



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

**Date of Meeting:** February 20, 2018

**Report Number:** SRPRS.18.059

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.18.059 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Raki Holdings Inc. – Town Files D02-03031 and D03-03007 (SRPRS.18.059)**

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### **Owner:**

Raki Holdings Inc.  
30 Floral Parkway, Suite 300  
Concord, Ontario  
L4K 4R1

### **Agent:**

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

### **Location:**

Legal Description: Part of Lot 30, Concession 2, E.Y.S.  
Municipal Address: 0 19<sup>th</sup> Avenue

### **Purpose:**

A request for approval concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a 220 unit residential development on the subject lands.

### **Recommendations:**

**That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Raki Holdings Inc. for lands known as Part of Lot 30, Concession 2, E.Y.S. (Municipal Address: 0 19<sup>th</sup> Avenue), Town Files D02-03031 and D03-03007 be approved, subject to the following:**

- a) **That the subject lands be rezoned to the appropriate zoning categories under By-law 55-15 (the North Leslie Area Secondary Plan Zoning By-law), including site-**

**specific development standards based on the draft Plan of Subdivision and the general revisions to By-law 55-15 discussed in Staff Report SRPRS.18.059 and generally illustrated on the maps included in that report;**

- b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and passage upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17; and,**
- c) That the draft Plan of Subdivision on Map 4 be draft approved, subject to the conditions set out in Appendix “B” to Staff Report SRPRS.18.059 and upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17.**

## **Contact Person:**

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

## **Report Approval:**

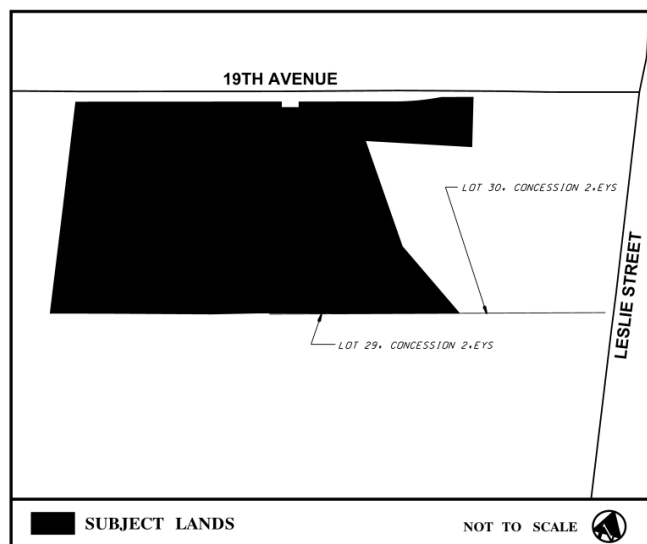
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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” above.



## **Background:**

A statutory Council Public Meeting was held on April 15, 2015 to receive comments from members of Council and the public concerning the subject applications. Three landowner representatives within the North Leslie Secondary Plan addressed Council, acknowledging the Staff Report and inquiring as to the impact of proposed development within the area, on their property (refer to Appendix “A”).

The purpose of this report is to seek Council's approval regarding the subject Zoning By-law Amendment and draft Plan of Subdivision applications.

## **Summary Analysis:**

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

The subject lands are located on the south side of 19<sup>th</sup> Avenue and have an area of 23.84 hectares (58.91 acres). The lands are vacant of buildings and are partially used for agricultural purposes while the remainder of the site contains the natural heritage system associated with tributaries of the Rouge River (refer to Map 1).

To the north are 19<sup>th</sup> Avenue and agricultural lands proposed for development and natural heritage protection. To the east and west are also agricultural lands proposed for development and natural heritage protection while to the south is the TransCanada Pipelines Easement and agricultural lands proposed for development and natural heritage protection.

### **Revised Development Proposal**

The applicant submitted a revised development proposal to the Town on January 17, 2018, in response to comments arising from previous submissions of its draft Plan of Subdivision (refer to Map 4). The previous draft plan (Map 5) had a similar overall design; the revisions to that plan include:

- increasing the width of Street “1” (Murphy Drive) at 19<sup>th</sup> Avenue and straightening its alignment so as to remove the lots on the west side of the street from the Natural Heritage System;
- altering the mix of lot frontages to achieve the same number of single detached lots (195);
- adding a daylighting triangle on the east side of Street “6” (Gilroy Street) at 19<sup>th</sup> Avenue; and,
- adding lands to the draft plan, in the southeast corner of the site, that were previously excluded from the plan.

The applicant is seeking Council’s approval to construct a 220 unit residential development, in the form of single detached homes and block townhouses, as well as protection of the natural heritage system on the subject lands (refer to Map 4). The applicant’s previous proposal was for 219 similar units (refer to Map 5). The following is a summary table outlining the relevant statistics of the applicant’s revised development proposal based on the plans and drawings submitted to the Town:

<b>Total Lot Area:</b>	<b>23.840 hectares (58.91 acres)</b>
<b>Total Number of Units:</b>	<b>220</b>
<b>-Single Detached</b>	<b>195</b>
15.3 metres / 50.2 feet	23
13.7 metres / 44.9 feet	43
11.6 metres / 38.1 feet	129
<b>-Block Townhouses</b>	<b>25</b>
<b>Natural Heritage System:</b>	<b>10.492 hectares (25.93 acres)</b>
<b>Storm Water Management:</b>	<b>1.668 hectares (4.12 acres)</b>
<b>Road Widening:</b>	<b>0.268 hectares (0.66 acres)</b>
<b>Streets:</b>	<b>3.369 hectares (8.33 acres)</b>
<b>Density:</b>	<b>19.3 units/hectare (7.8 units/acre)</b>

## Planning Analysis:

### Town of Richmond Hill Official Plan

#### The North Leslie Secondary Plan

The Secondary Plan was initially approved by the Ontario Municipal Board (OMB), through a series of Decisions released between November 23, 2006 and February 2, 2012. The Secondary Plan was subsequently included within Part II of the Town's new Official Plan. The Secondary Plan applies to the lands located within the area generally bounded by Bayview Avenue to the west, Highway 404 to the east, Elgin Mills Road East to the south and Nineteenth Avenue to the north including lands located at the northwest corner of Nineteenth Avenue and Leslie Street.

The subject lands are designated "**Low Density Residential**", "**Natural Heritage System**" and "**Protected Countryside**" on Schedule "A" - Land Use Plan of the Secondary Plan (refer to Map 2). "**Low Density Residential**" permits a variety of ground-related housing forms including single and semi-detached dwellings, street townhouses and block townhouses. The permitted density is between 17 and 35 units per net residential hectare (7 to 14 units per net residential acre) with a maximum building height of 3 ½ storeys.

The lands designated "**Natural Heritage System**" and "**Protected Countryside**" are within the Greenbelt Plan Area and are to be set aside for environmental protection and acquired by the Town or other public agency. These lands are to have their boundaries established through the approved Master Environmental Servicing Plan (MESP) and the approval of a site-specific Environmental Impact Statement (EIS) and have environmentally protective zoning.

#### Proposed Zoning By-Law Amendment

The subject lands are zoned "**Agricultural (A1) Zone**" under By-law 2325-68, as amended, and "**Urban (UR) Zone**" under By-law 128-04, as amended. The "**A1**" zone permits agricultural and related uses, kennels or veterinarian establishments, one single family detached dwelling, a school, a clinic, a place of worship and conservation projects. The "**UR**" zone permits existing uses, bed and breakfast establishments, public infrastructure, one single detached dwelling, and home occupation. The existing zoning does not permit the

uses envisioned by the Secondary Plan nor those proposed by the subject applications and therefore amendments to the Zoning By-law are required to facilitate the proposed development.

By-law 55-15 is the new parent Zoning By-law for the North Leslie Secondary Plan area. The applicant is proposing to include the subject lands within the boundaries of By-law 55-15 and to rezone the lands accordingly to implement the draft Plan of Subdivision. The applicant's draft Zoning By-law Amendment zones the lands "**Residential Wide Shallow Two (RWS2) Zone**", "**Multiple Residential Four (RM4) Zone**", "**Environmental Protection Two (EPA2) Zone**", and "**Open Space (O) Zone**" (refer to Appendix C). Site-specific exceptions are requested to the residential zones to recognize the following:

- reduced rear yards for ten lots on the draft plan that are affected by the alignment and width requirements of the two north-south streets within the plan and the adjacent Natural Heritage System lands;
- consistency with the Town's current standards for building setback from daylighting triangles acquired by either the Town or the Region of York and for landscaping within townhouse Block 196; and,
- the general "housekeeping" amendments to By-law 55-15 which are discussed below.

The above exceptions are considered to be minor in nature and maintain the intent of the Secondary Plan.

Staff Report SRPRS.16.110 recommended approval of three development applications within the western portion of the Secondary Plan. A series of general "housekeeping" revisions to By-law 55-15 were needed to better accommodate the various housing forms envisioned by the Secondary Plan and to provide for more consistent streetscapes within the residential lands. The revisions also correct redundancies in the existing document and provide more flexibility in housing design to assist landowners in achieving the minimum density requirements of the Secondary Plan. Council approved the recommended revisions to By-law No. 55-15 and the revisions were included in Zoning By-laws 82-16, 83-16 and 84-16, which implemented the applications by Raki Holdings Inc., Autumnhill Investment Ltd. and Richview 19 Holdings Inc. Council has also included these general revisions in its subsequent approval of Zoning By-law Amendment applications by Mattamy (Elgin Mills) Ltd. and Parkgate Holdings Inc.

The applicant's draft Zoning By-law Amendment includes the same general "housekeeping" amendments to By-law No. 55-15, which are supported because they are intended to become applicable to other North Leslie developments at such time as they are approved and their lands brought into By-law 55-15. In summary, the applicant's proposed Zoning By-law amendment is supported, as it will implement the draft Plan of Subdivision (discussed below). The final form of the by-law will be forwarded to Council for passage upon payment of the processing fee by the applicant.

### **Draft Plan of Subdivision Application**

The draft Plan of Subdivision discussed in this report is an integral component of the comprehensively planned North Leslie Secondary Plan (refer to Map 4). It contains a total of

220 units (195 single detached dwellings and 25 block townhouse units). Within the western half of the Secondary Plan area, this application is the sixth to be recommended for approval and will provide key community infrastructure, including street access to 19<sup>th</sup> Avenue (which will benefit proposed developments to the south) and stormwater management ponds. The site also contains a significant amount of land designated “**Natural Heritage System**” and “**Protected Countryside**”, which will be conveyed to the Town.

## **Parkland**

For the North Leslie West area, the parkland dedication requirements have been determined at the Block Plan level. This approach to parkland dedication is beneficial from the Town’s perspective because it will facilitate significant parkland over-dedications within specific subdivisions and thereby enable the Town to consolidate large parkland parcels (e.g. community parks) without the need to purchase land outside the development approvals process.

On January 30, 2017, Council approved the recommendations of Staff Report SRPRS.17.018, which recommended approval of a North Leslie West Master Parks Agreement for the North Leslie West community. The purpose of the Master Parks Agreement is to balance the inequitable distribution of parkland amongst the individual subdivisions through a single guiding agreement that simplifies administration. The recommended Conditions of Draft Approval (Appendix A) require the owner to enter into this Master Parks Agreement with the Town and to provide the Town with confirmation by the Trustee for the Landowners Group, that the Master Parks Agreement has been adhered to, prior to registration of the subdivision.

## **Department and External Agency Comments:**

The draft Plan of Subdivision and Zoning By-law Amendment applications have been reviewed by circulated departments and external agencies and the following sections provide an overview of the comments received.

### **Development Planning Division**

- the subject development proposal conforms with the policies of the Town's Official Plan (2010), including the Part 2 North Leslie Secondary Plan;
- the proposed development conforms with the approved MESP for the North Leslie West area and the Town has approved a site-specific EIS for the site;
- the draft Plan of Subdivision meets the minimum and maximum density provisions for residential development within the “**Low Density Residential**” land use designation; and,
- the areas designated “**Natural Heritage System**” and “**Protected Countryside**” will be protected through an environmentally protective zoning and the Conditions of Draft Approval, which require the conveyance of those lands to the Town.

### **Other Departments/External Agencies**

Comments have been received from the Town's Community Services Department, Corporate and Financial Services Department, Regulatory Services Division, Fire Services Division,

Urban Design Section, Park and Natural Heritage Planning Section, Development Engineering Division, Region of York and the Toronto and Region Conservation Authority. These Town departments and external agencies have no objections to the applications and/or have provided their conditions of draft approval. The Schedule of Conditions of draft approval for the applicant's draft Plan of Subdivision is attached as Appendix "B" to this report.

### **Richmond Hill Sustainability Metrics:**

In collaboration with the City of Brampton and the City of Vaughan, Richmond Hill developed a set of sustainability metrics to ensure new development helps create healthier, sustainable communities through the project "Measuring the Sustainability Performance of New Developments." The sustainability metrics were created as a performance tool to quantify the sustainability of new development projects consistently across the three municipalities. With more than 50 potential criteria listed, the sustainability metrics tool is used by applicants to calculate the score of each proposed application, ensuring it meets Richmond Hill's sustainability standards. Each draft plan or site plan application must include sustainable elements in their plans, such as producing their own energy, conserving water, using environmentally-friendly materials in construction, reducing greenhouse gas emissions by encouraging use of sustainable transportation like public transit, and more.

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the Town as part of its review and approval of the subject applications, including the allocation of servicing capacity. The Sustainability Metrics document has been reviewed by Staff and is found to be acceptable and their sustainability commitments will be implemented through the Subdivision Agreement between the Town and the owner. The score achieved by the applicant is as follows:

- Points Achieved: 27 of 92 (application)
- Performance Achieved: Good

Since the necessary trunk municipal services are not yet available to service the subject lands, the allocation of servicing capacity to this development proposal will be dealt with at a later date. The allocation of servicing capacity to Block 196 on the draft plan (Map 4) will occur through the future Site Plan approval of development proposed within that block.

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

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

### **Relationship to Strategic Plan:**

The applicant's development proposal would align with **Goal Two** of the **Town's Strategic Plan - Better Choice in Richmond Hill** by providing a range of housing that provides options for people at all stages of life. The proposal would also align with **Goal Four - Wise Management of Resources in Richmond Hill** by using land responsibly.

## **Conclusions:**

The applicant is seeking Council's approval of its Zoning By-law Amendment and draft Plan of Subdivision applications, submitted in support of its proposal for a residential development consisting of 220 dwelling units, stormwater management facilities, new public streets and the preservation of the natural heritage system on the subject lands.

The draft Plan of Subdivision is in conformity with the land use policies of North Leslie Secondary Plan and the approved Master Environmental Servicing Plan for the North Leslie West area. As the applicant has now satisfactorily addressed the issues and concerns raised during the circulation of the application, the draft Plan of Subdivision is recommended for approval, subject to the draft approval conditions set out in Appendix "B". The proposed Zoning By-law amendment is also supported, including the revisions to By-law 55-15 discussed in this report, as they will implement the draft Plan of Subdivision. It is recommended that the amending by-law be forwarded to Council for enactment upon payment of the applicable processing fees.



## **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#18-15 held on April 15, 2015
- Appendix B, Schedule of Conditions of Draft Approval 19T(R)-03007
- Appendix C, Applicant's Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, North Leslie Secondary Plan – Schedule 'A' Land Use Plan
- Map 3, North Leslie (West) Overall Concept Plan
- Map 4, Revised Draft Plan of Subdivision
- Map 5, Original Draft Plan of Subdivision

### Report Approval Details

Document Title:	SRPRS.18.059.docx
Attachments:	- Appendix A.pdf - Appendix B.pdf - Appendix C.pdf - Maps.pdf
Final Approval Date:	Feb 12, 2018

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

**Gus Galanis - Feb 9, 2018 - 5:21 PM**

**Kelvin Kwan - Feb 12, 2018 - 9:09 AM**

**Neil Garbe - Feb 12, 2018 - 11:12 AM**