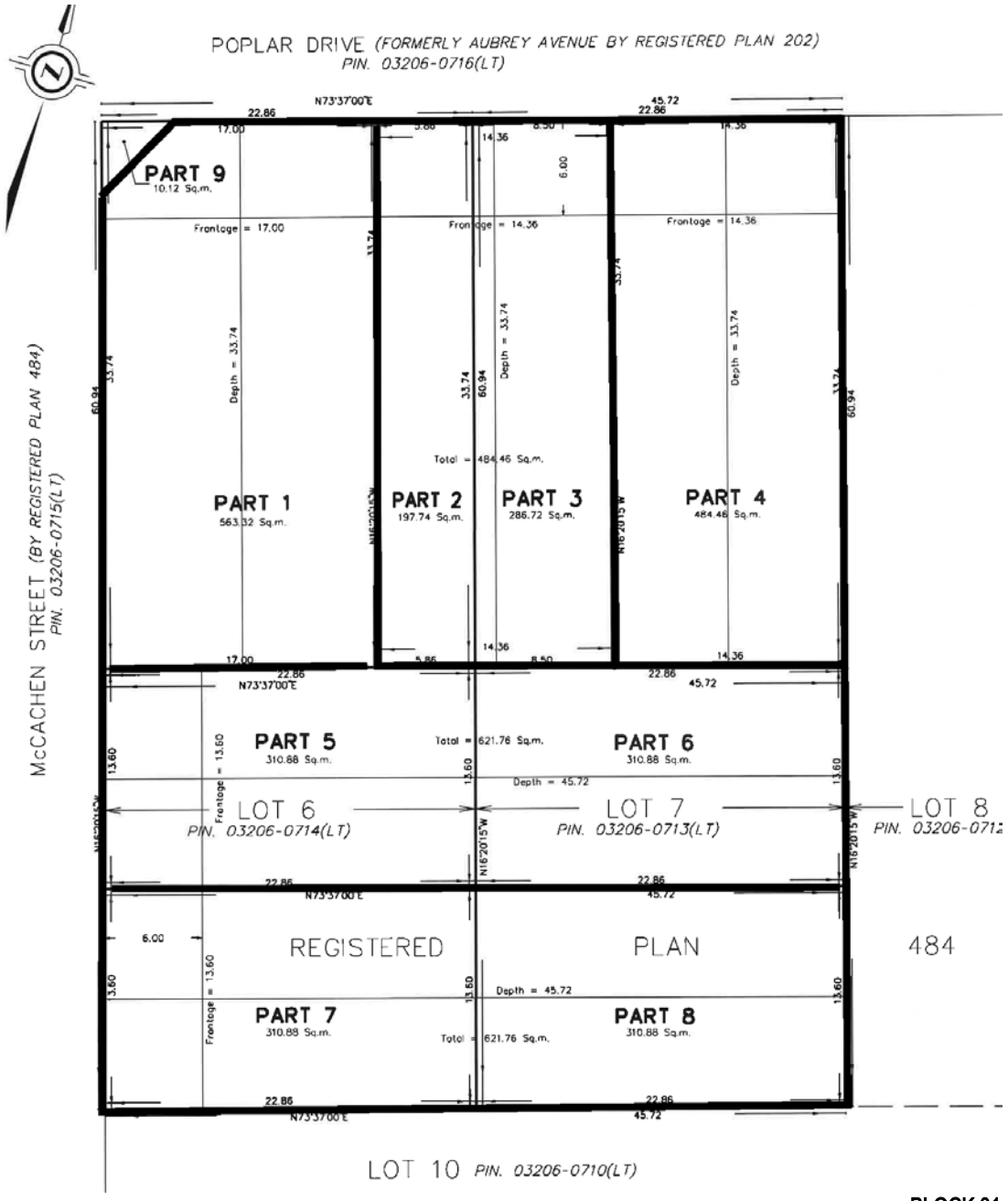
N

NOTE: The information provide in this map is a depiction of a portion of the Richmond Hill Official Plan. For accurate reference, the schedules and policies of the Richmond Hill Official Plan must be consulted. In the case of a discrepancy between the schedules and the policies of the Richmond Hill Official Plan, the policies shall take precedence.

BLOCK 01 FILE NO. D02-17017

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 5 - PROPOSED SITE PLAN



BLOCK 01

File No. D02-17017

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

SF/SS-SRPRS.18.028

MAP 6 - PROPOSED ELEVATIONS

FRONT ELEVATION 'A''

FRONT ELEVATION

FRONT ELEVATION 'A'

FRONT ELEVATION 'A'

BLOCK 01 File No. D02-17017

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

SF/HL-SRPRS.18.028

Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018
Report Number: SRPRS.18.029

Department: Planning and Regulatory Services
Division: Development Planning

Subject: SRPRS.18.029 – Request for Approval – Zoning By-law Amendment Application – Stateview Homes (Kings Landing Phase II) Inc. – Town File D02-16028

Owner:

Stateview Homes (Kings Landing Phase II) Inc.
410 Chrislea Road, Units 15 and 16
Vaughan, Ontario
L4L 8B5

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Lot 25, Plan M-807
Municipal Address: 48 Puccini Drive

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate the creation of four (4) additional building lots on the subject lands.

Recommendations:

That the Zoning By-law Amendment application submitted by Stateview Homes (Kings Landing Phase II) Inc., for lands known as Lot 25, Plan M-807 (Municipal Address: 48 Puccini Drive) Town File D02-16028, be approved subject to the following:

a) That Council approve the draft Zoning By-law as set out in Appendix "B" to Staff Report SRPRS.18.029 and that said by-law be brought forward to a regular meeting of Council for consideration and enactment.

Contact Person:

Katherine Faria, Planner II – Subdivisions, phone number 905-771-5543 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

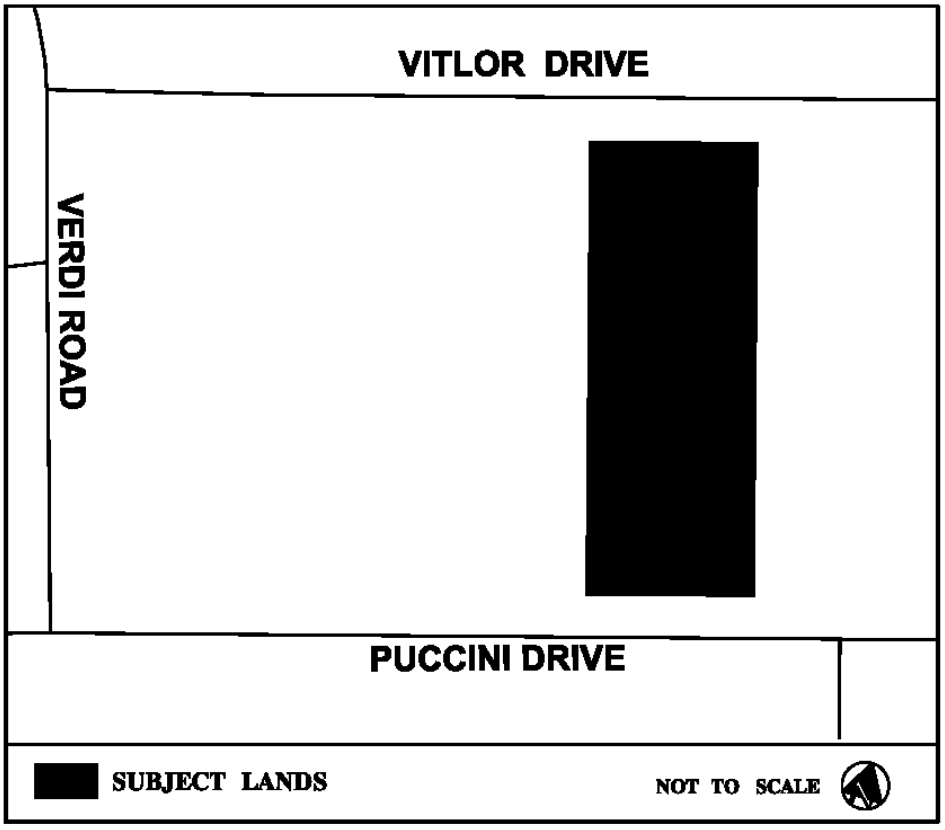
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 the person listed under "Contact Person" above.



Background:

A Zoning By-law Amendment application concerning the subject lands was received and deemed complete by the Town on September 28, 2016. The lands were subsequently transferred to the current owner and a revised Zoning By-law Amendment application package was received by the Town on January 27, 2017. The application was circulated to relevant Town departments and external agencies for review and comment.

A Council Public Meeting was held on June 21, 2017 to consider the applicant's Zoning By-law Amendment application wherein Council received Staff Report SRPRS.17.106 for information purposes and directed that all comments be referred back to staff (refer to Appendix "A"). An inquiry from a resident was heard at the Council Public Meeting with respect to whether the proposed development is consistent with the existing zoning and lot fabric within the neighbourhood.

In response to comments received through the review of the development proposal, the applicant has submitted revised documentation to address the specific requirements of commenting staff and agencies. In addition, an assessment of the proposed development as it relates to the existing character of the neighbourhood will be discussed in greater detail in the later sections of this report.

The purpose of this report is to seek Council's approval of the applicant's Zoning By-law Amendment application in accordance with the recommendations as set out in Staff Report SRPRS.18.029.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located between Puccini Drive and Vitlor Drive. The lands have a total lot area of approximately 0.42 hectares (1.04 acres) with a lot frontage of approximately 39.62 metres (129.99 feet) on both Puccini Drive and Vitlor Drive. The lands are situated within the boundaries of the Infill Residential Study for the Puccini Drive Neighbourhood and abut Puccini Drive to the south, Vitlor Drive to the north and low-density residential uses to the east and west (refer to Map 1).

Development Proposal

The applicant is seeking Council's approval of its request to rezone the subject lands under Zoning By-law 313-96, as amended, to facilitate the creation of four (4) additional building lots on its land holdings. The proposed development comprises three (3) new single detached dwellings having frontage on Vitlor Drive and two (2) new single detached dwellings having frontage on Puccini Drive (refer to Map 5). The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the materials submitted to the Town:

Lot Number	Frontage Street	Proposed Lot Area	Proposed Lot Frontage	Proposed Lot Coverage
1	Vitlor Drive	521.69 m^2 (5,615.42 ft^2)	13.10 m (42.98 ft)	39.7%
2	Vitlor Drive	521.76 m^2 (5,616.18 ft^2)	13.10 m (42.98 ft)	40.0%
3	Vitlor Drive	534.38 m^2 (5,752.02 ft^2)	13.43 m (44.06 ft)	39.9%
4	Puccini Drive	1323.36 m^2 (14,244.53 ft^2)	19.79 m (64.93 feet)	33.6%
5	Puccini Drive	1323.36 m^2 (14,244.53 ft^2)	19.79 m (64.93 feet)	33.0%

It should be noted that the proposed development is not subject to Site Plan Control in accordance with the Town's Site Plan Control By-law.

Planning Analysis:

Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town's Official Plan (the "Plan") (refer to Map 2). The predominant land use permitted within the **Neighbourhood** designation includes low-density residential uses. In addition, medium-density residential, neighbourhood commercial and community uses, parks and urban open spaces and automotive service commercial uses are permitted within the **Neighbourhood** designation subject to specific policy criteria as defined in Chapter 4 of the Plan.

Development within the **Neighbourhood** designation shall have a maximum building height of 3 storeys, except on an arterial street where the maximum building height shall be 4 storeys. In accordance with Section 4.9.2, development shall be compatible with the character of the adjacent and surrounding areas with respect to predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, the general pattern of yard setbacks and other criteria as defined within the applicable infill plan or tertiary plan approved by Council.

The subject lands are situated within the boundaries for the Infill Residential Study for the Puccini Drive Neighbourhood in accordance with Policy 4.9.1.1.1 (k) of the Plan. In accordance with Policy 4.9.1.1 (3), development within a priority infill area shall be subject to the applicable infill study and shall be evaluated on the basis of conformity with the design and infill guidelines approved by Council for the area.

The subject lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan*. In accordance with Policy 3.2.1.1(18) of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plan, as amended from time to time, shall be permitted within the

Settlement Area. It should be noted that no key natural heritage features or key hydrological features have been identified on or adjacent to the subject lands.

Infill Residential Study for the Puccini Drive Neighbourhood
The subject lands are situated within the boundaries of the Infill Residential Study for the Puccini Drive Neighbourhood ("Study") endorsed by Council in 1998 (refer to Map 4). The primary objective of the Study is to guide infill development within the Puccini Drive Neighbourhood with respect to key design principles as outlined in the Study. The principles recommend higher density housing along the edges of the neighbourhood, a minimum lot frontage of 15.0 metres (50.0 feet) for existing streets, traffic calming measures on Puccini Drive and the protection of natural features in the area.

With respect to residential lots on Puccini Drive, the Study recommends a minimum lot frontage of 15.0 metres (50.0 feet), a minimum side yard setback of 1.5 metres (5.0 feet) and a minimum front yard of 4.5 metres (15.0 feet). The minimum required lot frontage and minimum lot depth for rear lot areas is 12.0 metres (40.0 feet) and 25.0 metres (82.0 feet), respectively, in accordance with the recommendations of the Study. For dwellings on both new and existing streets, the Study recommends that the front face of the garage not extend beyond the front face of the living area.

In consideration of the foregoing, staff can advise that the applicant's development proposal conforms with the land use and design policies of the Plan and is generally in keeping with the recommendations of the applicable infill study.

Proposed Zoning By-law Amendment

The subject lands are zoned **Residential Suburban "A" (RSA) Zone** under Zoning By-law 1275, as amended (refer to Map 3). The current zoning permits a single family residence, a municipal use, various recreational and institutional uses, and accessory uses to the above.

The applicant is seeking Council's approval to rezone the subject lands to **Single Detached Four (R4) Zone** and **Single Detached Six (R6) Zone** under By-law 313-96, as amended, to facilitate the creation of four (4) additional single detached building lots on the subject lands. The proposed Zoning By-law Amendment contemplates the **R4 Zone** for the proposed lands fronting Vitlor Drive and **R6 Zone** for the lands fronting Puccini Drive. Site-specific provisions have not been proposed with respect to the subject development (refer to Appendix "B").

The following table provides a general summary of development standards applicable to the proposed **Single Detached Four (R4) Zone** and **Single Detached Six (R6) Zone.** As noted above, the proposal seeks to maintain the standard provisions of By-law 313-96, as amended:

Statistic	Permitted Standards (R4) Zone	Permitted Standards (R6) Zone
Minimum Lot Area (Interior)	400.0 m^2 (4,305.56 ft^2)	500.0 m^2 (5,381.96 ft^2)
Minimum Lot Frontage (Interior)	12.0 m (39.37 ft)	15.0 m (49.21 ft)
Minimum Front Yard	4.5 m (14.76 ft)	4.5 m (14.76 ft)
Minimum Side Yard	1.5 m (4.92 ft)	1.5 m (4.92 ft)
Minimum Rear Yard	7.5 m (24.61 ft)	7.5 m (24.61 ft)
Maximum Height	11.0 m (36.09 ft)	11.0 m (36.09 ft)
Maximum Lot Coverage	40%	40%

In accordance with the provisions of By-law 313-96, as amended, the minimum required side yard within the **R4 Zone** may be reduced to 1.2 metres if there are no doors in any wall adjacent to the side lot line, or where the door is recessed into the wall and no stairs project beyond the main side wall into the minimum required side yard.

The proposed Zoning By-law Amendment would permit the establishment of additional building lots that meet the recommendations of the Study with respect to minimum lot frontage and setbacks. In addition, the proposed zoning categories are generally consistent with the established patterns of development within the Puccini Drive Neighbourhood and in the vicinity of the subject lands.

Department and External Agency Comments

The subject Zoning By-law Amendment application, including the associated background studies and reports submitted in support of same were circulated to various Town departments and external agencies for their review and comment. In response to comments and concerns raised, revised submissions were provided to the Town and subsequently circulated to relevant Town staff and external agencies for review. The following is a summary of comments received on the materials submitted to the Town, including a brief discussion on how concerns and issues have been addressed by the applicant.

Development Planning Division

Following a comprehensive review of the applicant's development proposal, Planning staff recommends approval of the proposed Zoning By-law Amendment application on the basis of the following considerations:

- the proposed single detached dwelling lots are permitted within the **Neighbourhood** designation of the Town's Official Plan;
- the subject lands are situated within an area identified as a Priority Infill Area in accordance with Policy 4.9.1.1.1 (k) of the Town's Official Plan and are subject to the recommendations of the Infill Residential Study for the Puccini Drive

Neighbourhood. The proposed lot fabric and development standards are consistent with the recommendations of the Study;

- the proposed residential development is consistent with established development patterns in the vicinity of the subject lands on Vitlor Drive and Puccini Drive. In this regard, the proposed zoning categories and lot fabric are in keeping with the character of the adjacent and surrounding lands;
- the guidelines of the applicable infill study recommend that the front face of the garage not extend beyond the front face of the living area of the dwelling. Notwithstanding the foregoing, the garage projections contemplated for the proposed dwellings on Puccini Drive are not anticipated to result in compatibility issues given the proposed lot sizes and the existence of other similar situations on the street; and,
- the applicant has satisfactorily addressed issues and requirements identified by Town departments and external agencies through the circulation of the application.

Development Engineering Division
The Town's Development Engineering Division has reviewed the applicant's development proposal and has advised that there are no objections to the proposed Zoning By-law Amendment. In addition, Development Engineering staff has provided technical comments on the applicant's initial and subsequent submissions that are to be addressed at the detailed design stage.

Toronto and Region Conservation Authority
The Toronto and Region Conservation Authority ("TRCA") has provided technical comments on the applicant's development proposal with respect to water balance requirements in accordance with the *Oak Ridges Moraine Conservation Plan* and the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Plan. Following receipt and circulation of revised technical materials, TRCA staff has advised that there are no further concerns with respect to the application.

Servicing Allocation

Should the proposal be approved by Council, servicing allocation for the residential lots will be taken from the Part Lot Control/Consent pool at the time of the respective approvals.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The proposed development is generally aligned with **Goal Two, Better Choice in Richmond Hill** in providing housing options within an established neighbourhood. The proposed development is also generally aligned with **Goal Four, Wise Management of Resources in Richmond Hill** in committing to use land responsibly.

Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment application to facilitate the creation of four (4) additional building lots on its land holdings. The applicant has satisfactorily addressed issues and concerns raised by circulated departments and agencies through the circulation of the development proposal. The proposed Zoning By-law Amendment conforms with the policies of the Town's Official Plan and the *Oak Ridges Moraine Conservation Plan* and is considered to represent good and orderly planning. In light of the preceding, it is recommended that the applicant's Zoning By-law Amendment application be approved as outlined in this report.

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, Council Public Meeting Extract C#23-17, held June 21, 2017
- Appendix B, Draft Zoning By-law Amendment
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Puccini Drive Neighbourhood Infill Study Area
- Map 5, Concept Plan

Report Approval Details

Document Title:	SRPRS.18.029.docx
Attachments:	
Final Approval Date:	Jan 22, 2018

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

Gus Galanis - Jan 22, 2018 - 9:45 AM

Kelvin Kwan - Jan 22, 2018 - 9:50 AM

Neil Garbe - Jan 22, 2018 - 9:58 AM

Appendix "A", Extract from Council Public Meeting C#23-17, June 21, 2017

3.2 Request for Comments – Zoning By-law Amendment Application – Stateview Homes (Kings Landing Phase II) Inc. – Lot 25, Plan M-807 – 48 Puccini Drive – File Number D02-16028 – (Staff Report SRPRS.17.106)

Katherine Faria of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the future creation of four (4) additional single detached building lots on the subject lands. Ms. Faria advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Nicole Sampogna, Evans Planning Inc., agent for the applicant, advised that the purpose of the Zoning By-law Amendment application was to create four building lots on the subject lands and clarified that the application was not proposing townhouses or the creation of additional new roads. She noted that the proposed lot frontages on Vitlor Drive and Puccini Drive were consistent with the Puccini Drive Neighbourhood Infill Study and the existing lots in the area. Ms. Sampogna advised that she was in attendance to answer any questions related to the application.

A resident of 58 Puccini Drive inquired whether the proposed development for the subject lands was consistent with the existing zoning and lot layout of the neighbourhood.

Moved by: Councillor Beros
Seconded by: Regional and Local Councillor Spatafora

That staff report SRPRS.17.106 with respect to the Zoning By-law Amendment application submitted by Stateview Homes (Kings Landing Phase II) Inc. for lands known as Lot 25, Plan M-807 (municipal address: 48 Puccini Drive), File Number D02-16028 be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

Appendix "B", Draft Zoning By-law Amendment

The Corporation of the Town of Richmond Hill

By-law XX-18

A By-law to Amend By-law 313-96, as amended, of

The Corporation of the Town of Richmond Hill and

By-law 1275, as amended of the former Township of King

Whereas the Council of The Corporation of the Town of Richmond Hill (the "Corporation") at its Meeting of XXX, 2018 directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the Town of Richmond Hill enacts as follows:

1. That By-law 1275, as amended of the former Township of King, be further amended by removing those lands shown on Schedule "A" to this By-law XX-18 (the "Lands") and any provisions of By-law 1275, as amended of the former Township of King, that previously applied to the Lands shall no longer apply to the Lands.

2. That By-law 313-96, as amended of The Corporation of the Town of Richmond Hill ("By-law 313-96") be and is hereby further amended as follows:

    a. by expanding the boundary of By-law 313-96 to include the Lands; and,

    b. by zoning the Lands to "Single Detached Four (R4) Zone" and "Single Detached Six (R6) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law XX-18.

3. All other provisions of By-law 313-96 not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.

4. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.

5. Schedule "A" attached to By-law XX-18 is declared to form a part of this by-law.

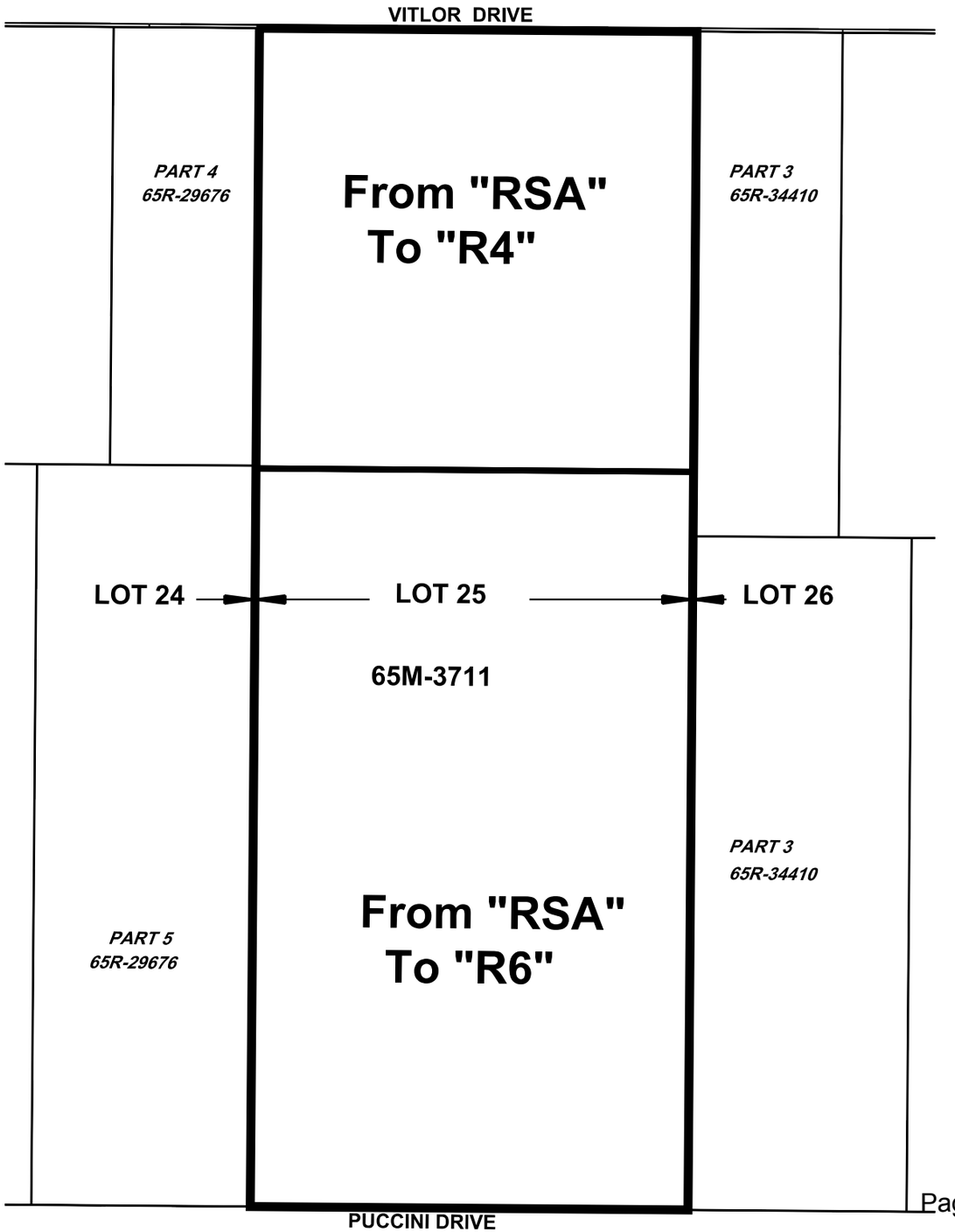
The Corporation of the Town of Richmond Hill

Explanatory Note to By-law XX-18

By-law XX-18 affects lands described as Lot 25, Plan M-807 (Municipal Address: 48 Puccini Drive).

By-law 1275, as amended, presently zones the subject lands “Residential Suburban “A” Zone”. Uses permitted within the “RSA” Zone include a single family residence, a municipal use (except refuse disposal), a park, a playground, a golf course, a bowling green, a tennis court, a private greenhouse, a church, a school, an accessory building and uses accessory to the foregoing, a professional office with a private dwelling, and a public highway.

The purpose of By-law XX-18 is to rezone the subject lands to “Single Detached Four (R4) Zone” and “Single Detached Six (R6)” Zone under By-law 313-96, as amended, to facilitate the creation of four (4) additional single detached dwelling lots on the subject lands.



SCHEDULE "A"

TO BY-LAW XXX-18

This is Schedule "A" to By-Law XXX-18 passed by the Council of The Corporation of the Town of Richmond Hill on the Day of , 2018

AREA SUBJECT TO THIS BY-LAW

2_16028A.DGN
KF/SS

MAP 1 - AERIAL PHOTOGRAPH

Copyright J.D.Barnes Limited 2015 Orthophotography

BLOCK 01

File NO. D02-16028

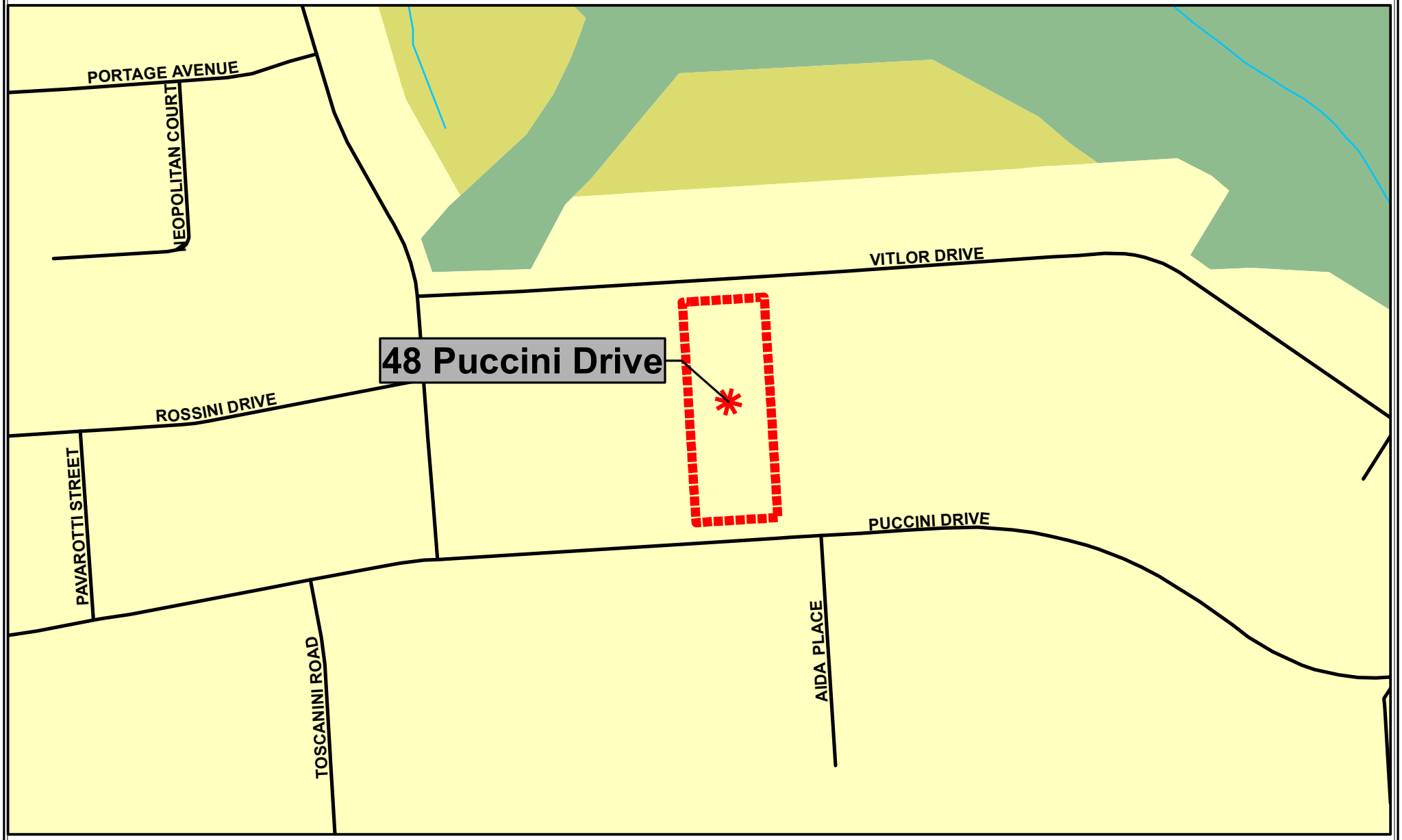
Legend

SUBJECT LAND

KF/SS SRPRS.18.029

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 2 - OFFICIAL PLAN DESIGNATION



Legend

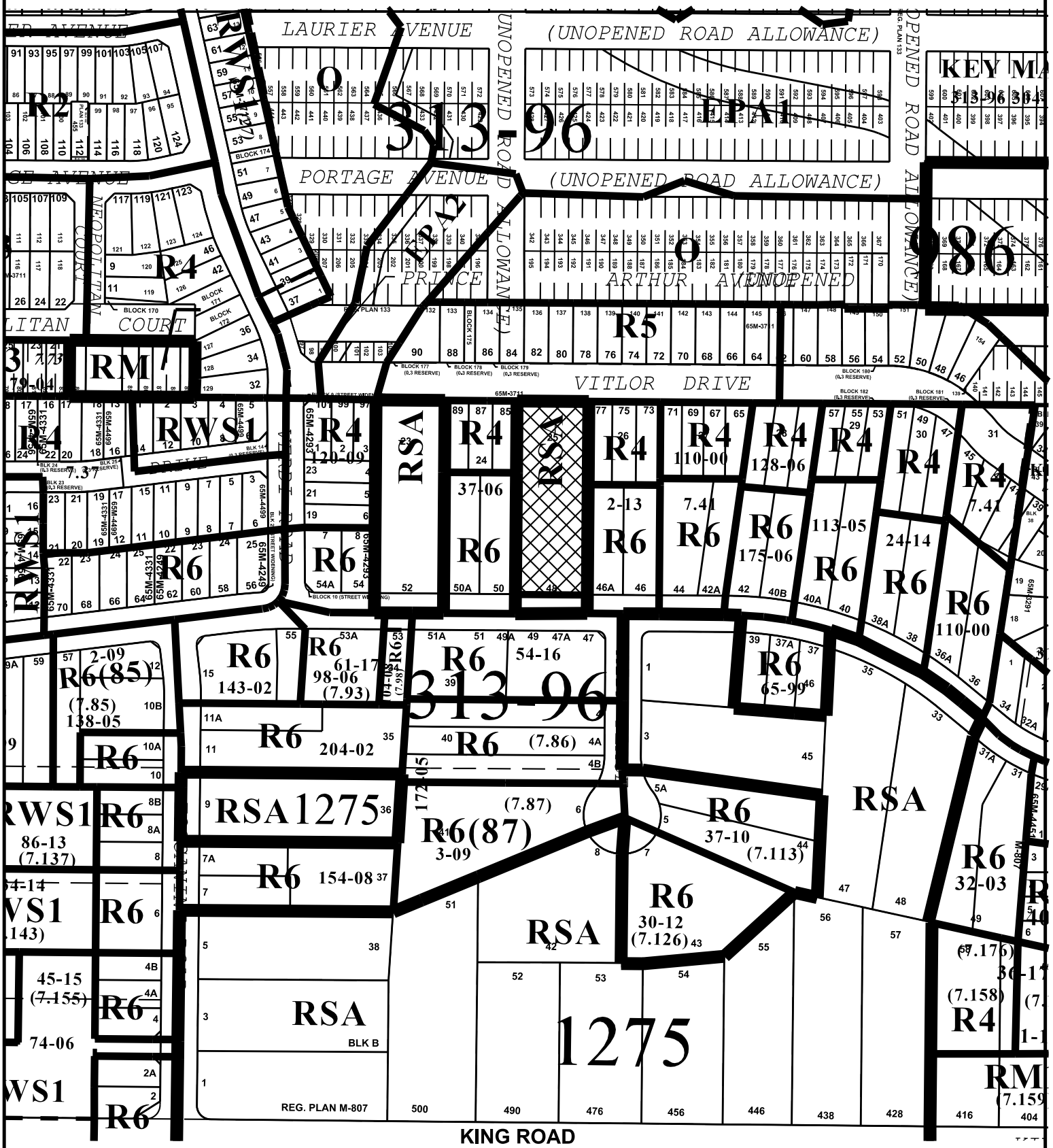
- Subject Lands
- SUBJECT AREA
- Neighbourhood
- Natural Linkage
- Natural Core

NOTE: The information provide in this map is a depiction of a portion of the Richmond Hill Official Plan. For accurate reference, the schedules and policies of the Richmond Hill Official Plan must be consulted. In the case of a discrepancy between the schedules and the policies of the Richmond Hill Official Plan, the policies shall take precedence.

BLOCK 01 FILE NO. D02-16028

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 3 - EXISTING ZONING



SUBJECT LANDS

BLOCK 01

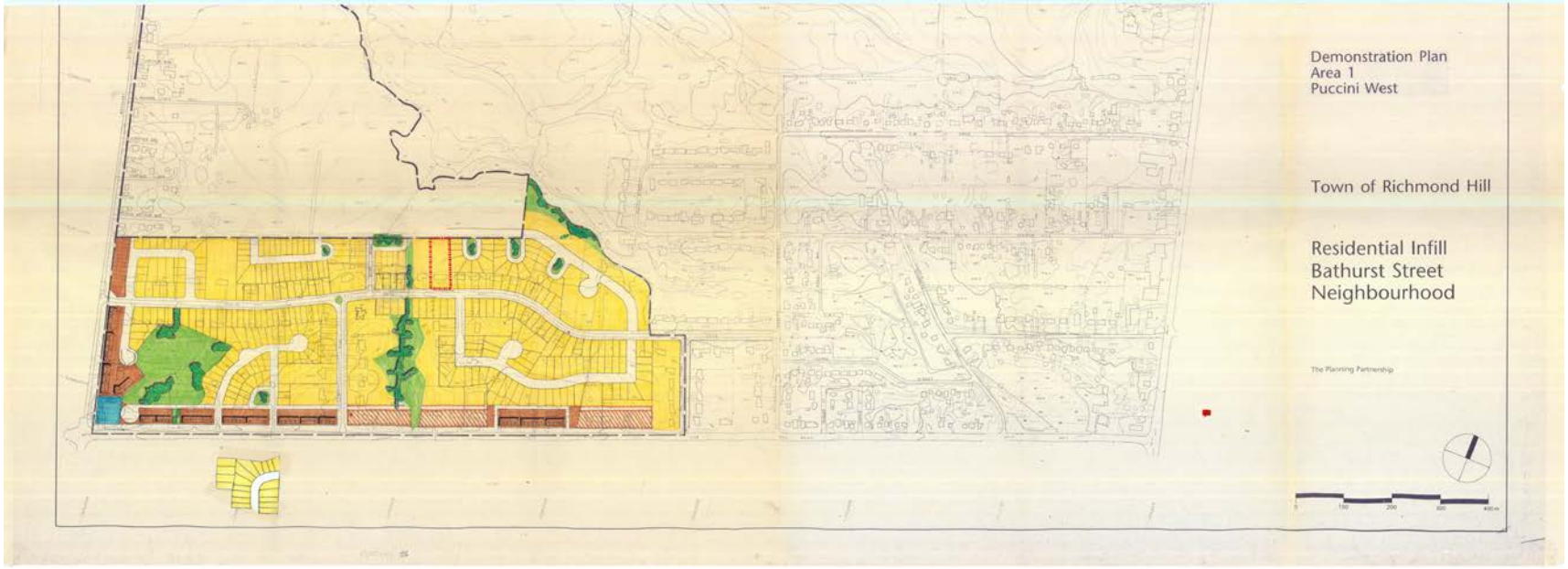
FILE NOS.D02-16028

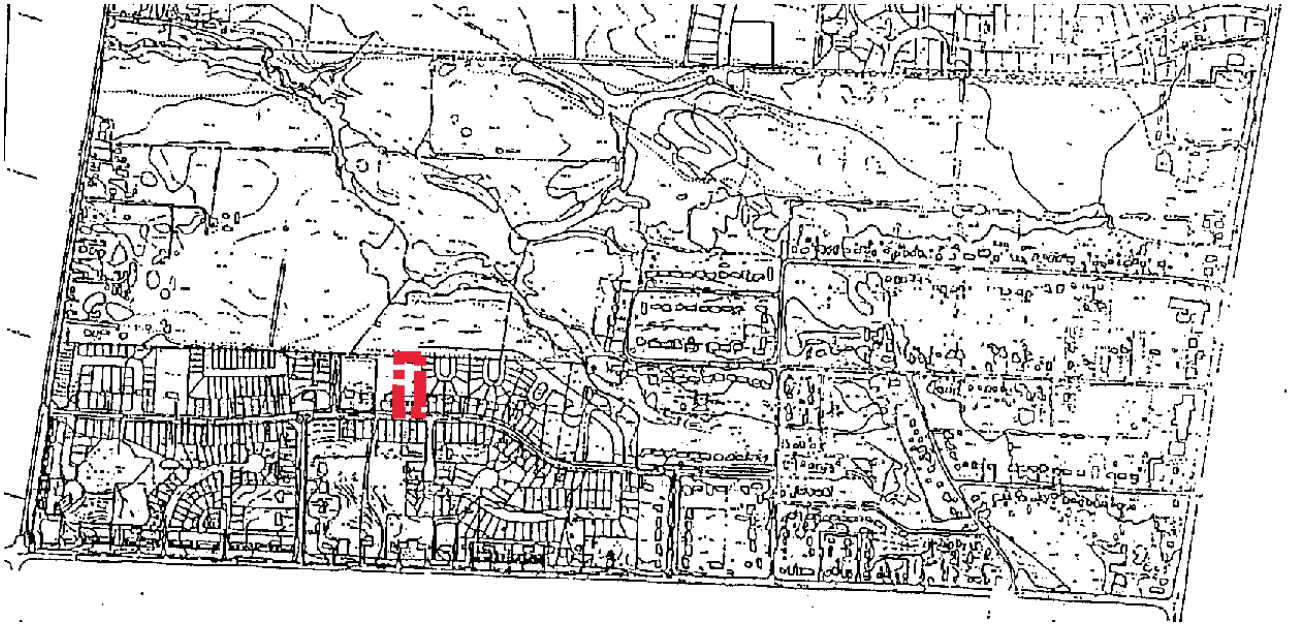
ZONING_S216028A.DGN

KF/SS SRPRS.18.029

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 4 – PUCCINI DRIVE NEIGHBOURHOOD INFILL STUDY AREA





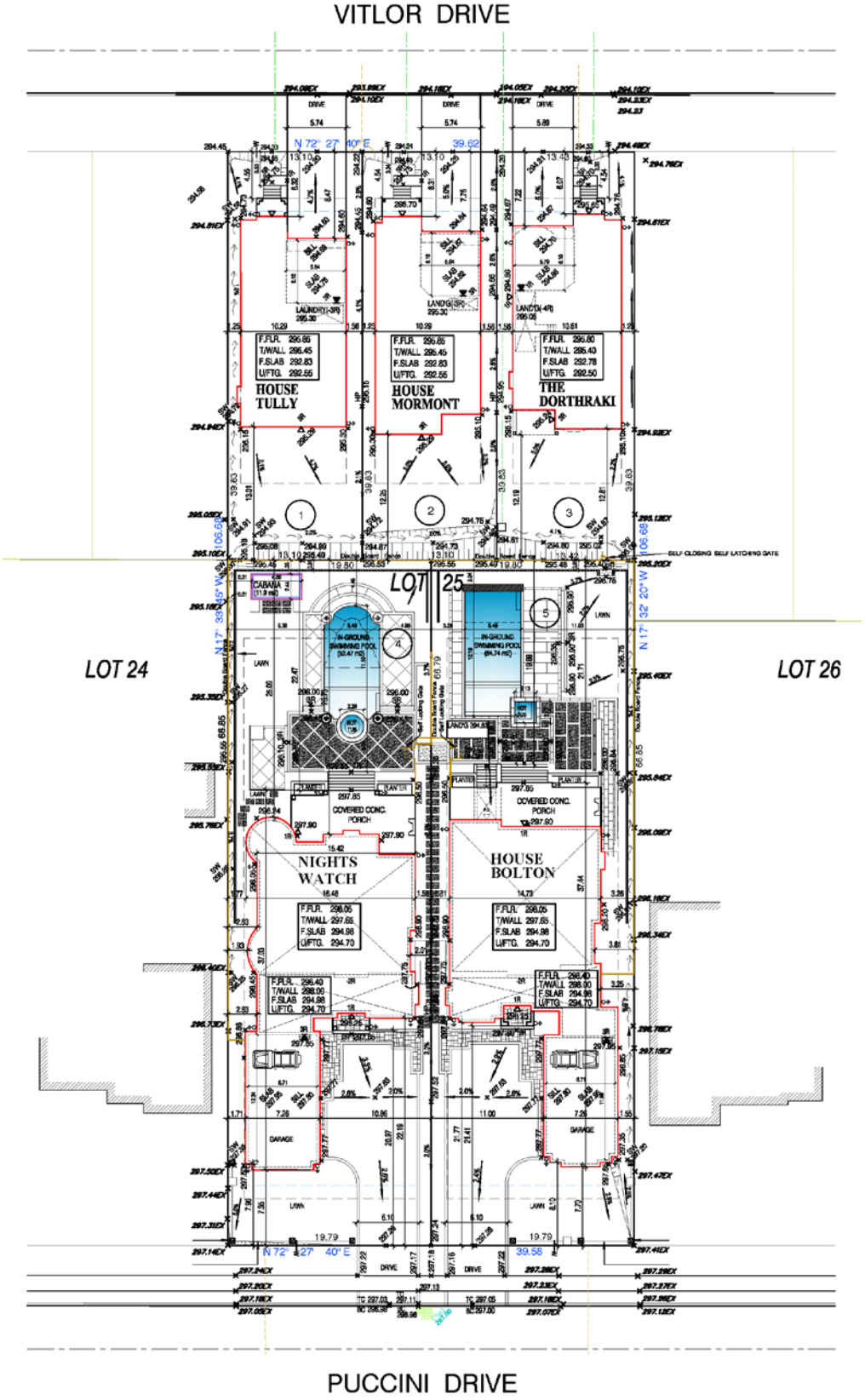
STUDY AREA (Approximately)

BLOCK 01 FILE NO. D02-16028

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

KF/SS SRPRS.18.029

MAP 5 - CONCEPT PLAN



BLOCK NO.01 **FILE NO. D02-16028**

Town of Richmond Hill
Planning and Regulatory Services Department

KF/SS SRPRS.18.029

Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018
Report Number: SRPRS.18.030

Department: Planning and Regulatory Services
Division: Development Planning

Subject: SRPRS.18.030 – Request for Approval – Zoning By-law Amendment Application - Pedram Mahmoudian – Town File D02-16040 (Related File: D06-16096)

Owner:

Pedram Mahmoudian
186 Patricia Avenue
Toronto, Ontario
M2M 1J5

Agent:

A. Young Planner Ltd.
62 Pine Crest Road
Toronto, Ontario
M6P 3G5

Location:

Legal Description: Part of Lots 12 and 13, Plan 2300
Municipal Address: 79 Hunt Avenue

Purpose:

A request for approval concerning a Zoning By-law Amendment application to facilitate the construction of two semi-detached dwelling units on the subject lands.

Recommendation:

That the Zoning By-law Amendment application submitted by Pedram Mahmoudian for lands known as Part of Lots 12 and 13, Plan 2300 (Municipal Address: 79 Hunt Avenue) Town File D02-16040 (Related File: D06-16096), be approved subject to the following:

a) That Council approve the draft Zoning By-law as set out in Appendix "B" to Staff Report SRPRS.18.030 and that said by-law be brought forward to a regular meeting of Council for consideration and enactment.

Contact Person:

Katherine Faria, Planner II – Subdivisions, phone number 905-771-5543 and/or Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

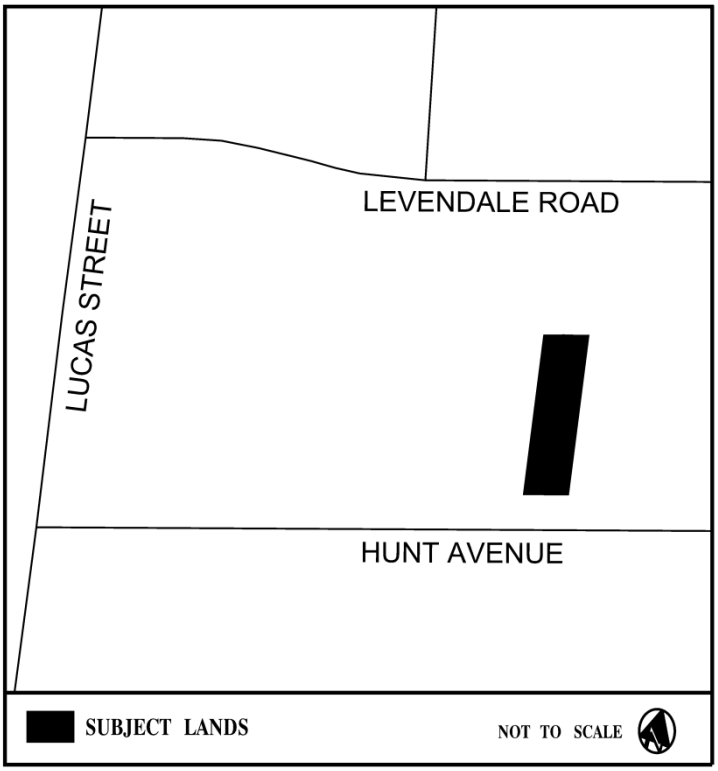
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 the person listed under "Contact Person" above.



Background:

A Council Public Meeting was held on June 7, 2017 in accordance with the statutory Public Meeting requirements of the *Planning Act* to consider the applicant's Zoning By-law Amendment application wherein Council received Staff Report SRPRS.17.099 for information purposes and directed that all comments be referred back to staff (refer to Appendix "A"). Concerns were raised by Council and members of the public at the Council Public Meeting concerning the applicant's proposal as it relates to its conformity with the recommendations of the Benson Hunt Tertiary Plan ("Tertiary Plan) (refer to Appendix "A"). These matters are addressed in greater detail in a later section of this report.

The purpose of this report is to seek Council's approval of the subject Zoning By-law Amendment application in accordance with the recommendations as set out in Staff Report SRPRS.18.030.

Summary Analysis

Site Location and Adjacent Uses

The subject lands are located on the north side of Hunt Avenue, west of Yonge Street and have a total lot area of approximately 604.6 square metres (6,507.86 square feet). The lands abut residential uses to the north, east and west and Hunt Avenue to the south. The surrounding neighbourhood is characterized by a mix of low and medium density housing forms, including townhouse, semi-detached and single-detached dwellings. The subject lands presently support an existing single detached dwelling that is proposed to be demolished as part of the subject development proposal (refer to Map 1).

Development Proposal

The applicant is seeking Council's approval of its request to amend Zoning By-law 66-71, as amended, to permit the construction of two semi-detached dwelling units on its land holdings. The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

- Total Lot Area, 604.6 square metres (6,507.86 square feet)
- Total Lot Frontage, 13.41 metres (44.00 feet)
- Proposed Lot Frontages, 6.66 metres (21.85 feet) per lot
- Proposed Lot Areas, 302.29 square metres (3,253.82 square feet) per lot
- Proposed Number of Dwelling Units, 2
- Proposed Building Height, 10.0 metres (32.81 feet)

A Site Plan application has been submitted in conjunction with the subject Zoning By-law Amendment application and is discussed later in this report.

Planning Analysis:

Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2-Land Use of the Town's Official Plan ("Plan") (refer to Map 2). Uses permitted within the **Neighbourhood** designation include primarily low and medium density residential uses, neighbourhood commercial, community uses, parks and urban open spaces, and automotive service commercial uses subject to specific policy criteria as defined in Chapter 4 of the Plan. Development within the **Neighbourhood** designation shall have building heights of up to three storeys, except on arterial streets where the maximum building height shall be 4 storeys.

Further, in accordance with Section 4.9.2 of the Plan, development shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks. In addition, where development is subject to an infill plan or tertiary plan, development shall be evaluated on the basis of the criteria as set out in the applicable infill plan or tertiary plan approved by Council for the area.

On the basis of the foregoing, the applicant's development proposal is considered to conform to the land use and design policies of the Plan.

Benson Hunt Tertiary Plan

The subject lands are situated within the boundaries of the Benson Hunt Tertiary Plan ("Tertiary Plan") (refer to Map 4) and are located within the **Medium Density Area** of the study area, wherein semi-detached dwellings as proposed by this application are permitted. The objective of the Tertiary Plan is to guide development within this neighbourhood and to ensure new development represents a 'good fit' within the physical context and character of the surrounding area. Section 1.3 e) of the Tertiary Plan states as follows:

> "*The character, identity and heritage attributes of the Benson/Hunt Tertiary Plan shall be reinforced through appropriate height, massing, and architectural detailing of built form and appropriate landscaping and streetscaping elements. As such, all new development within the Benson and Hunt Area shall be evaluated on the basis of the principle of compatible development."*

Accordingly, the Tertiary Plan provides guidance for new development as outlined in Section 5.0 with respect to various criteria including setbacks and landscaping treatments. More specifically, as it relates to the subject development proposal, the Tertiary Plan recommends side yard setbacks shall be a minimum of 1.5 metres (4.92 feet). In addition, the Tertiary Plan generally encourages enhancement of the urban canopy and landscape design elements that are in keeping with the character of the neighbourhood.

The proposed development does not achieve the recommended side yard setbacks of 1.5 metres (4.92 feet). While the Tertiary Plan provides guidance with respect to recommended development standards, there is a need to apply some flexibility in order to allow for the form of development that is contemplated by the Tertiary Plan. In this regard, there is substantial variation in frontage for the lots on Hunt Avenue, wherein the lot frontage of 13.41 metres (44.00 feet) for the subject lands represents a unique condition. Staff has reviewed the subject development in the context of the adjacent properties and the neighbourhood as a whole and considers the proposed development standards to be generally in keeping with the overall objectives of the Tertiary Plan.

Proposed Zoning By-law Amendment

The subject lands are zoned **Residential Second Density (R2) Zone** under Zoning By-law 66-71, as amended (refer to Map 3), which permits single detached dwellings and various recreational and institutional uses and does not permitted semi-detached dwellings as proposed by the subject application. In this regard, the applicant is proposing to rezone the subject lands to **Residential Multiple First Density – Special (RM1-S) Zone** under By-law 66-71, as amended, with site specific development standards to facilitate the subject development proposal.

The following table provides a summary of the development standards of the proposed **Residential Multiple First Density – Special Zone (RM1-S) Zone** under By-law 66-71, as amended, that are relevant to the proposed development including the site specific provisions proposed by the applicant:

Development Standard	**Development Standards (RM1-S) Zone, Semi-detached dwellings**	**Proposed Development Standards**
Minimum Lot Area	275 square metres (2,960.08 square feet)	Complies
Minimum Lot Frontage	9 metres (29.53 feet)	**6.6 metres (21.65 feet)**
Minimum Front Yard	6 metres (19.69 feet)	Complies
Minimum Side Yard (Interior)	1 metres (3.28 feet)	**1.2 metres (3.94 feet)**
Minimum Rear Yard	7.62 metres (25.0 feet)	Complies
Maximum Height	10.67 metres (35.0 feet)	Complies
Maximum Lot Coverage	35%	Complies

As noted above, the standard provisions of the **RM1-S Zone** require a minimum side yard of 1 metre (3.28 feet) and a minimum lot frontage of 9 metres (29.53 feet), whereas the applicant is proposing minimum side yards of 1.2 metres (3.94 feet) and minimum lot frontages of 6.6 metres (21.65 feet). The proposed development meets all other

provisions of the **Residential Multiple First Density – Special (RM1-S) Zone** under By-law 66-71, as amended.

The surrounding neighbourhood is characterized by a range of dwelling types and development standards, wherein both low and medium density uses are present. Staff has undertaken a comprehensive review of the proposed Zoning By-law Amendment, including the proposed side yard setbacks and minimum lot frontages and considers them to be appropriate in light of the existing physical context and lot fabric within the area. It should also be noted that the proposed side yard setbacks allow for a greater unit width and thereby the area devoted to the proposed garage doors on the front facades of the units can be minimized.

Proposed Site Plan

A Site Plan Application, Town File D06-16096, was submitted concurrently with the subject Zoning By-law Amendment application to facilitate the construction of two semi-detached dwelling units on the subject lands (refer to Maps 5 and 6). In response to technical comments received on the initial submission and the comments raised at the Council Public Meeting, the applicant submitted a revised submission to the Town, which included modifications to the orientation of the units and the design of the driveways and walkways in an effort to maximize the front yard area that can be used for planting and landscaping. At the time of writing of this report, only technical matters remain to be addressed with respect to grading. Notwithstanding the foregoing, staff is generally satisfied with the design and placement of the proposed dwellings and will continue to work with the applicant towards the finalization and execution of the Site Plan Agreement.

Public Comments

As noted previously, concerns were raised at the Council Public Meeting with respect to the conformity of the subject development proposal with the guidelines and recommendations of the Tertiary Plan regarding unit sizes, height, side yard setbacks and lot width. The Tertiary Plan does not provide specific guidelines with respect to lot width and unit size for semi-detached dwellings. With respect to building height, the proposed development meets the standard provisions of By-law 66-71, as amended, which permits a maximum building height of 10.67 metres (35 feet) and is comparable with the building heights of new dwellings in the area. In terms of the proposed side yard setbacks of 1.2 metres (3.94 feet), staff has undertaken a comprehensive review of the proposal and considers it to be appropriate for the reasons outlined in this report, in consideration of the existing physical context of the neighbourhood and the fact that this standard has been implemented in newer development across the Town. Finally, it should also be noted that the applicant submitted a revised proposal to provide for additional planting space and landscaped areas within the front yards of the proposed dwellings.

Department and External Agency Comments

The subject Zoning By-law Amendment application, including the associated background studies and reports submitted in support of same have been circulated to various Town departments and external agencies for their review and comment. In response to concerns raised, revised submissions were provided to the Town and subsequently circulated to relevant Town staff and external agencies for review. The following is a summary of comments received on the applicant's revised development proposal, including a brief discussion on how concerns and issues have been addressed by the applicant.

Development Planning Section
Following a comprehensive review of the applicant's development request, Planning staff recommends approval of the proposed Zoning By-law amendment application on the basis of the following considerations:

- the proposed semi-detached dwelling units are permitted within the **Neighbourhood** designation of the Plan and within the **Medium Density Area** of the Tertiary Plan approved by Council;
- the design and development standards for the proposed semi-detached dwellings are considered to represent a 'good fit' within the Benson/Hunt neighbourhood and are in keeping with the general intent of the Tertiary Plan;
- the applicant has satisfactorily addressed comments from Town staff with regard to such matters as site design and landscaping;
- subject to Council's approval of the applicant's proposed Zoning By-law Amendment, Town staff will continue to work with the applicant towards the completion of the related Site Plan Agreement; and,
- a future Consent application will be required to facilitate the proposed development.

Development Engineering Division
Development Engineering staff has provided technical comments with respect to the applicant's Grading and Servicing Plan.

Parks and Natural Heritage Planning
The Town's Parks and Natural Heritage Planning Section has reviewed the applicant's development proposal and has provided advisory comments to the applicant with respect to existing vegetation on neighbouring property.

Servicing Allocation:

Servicing allocation for the proposed dwellings will be taken from the Part Lot Control/Consent pool at the time of the respective approvals.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The proposed development is generally aligned with **Goal Two, Better Choice in Richmond Hill** in providing additional housing options within an existing residential neighbourhood. The proposed development is also generally aligned with **Goal Four, Wise Management of Resources in Richmond Hill** in committing to use land responsibly.

Conclusion:

The applicant is seeking Council's approval of a Zoning By-law Amendment application to facilitate the construction of two semi-detached dwelling units on its land holdings. The applicant has satisfactorily addressed the issues and concerns raised by circulated departments and agencies through the circulation of the development proposal. The proposed Zoning By-law Amendment is consistent with the Plan, is aligned with the general intent of the Tertiary Plan and is considered to represent good planning. In light of the preceding, it is recommended that the subject Zoning By-law Amendment application be approved as outlined in this report.

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, Council Public Meeting Extract C# 20-17, held June 7, 2017
- Appendix B, Draft Zoning By-law Amendment
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Benson Hunt Tertiary Plan
- Map 5, Proposed Site Plan
- Map 6, Proposed Elevations

Report Approval Details

Document Title:	SRPRS.18.030.docx
Attachments:	- SRPRS.18.030 Appendix A.pdf - SRPRS.18.030 Appendix B.pdf - SRPRS.18.030 - Map 1.pdf - SRPRS.18.030 - Map 2.pdf - SRPRS.18.030 - Map 3.pdf - SRPRS.18.030 - Map 4.pdf - SRPRS.18.030 - Map 5.pdf - SRPRS.18.030 - Map 6.pdf
Final Approval Date:	Jan 23, 2018

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

Gus Galanis - Jan 23, 2018 - 10:26 AM

Kelvin Kwan - Jan 23, 2018 - 11:14 AM

Neil Garbe - Jan 23, 2018 - 11:39 AM

Appendix "A", Council Public Meeting Extract C#20-17, June 7, 2017

3.1 Request for Comments – Zoning By-law Amendment Application – Pedram Mamoudian – 79 Hunt Avenue – File Number D02-16040 (Related File Number D06-16096) – (Staff Report SRPRS.17.099)

Katherine Faria of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the construction of two semi-detached dwelling units on the subject lands. Ms. Faria advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Alan Young, A. Yonge Planner Ltd., agent for the applicant, reviewed the Zoning By-law Amendment application to permit two semi-detached dwelling units, specifically related to the proposed lot frontage and front yard setback, and advised they were appropriate within the existing neighbourhood. He addressed the roof and gala features and advised that they have not yet had the opportunity to address the urban design comments with staff related to the side yards, garage width, driveway location and pairing, but would follow up to address these items and find a resolution.

Alexander Wilton, 80 Hunt Avenue, advised of his objection to the proposed development as in his opinion it was not in compliance with the fundamental policies of the Benson Hunt Tertiary Plan, specifically related to the proposed size of units, height, side yard setbacks and lot width. Mr. Wilton expressed concerns with the existing house on the subject lands referring to the potential substances area residents would be exposed to when it was demolished. He requested that a survey be obtained before a demolition permit was issued as further detailed in his correspondence submitted at the meeting.

Moved by: Councillor West
Seconded by: Councillor Cilevitz

That staff report SRPRS.17.099 with respect to the Zoning By-law Amendment application submitted by Pedram Mahmoudian for lands known as Part of Lots 12 and 13, Plan 2300 (municipal address: 79 Hunt Avenue), File Number D02-16040 (Related File Number D06-16096) be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

Appendix "B"

The Corporation of the Town of Richmond Hill

By-law XX-18

A By-law to Amend By-law 66-71, as amended of

The Corporation of the Town of Richmond Hill

Whereas the Council of The Corporation of the Town of Richmond Hill (the "Corporation") at its Meeting of XXX, 2018, directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the Town of Richmond Hill enacts as follows:

1. That By-law 66-71, as amended of The Corporation of the Town of Richmond Hill ("By-law 66-71") be and is hereby further amended as follows:

   a) by rezoning the Lands to "Residential Multiple First Density – Special (RM1-S) Zone" under By-law 66-71 as shown on Schedule "A" of this By-law XX-18; and,

   b) by adding the following to Section 11 – SPECIAL PROVISIONS

      "11.XXX

      Notwithstanding any inconsistent or conflicting provisions of By-Law 66-71, the following special provisions shall apply to the lands zoned "Residential Multiple First Density – Special (RM1-S) Zone" shown as "RM1-S" on Schedule "A" to By-law XX-18:

      i) Minimum Lot Frontage: 6.6 metres (21.65 feet)
      ii) Minimum Side Yard: 1.2 metres (3.94 feet)
      iii) No doors are permitted in any wall adjacent to the side lot line. Notwithstanding the foregoing, a door may be permitted in a wall adjacent to a side lot line if the door is recessed into the wall and no stairs project beyond the main side wall into the minimum required side yard;
      iv) For a semi-detached dwelling, one side yard may have a side yard setback of 0 metres where the dwelling units are attached by a common wall.

2. All other provisions of By-law 66-71 as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.

3. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.

4. Schedule “A” attached to By-law XX-18 is declared to form a part of this by-law.

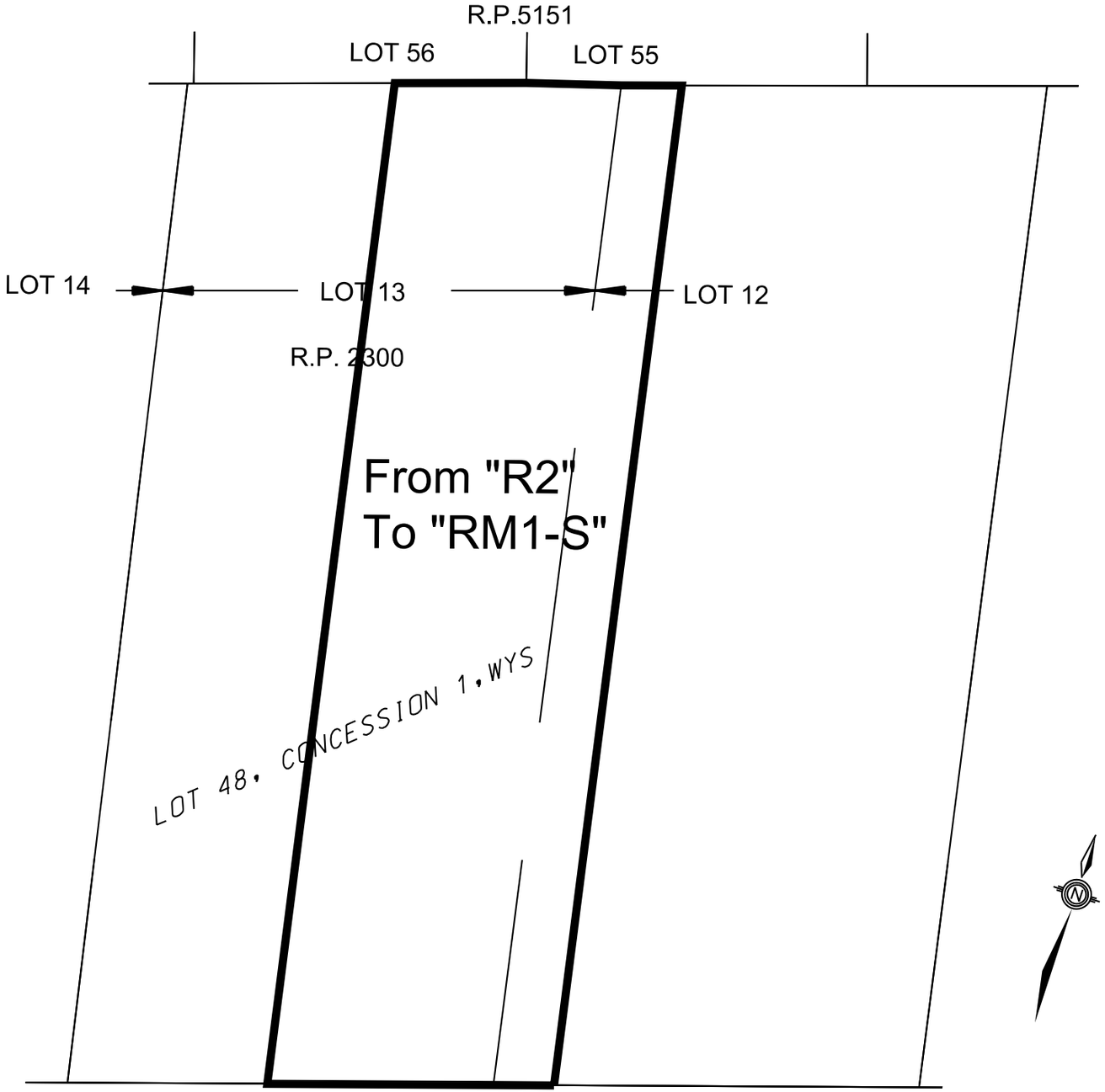
The Corporation of The Town Of Richmond Hill

Explanatory Note to By-Law XX-18

By-law XX-18 affects the lands described as Part of Lots 12 and 13, Plan 2300 and municipally known as 79 Hunt Avenue.

By-law 66-71, as amended zones the subject lands **Residential Second Density (R2) Zone** and permits a single detached dwelling.

By-law XX-18 will have the effect of rezoning the subject lands to **Residential Multiple First Density – Special (RM1-S) Zone** with site specific development standards to facilitate the construction of two (2) semi-detached dwelling units.



SCHEDULE "A"

TO BY-LAW No. XXX-18

This is Schedule "A" to By-Law No. XXX-18 passed by the Council of The Corporation of the Town of Richmond Hill on the Day of , 2018.

AREA SUBJECT TO THIS BY-LAW

2_16040A.DGN

KF/SS

MAP 1 - AERIAL PHOTOGRAPH

Copyright J.D.Barnes Limited 2016 Orthophotography

BLOCK 17

File No. D02-16040

Legend

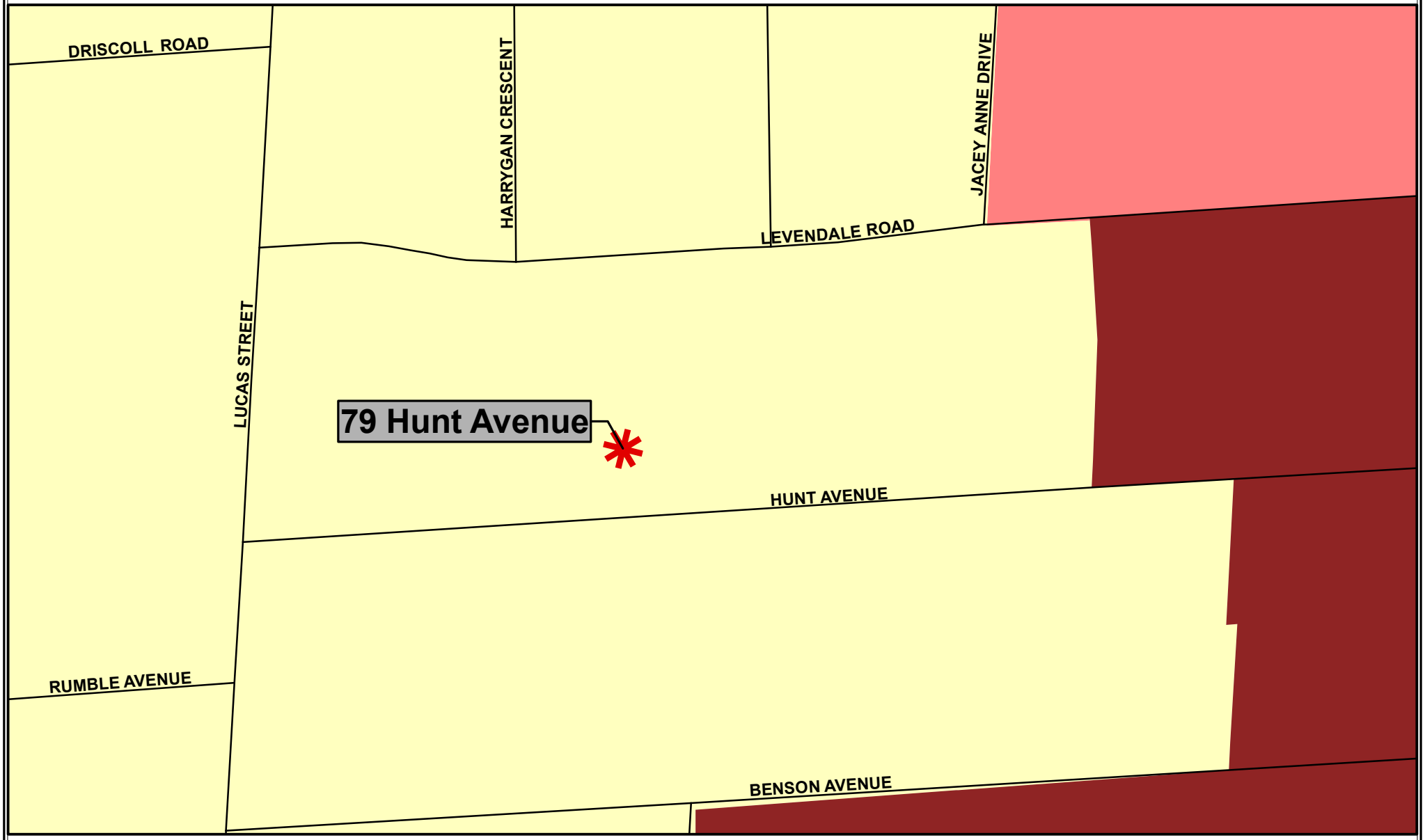
SUBJECT LAND

N

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

KF/SS SRPRS 18 030

MAP 2 - OFFICIAL PLAN DESIGNATION



LEGEND

- Downtown Local Centre
- Regional Mixed Use Corridor
- Neighbourhood
- Subject Lands

NOTE: The information provide in this map is a depiction of a portion of the Richmond Hill Official Plan. For accurate reference, the schedules and policies of the Richmond Hill Official Plan must be consulted. In the case of a discrepancy between the schedules and the policies of the Richmond Hill Official Plan, the policies shall take precedence.

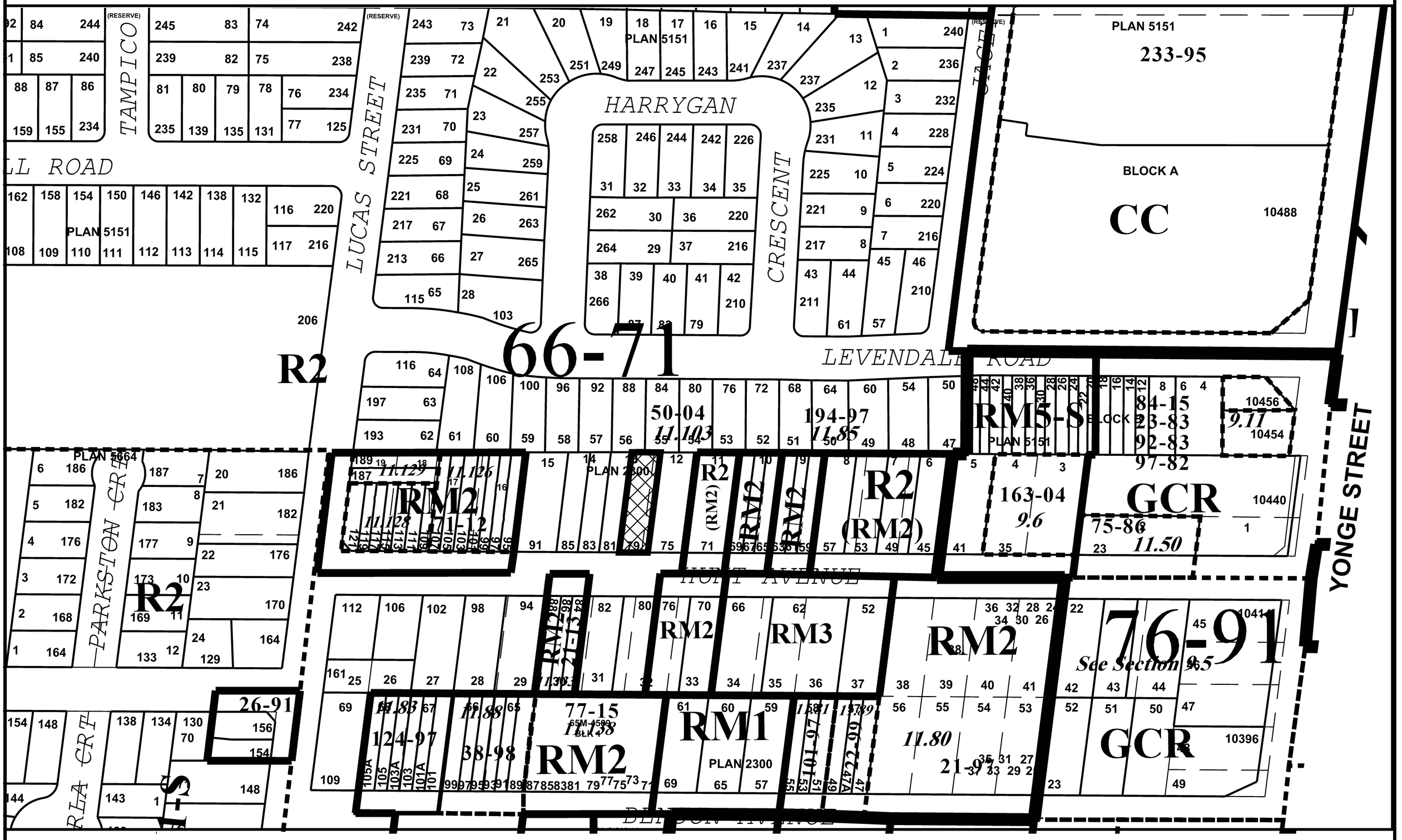
N

BLOCK 17 FILE No. D02-16040

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

KF/SS SRPRS.18.030

MAP 3 - EXISTING ZONING



SUBJECT LANDS

ZONING_S216040A.DGN

KF/SS SRPRS 18.030

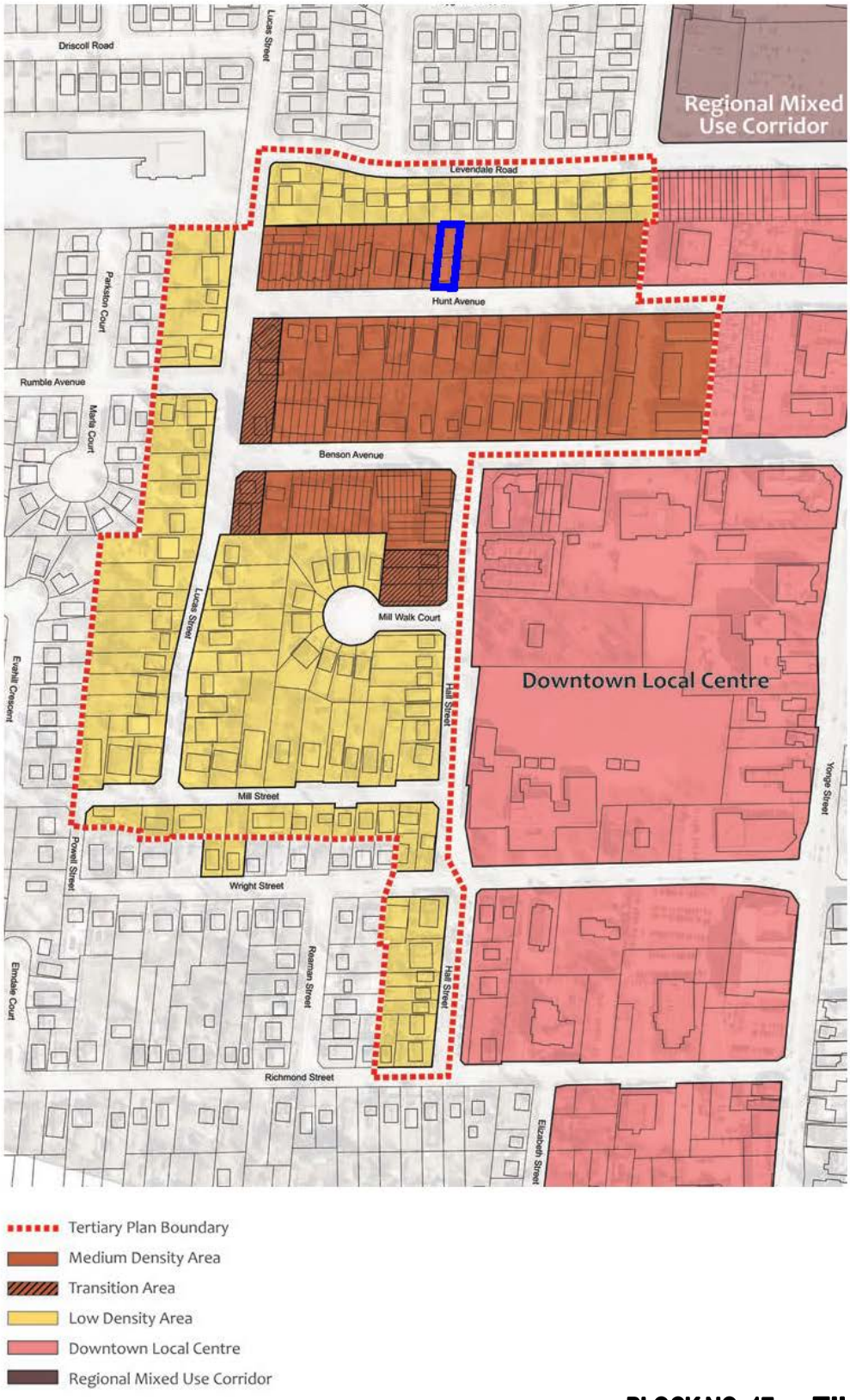
BLOCK 17

FILE No.D02-16040

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 4 - BENSON HUNT TERTIARY PLAN

Schedule B - Tertiary Plan



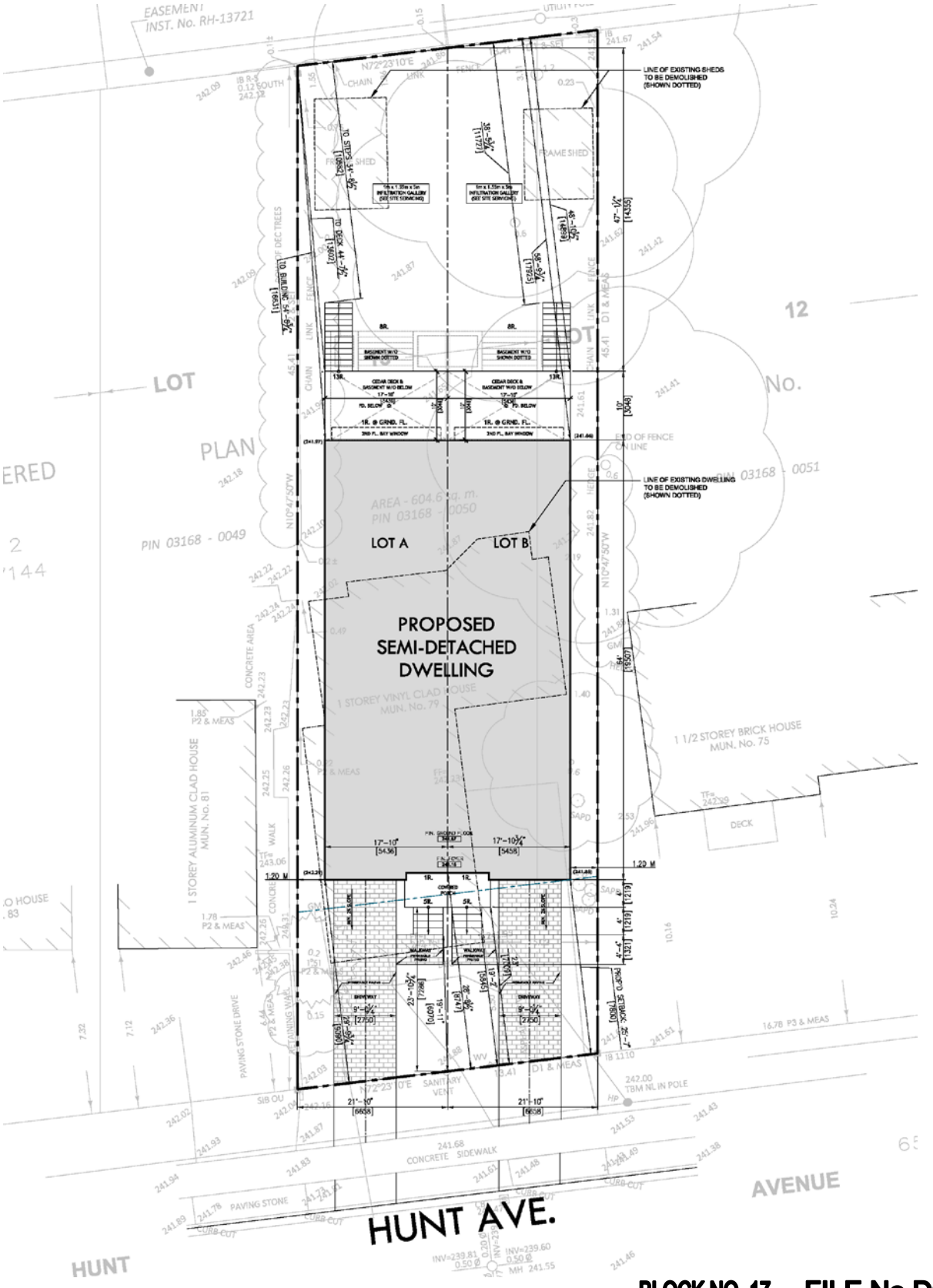
BLOCK NO. 17 FILE No.D02-16040

Subject Land

KF/SS SRPRS.18.030

Town of Richmond Hill
Planning and Regulatory Services Department

MAP 5 - PROPOSED SITE PLAN



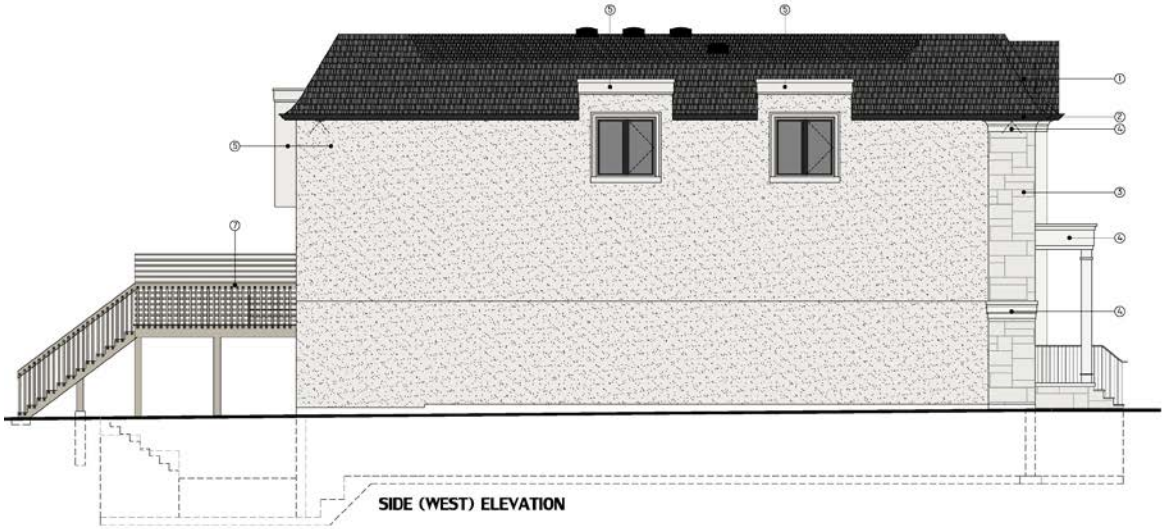
BLOCK NO. 17 **FILE No.D02-16040**

Town of Richmond Hill
Planning and Regulatory Services Department

KF/SS SRPRS.18.030

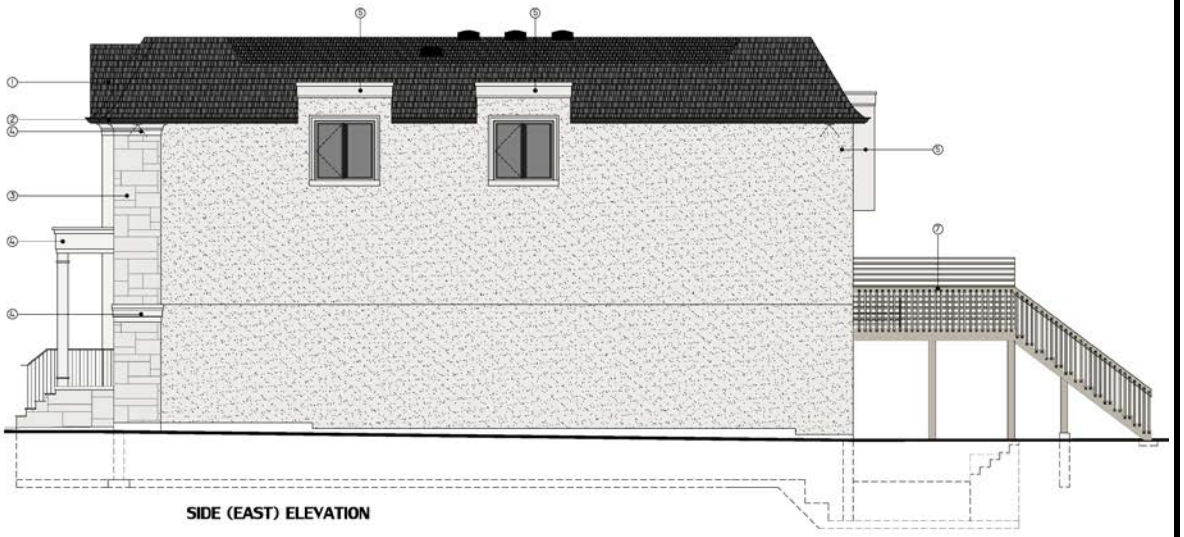
MAP 6 - PROPOSED ELEVATIONS

FRONT (SOUTH) ELEVATION



SIDE (WEST) ELEVATION

REAR (NORTH) ELEVATION



SIDE (EAST) ELEVATION

BLOCK 17 FILE NO. D02-16040

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY SERVICES DEPARTMENT

KF/SS SRPRS.18.030

Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018
Report Number: SRPRS.18.037

Department: Planning and Regulatory Services
Division: Policy Planning

Subject: SRPRS.18.037 – Agreement between the Town of Richmond Hill and York Region District School Board regarding Bradstock Park and O.M. MacKillop Public School

Purpose:

To obtain Council's approval to execute an agreement which will set out terms and conditions associated with the Town's construction of recreational facilities on the O.M. MacKillop Public School site.

Recommendation:

That the Mayor and Clerk be authorized to execute the agreement between the Town of Richmond Hill and the York Region District School Board regarding the Town's construction and permitting of outdoor recreation facilities on the O.M. MacKillop Public School site, on the recommendation of the Commissioner of Planning and Regulatory Services.

Contact Person:

Tracey Steele, Manager of Park and Natural Heritage Planning, phone number 905-771-2476.

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.

Background:

Bradstock Park is located on Regent Street in Ward 4, to the east of Mill Pond Park and south of Oxford Street. It is situated in between two elementary school sites, abutting St. Mary Immaculate School to the north and O.M. MacKillop Public School to the east. The boundaries between the park and school sites are not immediately obvious as the three properties function together as a complex. St. Mary Immaculate School uses Bradstock Park regularly for recess activities and the Town permits the baseball diamond on the O.M. MacKillop site to Richmond Hill Minor Ball five nights a week during the summer season.

In 2015 and 2016 the Town undertook planning and design work for the revitalization of Bradstock Park. As part of this work, staff consulted local residents and stakeholders (including Richmond Hill Minor Ball, Richmond Hill Soccer and representatives from both the adjacent schools) to better understand community needs and desires for the site. Through these consultations it was determined that the playground and two existing "mini" sized soccer fields on the site should be retained. Additionally, the four existing baseball diamonds on the site (three on Bradstock Park lands and one on the O.M. MacKillop site) should be reconfigured to be one full junior-sized diamond and two baseball in-field areas that can be programmed as "squirt" facilities (i.e., diamonds for the youngest age group of children (6 to 8 years of age) involved in baseball programming). Richmond Hill Minor Ball representatives indicated that the configuration of three baseball facilities would be optimal for the programming they have run on the site for approximately two decades.

In order to accommodate all of the recommended facilities on the site, one of the new squirt baseball facilities must be constructed on the O.M. MacKillop Public School site (see Attachment 1). While York Region District School Board (YRDSB) has indicated that they no longer construct baseball facilities on their public school sites, they will allow the municipality to install a baseball infield on their site subject to certain conditions. An agreement is therefore necessary to formalize arrangements regarding construction and operation of the baseball facility on YRDSB lands.

It is recommended that an agreement between the Town and YRDSB establish the following terms and conditions:

- The Town will construct a baseball infield and associated amenities (including walkways, bleachers, and an electrical line and pedestal) on the YRDSB land;
- The Town will be responsible for permitting the baseball infield to the community on the school site subject to the same policies and processes as permitting of its own land;
- YRDSB will be able to use the baseball infield during school hours during the school year;
- The Town will be responsible for maintaining the baseball infield, associated amenities and the turf area beyond the infield (e.g., the outfield area);

- YRDSB will allow the Town to use parking spaces on the school site in association with the permitting of any/all facilities at the Bradstock Park site; and,
- The Town will indemnify the YRDSB from and against liability arising from the Town's use of facilities on the YRDSB site.

Financial/Staffing/Other Implications:

Approval of the recommendation of SRPRS.18.037 does not have any direct financial implications. The recommendation of SRPRS.18.037 authorizes execution of an agreement appropriate to facilitate the Bradstock Park Revitalization construction project which was approved through the 2018 capital budget process.

Relationship to the Strategic Plan:

The Town's use of school board lands as sites for recreational facilities is consistent with the Strategic Plan objectives of serving as a role model for municipal management, committing to use land responsibly and developing and promoting a range of organized and informal sports, recreation and cultural programs with an emphasis on alternatives that people will use throughout their lives.

Conclusion:

As indicated in the Town's Council-approved *Parks Plan* and *Recreation Plan,* the Town has historically relied on use of school board lands across the Town to accommodate both soccer and baseball facilities that are essential to meeting community demands for recreational facilities. The Town's revitalization of the existing baseball facility on the O.M. MacKillop Public School site will enable continuation of long-standing Richmond Hill Minor Ball programs at the site. The recommended agreement will formalize terms and conditions between the Town and YRDSB that will make this facility and its ongoing use possible.

Attachments:

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

- Attachment 1 – Proposed Bradstock Park Revitalization Design

Report Approval Details

Document Title:	SRPRS.18.037 Agreement between the Town and YRDSB for Bradstock Park and O.M. MacKillop PS.docx
Attachments:	- SRPRS.18.037 Attachment 1.pdf
Final Approval Date:	Jan 18, 2018

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

Patrick Lee - Jan 18, 2018 - 12:46 PM

Kelvin Kwan - Jan 18, 2018 - 2:06 PM

Neil Garbe - Jan 18, 2018 - 2:30 PM

ST. MARY IMMACULATE
CATHOLIC ELEMENTARY SCHOOL

LAVEROCK AVENUE

REGENT STREET

U9 & U10
SOCCER PITCH

U9 & U10
SOCCER PITCH

52 STALL PARKING LOT

MONTIEL ROAD

TAMPICO ROAD

FITNESS AREA

KALEIDOSCOPE
TUNNEL

3.0m WIDE MAIN PATHWAY

DRISCOLL ROAD

OPERABLE
KALEIDOSCOPE

PLAYGROUND

SWINGS

SHADE SHELTER WITH
PICNIC TABLES

SANDBOX

SQUIRT
SOFTBALL
INFIELD

EXISTING STORAGE SHED

SQUIRT
SOFTBALL
DIAMOND

OAKLANDS CRESCENT

CONNECTION PATHWAY

2.4m WIDE CIRCUIT PATHWAY
WITH FITNESS DISTANCE MARKINGS

SEATING NODES

SQUIRT
SOFTBALL
INFIELD

O.M. MACKILLOP
PUBLIC SCHOOL

Drawings and specifications, as instruments of service, are the property of PMA Landscape Architects Ltd., the copyright in the same being reserved to them. No reproduction may be made without the permission of PMA Landscape Architects Ltd.

The contractor is to verify dimensions and data noted herein with conditions on the site and is held responsible for reporting discrepancies to PMA Landscape Architects Ltd. for adjustment. No variations or modifications to work shown shall be implemented without prior written approval from PMA Landscape Architects Ltd.

Do not scale drawings.

number	description	date	by

PMA Landscape Architects

359 Keele St. Toronto, Ontario M6P 2K8
t. 416.239.9818 f. 416.239.1310 www.pmalarch.ca

project

Bradstock Park
Revitalization

Town of Richmond Hill, Ontario

drawing title

Development Plan

scale	1:500	project no.	
design	MM		16009
drawn	EC		
checked	JM	drawing no.	
date	NOVEMBER 29, 2016		L10
issued			

Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018
Report Number: SRPRS.18.057

Department: Planning and Regulatory Services
Division: Development Engineering and Transportation

Subject: SRPRS.18.057 – Request for Approval, Terms of Reference for the 2018 Urban Master Environmental Servicing Plan Update, Town File:D00-UMESP Update

Purpose:

To obtain approval of the Terms of Reference to facilitate the preparation of the 2018 Urban Master Environmental Servicing Plan update study for the Town growth centers and intensification corridors identified in the Official Plan.

Recommendation(s):

That the Terms of Reference attached as Appendix A to SRPRS.14.057 for the 2018 Urban Master Environmental Servicing Plan Update for the Town growth centers and intensification corridors be approved.

Contact Person:

Jeff Walters, Manager, Development Engineering, 905-747-6380

Dan Terzievski, Director, Development Engineering and Transportation. 905-747-6358

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.

Background:

In 2014, the Town completed an Urban Master Environmental Servicing Plan (UMESP), with the purpose of providing technical direction for the new Secondary Plans related to the Town's planned Centers and Corridors, including the Downtown Local Centre, the Yonge/16th Key Development Area, the Yonge/Bernard Key Development Area, the Oak Ridges Key Development Area, and Richmond Hill Centre. The infrastructure projects and associated costs identified in the UMESP also informed an update to the Town's Development Charges (DC) By-Laws. The study area limits for the UMESP are consistent with the growth centers and intensification corridors identified in the Official Plan (refer to attached Figure 1 for the study area location).

As part of the 2014 UMESP, the following work was completed:

- Environmental servicing requirements were established for future development applications within these Centres and Corridors;
- Assessments of energy conservation strategies, district heating and cooling systems, and community energy plans in accordance with the Official Plan;
- An assessment of development impacts to the existing natural groundwater and surface water systems and natural heritage features, and appropriate mitigation measures and enhancement or restoration opportunities were recommended;
- The methods of municipal servicing for the study area were established, including sanitary drainage, storm drainage, water supply and distribution systems, storm water management, and transportation;
- Necessary municipal infrastructure projects and upgrades within the study area were identified; and
- Costing for these infrastructure improvements was developed to support the 2016 Update to the Engineering Servicing component of the Town Wide Development Charge bylaw.

The purpose of the 2018 UMESP is to update and refine various components of the 2014 Urban Master Environmental Servicing Plan to reflect updated land use and growth forecasts within the study area, and to reflect updates to existing conditions and related assumptions based on growth that has occurred within the study area. More specifically, this study will update the water resources, water and wastewater and energy components of the 2014 UMESP. The 2018 UMESP work plan takes into account input from area stakeholders and landowners, and includes the following tasks:

- Update the method of municipal servicing for the study area based on updated information regarding existing development conditions and updated land use and growth forecasts.

- Update potential approaches to energy conservation including feasibility of a district energy system in the Richmond Hill Centre and feasibility of a community energy plan.

- Update development impacts to the existing natural groundwater and surface water systems including recommendations to mitigate the identified impacts to protect, enhance or restore natural systems.

- Update sustainable community design by identifying best management practices such as low impact development measures and monitoring programs to assess performance.

- Assess municipal design criteria and development requirements and recommend design criteria to be implemented for development applications with specific direction for Secondary Plan areas.

- Provide costing and timing of identified water and wastewater system improvements of sufficient detail to support the preparation of the update to the Town's Development Charges By-Law, scheduled for 2019.

The 2018 update to the UMESP will follow the Municipal Class Environmental Assessment Master Planning process, which will include ongoing consultation and engagement with various stakeholders including public agencies, area developers and land owners, and the public.

Note that the Transportation component of the 2014 UMESP will be updated through the 2018 Transportation Master Plan Update for the Town. The Natural Environment Greenway System component of the 2014 UMESP will be updated through Natural Heritage System components of Secondary Plan and Tertiary Plan studies within study area.

The detailed requirements of the 2018 UMESP Update study are outlined in the Terms of Reference included in the attached Appendix A. As a requirement of Official Plan policies, Master Environmental Servicing Plans for growth areas are to be completed in accordance with Terms of Reference approved by Council. Once the Terms of Reference are approved, staff will finalize the procurement process to obtain quotations and retain a qualified consultant. Staff plan to have a consultant retained in April of 2018, with an anticipated study completion date of May 2019.

Financial/Staffing/Other Implications:

Capital funding for the 2018 UMESP Study Update in the amount of $200,000.00 was approved through the 2018 budget process.

Relationship to the Strategic Plan:

The proposed Terms of Reference for the 2018 UMESP Update are aligned with the Town's Strategic Plan goal of wise management of our resources.

Conclusion:

In order to implement the associated policies of the Official Plan, staff recommend Council approval of the Terms of Reference for the 2018 UMESP Update study as outlined in Appendix A.

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.

- Figure 1 – UMESP Study Area
- Appendix A – 2018 UMESP Update - Terms of Reference

Report Approval Details

Document Title:	SRPRS.18.057 Approval for 2018 UMESP Update TofR.docx
Attachments:	- SRPRS.18.057 - Appendix A.pdf - SRPRS.18.057 Figure 1.pdf
Final Approval Date:	Jan 29, 2018

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

Kelvin Kwan - Jan 29, 2018 - 4:04 PM

Neil Garbe - Jan 29, 2018 - 4:24 PM

SRPRS.18.057
APPENDIX A – TERMS OF REFERENCE
URBAN MASTER EVNIRONMENTAL SERVICING PLAN UPDATE
Class Environmental Assessment Master Plan

This request for quotation is for the supply of consulting services to update the 2014 Urban Master Environmental Servicing Plan in support of the planned growth and intensification within the network of centres and corridors identified in the Town's Official Plan. The performance requirements for the Deliverables are set out in the sample form of contract attached.

BACKGROUND:

In 2010, Richmond Hill Council adopted a new Official Plan ("OP" or "Plan") that sets out the long term vision for growth and development in Richmond Hill. Given that Richmond Hill's settlement area is nearly built out, most of the future growth and development in the Town will occur through intensification. Directing new growth to the centres and corridors as set out in the Plan represents a city-building approach to developing a complete community. The hierarchy of centres and corridors is intended to achieve the Town's intensification target and accommodate growth based on a comprehensive land use planning framework to direct and manage population and employment growth to 2031.

To meet this challenge, the policies of the Official Plan reflect the planning direction of the Province and York Region while balancing the desires of the community for managed growth at a scale that reflects the local context and positively contributes to the Town's character and identity. Growth is directed away from environmental areas that, over time, are to be enhanced as important natural features of a connected Greenway System that includes a linkage with urban open spaces. Much of the Town's future growth will occur in the form of mixed-use development, through intensification that is directed to a network of centres and corridors.

In 2014, the Town completed an Urban Master Environmental Servicing Plan (UMESP). This UMESP was undertaken to provide direction to new Secondary Plans within the Town's centers and corridors, and set out environmental servicing requirements for future development applications. In addition the UMESP identified necessary municipal infrastructure improvements within the study area, including costing to support the Town's development charge bylaws.

The UMESP was also undertaken to establish the methods of municipal servicing for the study area (refer to Section 1.2 of the 2014 UMESP for the study area description and location), including sanitary drainage, storm drainage, water supply and distribution systems, stormwater management, and transportation, along with assessments of energy conservation strategies, district heating and cooling systems, and community energy plans in accordance with the Official Plan. The UMESP also included an assessment of development impacts to the existing natural groundwater and surface water systems and natural heritage features, and appropriate recommended mitigation measures and enhancement or restoration opportunities.

In general, the UMESP was undertaken to identify the infrastructure works needed to support the urban structure framework defined by the Official Plan, with emphasis on the following areas that define the centres and corridors of the Town's urban structure: Richmond Hill Centre, Key Development Areas, Regional Corridors, Local Centres, Local Development Areas, and Local Corridors (refer to Schedules A1 and A2 of the Official Plan, which illustrate the Urban

Structure and Land Use areas of the Town). All of the Town's new Secondary Plans incorporate policies that implement the findings of the UMESP.

Each UMESP study component was undertaken with the broad objectives of characterizing existing conditions, evaluating the impacts, opportunities, and constraints associated with fulfilling the Official Plan projections and policies, and recommending works or additional investigations needed to support and complement future growth. In addition to traditional infrastructure requirements, this MESP is intended to identify and recommend appropriate sustainable development techniques such as green infrastructure, low impact development measures, and energy conservation.

OBJECTIVES/PURPOSE:

The purpose of the study is to update various components of the 2014 Urban Master Environmental Servicing Plan (UMESP) to reflect updated land use and growth forecasts within the study area and to reflect updates to existing conditions and related assumptions based on growth that has occurred within the study area. More specifically, this study will update the Water Resources, Water and Wastewater Services and Energy components of the 2014 UMESP.

Within the UMESP study area, the Town has adopted new Secondary Plans and related background studies for the Downtown Local Centre and Yonge and Bernard Key Development Area in 2017 and is currently preparing a draft Secondary Plan for the Yonge/16th Key Development Area with completion anticipated in 2018. Secondary Plans have yet to be completed for the Richmond Hill Center and Oak Ridges Local Center. The Official Plan also contemplates Tertiary Plan and Infill Study areas where intensification may also occur in the form of low and medium density development. These studies/plans inform the UMESP where there may be interdependencies between these areas and adjacent Centres or Corridors. The Town has also completed Tertiary Plans for the Benson Hunt, Weldrick Road, and Bond Crescent development areas from 2013 to 2017, expanded the Puccini Drive Infill Study area and completed the Harris Beach Infill Study.

The original UMESP study was initiated in 2012 and since that time numerous development applications have been received within the study area. These applications are at various stages in the development approval process. A number of supporting documents including Functional Servicing Reports, Geotechnical Reports and Hydrogeological Reports have been submitted with these development applications in accordance with the UMESP recommendations. Where appropriate, these studies shall be used to inform the UMESP update.

This study will update the direction for new Secondary Plans within the Town's centers and corridors that have yet to be completed, as well as the environmental servicing requirements for future development applications. This study will update requirements for Secondary Plan areas and establish requirements for development applications and necessary municipal infrastructure improvements within the study area, including costing to support the update to the Town's development charge bylaws scheduled for 2019.

Based on the updated land use, growth forecasts and updated information regarding existing and

development conditions within the study area, this study will update the method of municipal servicing for the study area, including sanitary drainage, storm drainage, water supply and distribution systems, and stormwater management. The study will also update potential approaches to energy conservation, including the feasibility of advancing a district energy system in the Richmond Hill Centre, and the feasibility of a community energy plan to support new climate change policies under the Growth Plan and in accordance with the Regional and Town OPs. This study shall update sustainable community design by identifying best management practices, such as low impact development measures and monitoring programs to assess performance.

This study will also update development impacts to the existing natural groundwater and surface water systems and update recommendations to mitigate the identified impacts and to protect, enhance or restore identified natural systems. The updated mitigation measures shall identify servicing requirements, development standards, and building or servicing constraints or design criteria to be implemented for development applications within the Town, with specific direction for secondary plan areas.

The municipal servicing requirements and development impacts will be based on the land use plans and population densities identified through the Richmond Hill Official Plan, and recently adopted Secondary Plans within the study area. The municipal servicing requirements shall have regard to protecting, enhancing and restoring the existing natural features or systems within and surrounding the study area.

Study Area

The study area will include the network of centres and corridors which include the secondary plan areas for local centres, key development areas, and the Richmond Hill Centre urban growth centre, as well as the other remaining intensification areas identified within the Richmond Hill Official Plan. The study area will be consistent with the 2014 UMESP (refer to Section 1.2 of the 2014 UMESP for the study area description and location). The study area shall include all natural heritage features within 120 meters of the development area limits and surface or subsurface water features within 200 meters of the development area limits. The study area limits may need to be extended beyond these boundaries depending on the results of the development impact assessment.

Servicing Standards and Policies (Local/Regional/Provincial)

The UMESP update is to give due regard to the standards and policies of the Town; The Regional Municipality of York; the Province of Ontario, including Ministry of the Environment and Climate Change, the Ministry of Energy, the Ministry of Municipal Affairs, and the Ministry of Natural Resources and Forestry; and the Toronto and Region Conservation Authority.

DELIVERABLES

BACKGROUND AND EXISTING CONDITIONS REVIEW

A number of documents shall be reviewed as background information to this study including but not limited to:

- 2014 Urban Master Environmental Servicing Plan (including InfoSewer and InfoWater models)
- Town of Richmond Hill Official Plan
- Town of Richmond Hill Sustainability Metrics
- Town of Richmond Hill Environment Strategy (Implementation Plan section)
- Secondary Plans for Downtown Local Center and Bernard Key Development Area
- Draft Secondary Plan for Yonge/16th Key Development Area.
- Tertiary Plans for Benson Hunt, Weldrick Road, and Bond Crescent
- Puccini Drive Infill Study Expansion
- Harris Beach Neighborhood Infill Study
- Harris Beach Infill Area Master Environmental Servicing Plan
- Supporting Municipal Servicing, Geotechnical Studies, Hydrogeological Studies and Natural Heritage Evaluations for the completed Secondary Plans or Tertiary Plans
- York Region Class EA Study for Yonge Street/Highway 7 Regional Center Water and Wastewater Servicing including detailed design plans
- Functional Servicing Reports, Geotechnical Reports, Hydrogeological Reports and submitted in support of development applications within study area (as available from approximately 36 development applications)
- Source Water Protection Plan prepared by CTC Source Protection Region and applicable legislation
- MOECC Draft Community Emissions Reduction Planning: A Guide for Municipalities
- Town of Newmarket Community Energy Plan
- City of Vaughan Municipal Energy Plan
- City of Markham Municipal Energy Plan

The existing conditions review shall include any updates to municipal, regional, conservation authority or provincial information, standards, policies or regulations as they relate to the various components of this UMSEP update. Possible sources of updated information would include but are not limited to, the Town, York Region, the Toronto and Region Conservation Authority (TRCA), the Ministry of Natural Resources and Fisheries (MNRF) and other provincial or federal agencies which may have updated base data, including floodplain mapping, natural heritage strategies, watershed plans, topographical mapping, aerial photography, groundwater systems mapping, rainfall data, water well records, soils and geologic mapping, etc.

Growth Forecast

The Growth Plan for the Greater Golden Horseshoe allocates population and jobs to York Region to 2041. 1,790,000 residents and 900,000 jobs are forecasted to be accommodated within York Region. Presently, York Region is undertaking a Municipal Comprehensive Region (MCR) to, among other matters, allocate this forecast to its Lower Tier municipalities, including the Town of Richmond Hill. Following the conclusion of the Region's MCR, the Town will initiate a similar exercise. However, for the purpose of this UMESP update, population and job forecasts provided by the Town will be estimates based on current Official Plan policy permissions and growth assumptions that have been vetted through York Region staff but not yet approved by York Region Council. These forecasts are for the purpose of understanding the Town's capacity to accommodate growth and to assist with updating the UMESP based on best available information. These forecasts are subject to change pending the conclusion of the Region and Town's MCR.

Class Environmental Assessment Master Plan

The UMESP update study and documentation shall be structured to satisfy the requirements of a Class Environmental Assessment Master Plan. The work shall include all necessary documentation, notifications and public information centers to satisfy Phase 1 and Phase 2 of the Municipal Class EA process. The work shall include all necessary display materials and documentation for two public information center meetings to be held at the Town. The work shall include preparing individual project sheets for each improvement project and filing of the final EA study report with the Ministry.

MUNICIPAL SERVICING REQUIREMENTS FOR STUDY AREA AND ENVIRONMENTAL IMPACT ASSESSMENT

Based on the updated land use plans, growth forecasts, and understanding of existing conditions for the study area, the required infrastructure improvements to provide adequate municipal servicing shall be updated for the study area with specific recommended improvements/requirements for each secondary plan area based on the Town's land use and design policies for each secondary plan area. The work shall include updating the assessment of development impacts to the existing natural groundwater and surface water systems and natural heritage features and provide updated recommendations to mitigate the identified impacts and to protect, enhance or restore identified natural systems or features.

WATER AND WASTEWATER SERVICES

Sanitary Drainage System

The required improvements to the sanitary drainage system shall be updated based on the following analysis and shall be included in the final study report. The Town will provide the InfoSewer models for existing conditions and for the various development or growth scenarios used in the 2014 UMESP. The analysis shall include, but is not limited to:

- Assemble available sanitary flow monitoring information from the Region and from development activity applicable to the study area.
- Review available sanitary flow monitoring information to assess performance of existing sanitary system and available capacity.
- Update the existing conditions model to reflect 2016 system conditions (2016 population and employment data will be provided by the Town).
- Assess performance of existing system under 2016 existing conditions and identify any system constraints.
- Research use of alternative design standards (including persons per unit, peaking factors and inflow/infiltration) for calculation of peak sanitary flow rates for high density development based on similar studies or development approvals from other municipalities.
- Undertake a risk assessment with respect to the use of alternative design standards for high density development with respect to adequate capacity within the sanitary system including options to mitigate risk such as sanitary flow monitoring and use of calibrated system models.
- Provide recommendations on the use of alternative design standards and recommendations for mitigation of associated risk to system capacity.
- Update future conditions model to reflect up to four growth scenarios based on population and employment data (population and employment data for growth scenarios will be provided by the Town).
- In reference to the 2014 future conditions models, review ability to undertake a more discretized assignment of growth units within catchment areas to ensure assignment is not overly conservative and to ensure optimal use of residual capacity in existing system.
- Identify sanitary system improvement options to accommodate the peak flows from the various growth scenarios.
- Using the future conditions model, undertake a sensitivity analysis to compare system improvements required based on use of conventional Town design standards and use of alternative design standards for generation of peak flow rates.
- Finalize future conditions models and options for required system improvement based on design standards confirmed by the Town (note that sizing of system improvements will be based on Ultimate growth scenario).
- Evaluate options for system improvement based on the following criteria:
    - overall capital costs
    - ability to Phase implementation
    - conflicts with other existing services or utilities and potential relocation
    - disruption to residents and private properties due to construction or road closures

  - watermain depth and location relative to expected buildings
  - land ownership for proposed new sewer locations
- Identify the preferred system improvements and estimate the timing for improvements in consultation with the Town.
- Compare sanitary system improvements to location and timing of transportation system improvements identified in the 2018 Transportation Master Plan and identify potential efficiencies in combining system improvements under one project.
- Prepare cost estimates for system improvements of sufficient detail to support the preparation of the 2019 update to the Town's development charges bylaws;
- Prepare individual project sheets for each improvement project in accordance with Class EA requirements.
- Identify the potential benefit and cost associated with an inflow and infiltration assessment of the existing sanitary system at each improvement project location and a potential strategy for implementation.
- Based on consultation with the Region, confirm available capacity in the Regional sanitary system and improvements required to the Regional sanitary system including associated timing to accommodate growth within the study area.

Water Distribution System

The required improvements to the water distribution system shall be updated based on the following analysis and shall be included in the final study report. The Town will provide the InfoWater models for existing conditions and for the various development or growth scenarios used in the 2014 UMESP. The analysis shall include, but is not limited to:

- Review existing and future system model assumptions with respect to boundary conditions based on consultation with Town and Region. Ensure model assumptions accurately reflect existing conditions and future improvements to Regional water system.
- Obtain most recent water system pressure and flow tests available from Town to be used to assess model accuracy.
- Research fire flow requirements for high density development based on similar studies or design standards from other municipalities.
- Provide recommendations on the use of a fire flow design standard for high density development for the Town.
- Update the existing conditions model to reflect 2016 system conditions (2016 population and employment data will be provided by the Town).
- Assess performance of existing system under 2016 existing conditions and identify system constraints to provide adequate supply and residual pressures for all demand conditions.
- Update future conditions model to reflect up to four growth scenarios based on population and employment data (population and employment data for growth scenarios will be provided by the Town).
- Identify water distribution system improvement options to provide adequate water system supply and residual pressures for all demand conditions for the various growth scenarios (note that sizing of system improvements will be based on Ultimate growth scenario).

- Evaluate options for water system improvements based on the following criteria:
  - overall capital costs
  - ability to Phase implementation
  - conflicts with other existing services or utilities and potential relocation
  - disruption to residents and private properties due to construction or road closures
  - sewer depth and location relative to expected buildings
  - land ownership for proposed new watermain locations
- Identify the preferred water system improvements and estimate the timing for improvements in consultation with the Town.
- Compare water system improvements to location and timing of transportation system improvements identified in the 2018 Transportation Master Plan and identify potential efficiencies in combining system improvements under one project.
- Prepare cost estimates for water system improvements of sufficient detail to support the preparation of the 2019 update to the Town's development charges bylaws;
- Prepare individual project sheets for each improvement project in accordance with Class EA requirements.
- Based on consultation with the Region, confirm available capacity in the Regional water distribution system and improvements required to the Regional system including associated timing to accommodate growth within the study area.
- Review methodologies to promote water conservation for high density developments including implementation strategies and methods to confirm if water conservation is effective in reducing water system demands and sanitary flow rates.

WATER RESOURCES

Surface Water – Storm Drainage Systems and Stormwater Management

Based on the background information review and more specifically any updated municipal, regional, conservation authority or provincial information, standards, policies or regulations related to storm drainage or stormwater management (including volume control, quality control, quantity control and LID measures), update assumptions, impact assessment and recommendations from the 2014 UMESP.

Groundwater System – Hydrogeology and Water Balance

Based on the background information review and more specifically any updated municipal, regional, conservation authority or provincial information, standards, policies or regulations related to water balance and hydrogeology, update any assumptions, impact assessment and recommendations from the 2014 UMESP (storm drainage system modeling will not be required as part of the UMESP update). Background information shall include the geotechnical and hydrogeological reports submitted in support of development applications within the study area. The background review shall update the following components of the 2014 UMESP:

- Understanding of existing geology and hydrogeology including geologic sections.
- Understanding of groundwater conditions.
- Water balance calculations and impact assessment related to growth.
- Construction constraints associated with underground parking structures and constraint mapping for the study area.
- Recommendations for geotechnical, hydrogeological and water balance studies to be submitted in support of site specific development applications.

ENERGY

Based on the background review and research, update the feasibility of district energy within the study area including potential costs/benefits, implementation strategy and policy recommendations from the 2014 UMESP. This study shall update the feasibility of advancing district energy in the Richmond Hill Centre through various owner/operator options (e.g. Town-owned, agreement with Markham District Energy, or through another partnership) and provide an estimated cost per capita of developing district-energy readiness in the study area. This study shall also update the feasibility of implementing a Town-wide community energy plan (or community energy and emissions plan) with emphasis on the study area including updating the potential benefits and implementation strategy from the 2014 UMESP. Consideration shall be given to Provincial guidelines for municipal community energy/emission plans, York Region's work to develop a Region-wide Community Energy Plan, and more recent community energy plans and processes from comparator municipalities such as Newmarket, Vaughan and Markham. This study shall also update the opportunities for use of renewable energy sources and energy efficient building design.

SCHEDULE OF TIMELINES

Contract for consulting services shall begin on April 2, 2018. The background review and updating of existing conditions shall be completed by June 1, 2018. A draft assessment of required water and wastewater improvements including associated costing shall be completed by October 1, 2018. The final assessment and recommendations for water and wastewater system improvements including associated costing shall be completed no later than December 31, 2018. The deadlines associated with water and wastewater improvements are required to support Town Development Charge Update studies to be completed in 2019.

A draft study report shall be completed no later than March 1, 2019. The deadline for completion of the UMESP Update study and final reports shall be May 1, 2019.

REPORTING, MEETINGS AND DOCUMENTATION REQUIREMENTS

Consistent with the 2014 UMESP, the recommendations for each study component of this UMESP update shall address the infrastructure improvements, requirements, and recommendations necessary at three different scales:

- At the study area wide scale, the recommendations are associated with the overall study area.
- At the Secondary Plan scale, the recommendations provide input and guidance with respect to the infrastructure needs for those areas within the MESP study area requiring Secondary Plans.
- At the site plan scale, the recommendations provide requirements and guidelines for infrastructure works, criteria, and analyses that must accompany individual site-specific development applications.

The Secondary Plan scale recommendations for each study component shall include guidance with respect to policy development or requirements for existing and future secondary plans. The study shall also provide guidance for updating the Town Sustainability Metrics documentation to reflect the study recommendations.

Appropriate members of the consulting team will be required to attend bi-weekly meetings with Town staff, bi-monthly Steering Committee Meetings, two Public Information Center meetings and four Stakeholder Consultation Meetings. All meetings will be held at the Town offices.

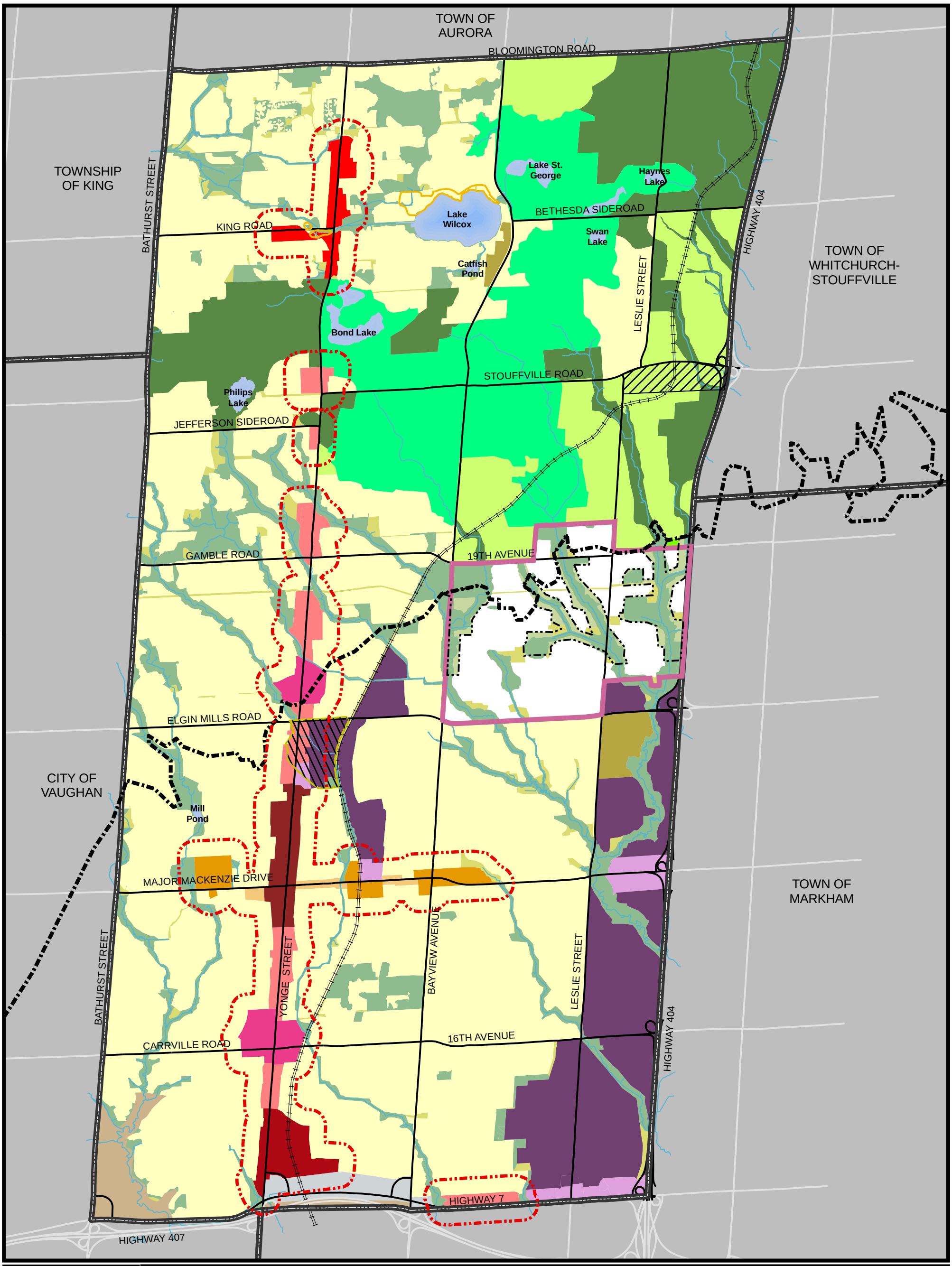
The consultant will be required to provide eight (8) hard and digital copies of all draft reports or documentation and eight (8) hard and digital copies of the final report for the UMESP update study.

MATERIAL DISCLOSURES

The following documents are available for review:

- Urban Master Environmental Servicing Plan dated May, 2014 (including InfoSewer and InfoWater models)
- Town of Richmond Hill Official Plan dated July, 2010
- Town of Richmond Hill Sustainability Metrics
- Town of Richmond Hill Environment Strategy
- Secondary Plans for Downtown Local Center and Bernard Key Development Area
- Draft Secondary Plan for Yonge/16th Key Development Area.
- Tertiary Plans for Benson Hunt, Weldrick Road, and Bond Crescent
- Puccini Drive and Harris Beach Neighborhood Infill Studies
- Harris Beach Infill Area Master Environmental Servicing Plan

SRPRS.18.057
FIGURE 1



RICHMOND HILL
URBAN MESP
STUDY AREA

FIGURE 1

Legend

- Urban MESP Study Area Limits
- ORM Natural Core
- ORM Natural Linkage
- ORM Countryside
- Greenbelt Plan Protected Countryside
- Natural Core
- Natural Linkage
- Countryside
- Parkway Belt West
- Major Urban Open Space
- Employment Area
- Employment Corridor
- Richmond Hill Centre
- Downtown Local Centre
- Oak Ridges Local Centre
- Key Development Area
- Regional Mixed Use Corridor
- Local Development Area
- Local Mixed Use Corridor
- Neighbourhood
- Utility Corridor
- Special Policy Area
- Flood Vulnerable Area
- Subject to Decision by the OMB
- Rural Settlement Area
- Oak Ridges Moraine Conservation Plan Area
- Greenbelt Plan Area
- Waterbodies
- Watercourses
- C.N.R.

NOTE: The information provided in this Schedule constitutes an operative part of the Richmond Hill Official Plan.
While every effort is made to ensure its accuracy, currency and completeness, it is not a plan of survey.
Due to size constraints and changes that occur over time, the Town cannot warrant its accuracy, currency and completeness.
Interested parties are therefore urged to make enquires with the Town of Richmond Hill Planning And Regulatory Services Department to ensure that the information depicted in this Schedule is accurate, current and complete in all respects.

H:\Grp\PLANNING\Map_Planning\Planners\Development Engineering\Urban_MESP_200m_buffer.mxd

Scale 1:45,000

1 0.5 0 1 Kilometres

Richmond Hill

PLANNING & REGULATORY SERVICES DEPARTMENT

MEMBER MOTION

Section 5.4.4(b) of Procedure By-law

Meeting:	Committee of the Whole **X** Council ☐
Meeting Date:	February 5th 2018
Subject/Title:	Demolished Homes causing Development Charges
Submitted by:	Councillor Greg Beros

Whereas if a home is demolished four years prior to a building permit, owners find themselves having to pay additional development charges.

Whereas these development charges are in the magnitude of $17,841.

Whereas while additional costs are being occurred, the boarded up houses are causing life safety hazards.

Whereas in 2008 a young man's life was lost in one of these derelict buildings.

It is therefore recommended that the four year time frame be removed.

Moved by: Councillor Beros

Seconded by: