



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2018

Report Number: SRPRS.18.074

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.074 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Leslie Richmond Developments Limited – Town Files D02-15025 and D03-15007**

Owner:

Leslie Richmond Developments Limited
2828 Bathurst Street, Suite 300
Toronto, Ontario
M6B 3A7

Agent:

Humphries Planning Group Inc.
216 Chrislea Road, Suite 103
Vaughan, Ontario
L4L 8S5

Location:

Legal Description: Part of Lot 30, Concession 3, E.Y.S.
Municipal Address: 1521 19th Avenue

Purpose:

A request for approval concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a 429 unit residential development on the subject lands.

Recommendations:

- a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Leslie Richmond Developments Limited for lands known as Part of Lot 30, Concession 3, E.Y.S. (Municipal Address: 1521 19th Avenue), Town Files D02-15025 and D03-15007 be approved, subject to the following:
 - (i) 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 the general revisions to By-law 55-15 discussed in Staff Report

SRPRS.18.074 and generally illustrated on the maps included in that report;

- (ii) 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;**
- (iii) That, with respect to Blocks 1, 2, 3 and 25 on the draft Plan of Subdivision on Map 4, prior to forwarding the amending Zoning By-law(s) to Council for enactment, the applicant receive Site Plan Approval from the Town with respect to the proposed development to be constructed on those lands, provided that for Block 25, the time frame for finalizing such approval shall not extend longer than the timeframe for finalizing the zoning of the last townhouse block;**
- (iv) 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.18.074 and upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17; and,**
- (v) That servicing capacity for 72 units / 215 persons equivalent within the Phase 1 development area be allocated to the subject lands.**

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:

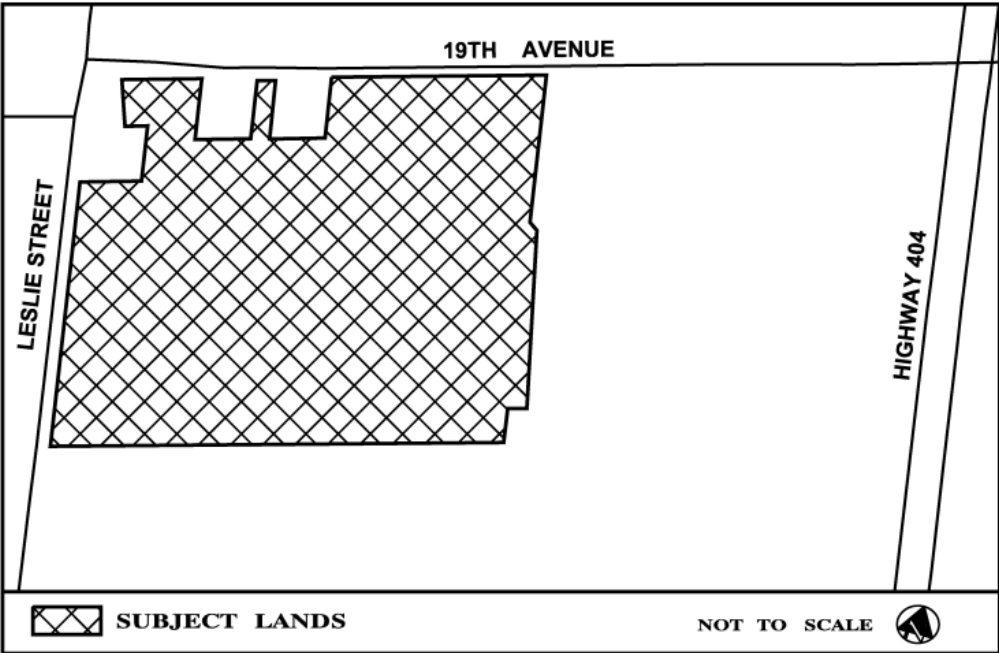
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 October 7, 2015 to receive comments from members of Council and the public concerning the subject applications. Two landowner representatives within the North Leslie Secondary Plan area addressed Council, acknowledging the Staff Report. One of the landowners, who operates a dog kennel on Leslie Street abutting the subject lands, expressed concerns with the impact of the proposed development on his operations (refer to Appendix “A”). This matter is discussed later in this report.

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 at the southeast corner of 19th Avenue and Leslie Street and have an area of 18.6 hectares (46.0 acres). The ownership excludes five small properties abutting the subject lands which have frontage on 19th Avenue and Leslie Street. The lands are vacant of buildings and are mainly used for agricultural purposes while the remainder of the site contains a wetland (refer to Map 1).

To the north of 19th Avenue are existing rural residential uses. To the east are agricultural lands designated for urban development and natural heritage protection. To the west of Leslie Street are also agricultural lands designated for urban development, including a future Community Centre and Park. To the south are the TransCanada Pipelines Easement and agricultural lands approved for development and natural heritage protection. The five small properties abutting the subject lands are used for residential and commercial purposes.

Revised Development Proposal

The applicant submitted a revised development proposal to the Town on November 20, 2017, in response to comments arising from previous submissions of its draft Plan of Subdivision (refer to Map 4). The previous draft plan (Map 6) contained more public streets and included single detached lots, street townhouses and block townhouses whereas the revised draft plan is based entirely on street and block townhouses within the residential component of the draft plan.

The applicant is seeking Council's approval to construct a 429 unit residential development, in the form of street and block townhouses, as well as the provision of parkland and protection of the natural heritage system on the subject lands (refer to Map 4). 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:

Total Lot Area:	18.60 hectares (46.0 acres)
Total Number of Units:	429
-Street Townhouses	72
6.0 metres / 19.7 feet frontage	
Maximum height 3 storeys	
-Block Townhouses	357*
6.0 metres / 19.7 feet frontage	
Maximum height 3 storeys	
Natural Heritage System:	5.27 hectares (13.0 acres)
Parkland:	1.10 hectares (2.7 acres)
Storm Water Management:	0.87 hectares (2.1 acres)
Walkway:	0.02 hectares (0.1 acres)
Road Widenings:	0.37 hectares (0.9 acres)
Streets:	1.33 hectares (3.3 acres)
Future Development Block:	0.11 hectares (0.3 acres)
Density:	
- Med. Density Res. (max. 60 units/hectare)	43.9 units/hectare (17.8 units/acre)
- Med. /High Density Res. (1.0 – 2.0 F.A.R.)	1.2 Floor Area Ratio (F.A.R.)*
* Estimate based on concept plan	

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 “**Medium Density Residential**”, “**Medium/High Density Residential**”, “**Employment Corridor**”, “**Natural Heritage System**” and “**Protected Countryside**” on Schedule “A” - Land Use Plan of the Secondary Plan (refer to Map 2). “**Medium Density Residential**” permits a variety of low rise housing forms including street, block and stacked townhouses having a density range of between 35 and 60 units per net residential hectare (14 to 24 units per net residential acre) with a maximum building height of 4 storeys. “**Medium/High Density Residential**” permits a variety of low and mid-rise housing forms including townhouses and apartments, to a maximum building height of 10 storeys and a density range of between 1.0 and 2.0 F.A.R. Mixed use developments including retail, office, personal services and residential uses in one building may also be permitted subject to locational criteria and compatibility.

The lands designated “**Employment Corridor**” are to be used for high performance industrial and office uses, retail and personal service uses that serve the employment area and places of worship, private schools and automotive service stations, subject to the locational criteria and additional policies set out in the Secondary Plan.

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. 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 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 “**Multiple Residential Four (RM4) Zone**”, “**Environmental Protection Two (EPA2) Zone**”, “**Park (P) Zone**” and “**Open Space (O) Zone**” (refer to Appendix C). The lands to be zoned “**RM4**” at this time are those planned for street townhouses, fronting onto Street “A” of the draft plan. The applicant’s draft Zoning By-law does not include the following four future development blocks within the draft plan (Map 4):

- Blocks 1, 2 and 3 which are intended for block townhouses. As discussed later in this report, the detailed design of the development within each block will be determined through Site Plan Approval. It is the Town’s practice to withhold passage of the implementing Zoning By-law(s) until such time as the applicant receives Site Plan Approval from the Town for the respective blocks. For Block 2, this may include development standards or restrictions to ensure that the legal status of the existing dog kennel operation at 11491 Leslie Street (abutting Block 2) is not compromised; and,
- Block 25, which is designated “**Employment Corridor**”. The future use of this small block has not yet been determined by the applicant and any proposed development of it alone or in conjunction with abutting lands, will also require Site Plan Approval. As with the above block townhouses, the implementing Zoning By-law should be withheld until the applicant receives Site Plan Approval from the Town, provided that the time frame for such approval not extend longer than the timeframe for finalizing the zoning of the last townhouse block. If a longer timeframe is needed, the existing “**A1**” zoning should remain in place until such time as a use is proposed for the land in accordance with the applicable land use designation.

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 55-15 and the revisions have been included in all of the Zoning By-law Amendments for the approved developments within the North Leslie West community.

The applicant's draft Zoning By-law Amendment includes the same general “housekeeping” amendments to By-law 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 Zoning By-law Amendment application 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. As noted above, subsequent implementing by-laws will be forwarded to Council for passage in conjunction with the applicant's future Site Plan Applications.

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 Maps 3 and 4). It contains a number of residential development blocks intended for a total of 429 units (72 street and 357 block townhouse units). Street “A” of the draft Plan of Subdivision provides a section of the north-south minor collector road shown on Schedule “E” (Transportation) of the Secondary Plan. Street “B” is a short section of road, also a minor collector, connecting Street “A” to Leslie Street.

Street “A” will provide access to all of the lands intended for street and block townhouses. The remainder of the draft plan is comprised of blocks of land intended for parkland, natural heritage system protection, Leslie Street and 19th Avenue widenings, future employment use and stormwater management.

Future Site Plan Applications

The applicant has not submitted applications for Site Plan Approval in support of the block townhouse components of its development proposal. Through the submission of future Site Plan Applications, detailed site design matters will be addressed, including the following:

- Common elements, internal and external access requirements and individual unit/lot sizes and orientation within the proposed development blocks;
- Appropriately sized at-grade amenity areas and building setbacks for the proposed units, including appropriate setbacks and/or restrictions to ensure that the adjacent dog kennel operation is not compromised;

- Site servicing, grading and stormwater management, including excavation and basement elevations, to ensure protection of the natural heritage system and the groundwater regime;
- Compliance with the approved Master Environmental Servicing Plan (MESP) for North Leslie East; and,
- Architectural design in relation to the approved Architectural Design Guidelines for North Leslie East.

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 East area and the Town has approved a site-specific Environmental Impact Statement (EIS) for the site;
- the draft Plan of Subdivision meets the minimum and maximum density provisions for residential development within the “**Medium Density Residential**” and “**Medium/High Density Residential**” land use designations;
- the draft Plan of Subdivision includes 1.10 hectares (2.7 acres) of parkland, in accordance with Schedule “A” Land Use Plan of the North Leslie Secondary Plan; and,
- the areas designated “**Natural Heritage System**” and “**Protected Countryside**” will be protected through 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, the Toronto and Region Conservation Authority and TransCanada Pipelines. 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:

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: 47 of 100 (application)
- Performance Achieved: Very Good

Given the above sustainability score and commitments, it is recommended that servicing capacity for 72 street townhouse units (215 persons equivalent) be allocated to the applicant's draft Plan of Subdivision. Servicing allocation for the block townhouse components of the development will be dealt with through the Site Plan Approval processes for those blocks.

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 429 dwelling units, parkland, 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 East 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" and payment of the applicable processing fee. 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 initial amending by-law be forwarded to Council for enactment upon payment of the applicable processing fee.

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#41-15 held on October 7, 2015
- Appendix B, Schedule of Conditions of Draft Approval 19T(R)-15007
- 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 (East) Proposed Block Plan
- Map 4, Revised Draft Plan of Subdivision
- Map 5, Development Concept Plan
- Map 6, Original Draft Plan of Subdivision

Report Approval Details

Document Title:	SRPRS.18.074.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- Appendix B.pdf- Appendix C.pdf- Maps.pdf
Final Approval Date:	Mar 2, 2018

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

Gus Galanis - Mar 1, 2018 - 4:12 PM

Kelvin Kwan - Mar 2, 2018 - 7:30 AM

Neil Garbe - Mar 2, 2018 - 10:34 AM