



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 18, 2019

Report Number: SRPRS.19.043

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.043 – Request for Direction – Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan Applications – 2522772 Ontario Inc., c/o Zen Homes Inc. – Town Files D01-17007, D02-14013, D03-14002

Owner:

2522772 Ontario Inc., c/o Zen Homes Inc.
7300 Warden Avenue, Suite 501
Markham, Ontario
L3R 9Z6

Agent:

Gagnon Walker Domes Ltd.
3601 Highway 7 East, Suite 310
Markham, Ontario
L3R 0M3

Location:

Legal Description: Part of Lot 12, Plan 3806
Municipal Address: 243 16th Avenue

Purpose:

A request for direction concerning proposed Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications to permit a medium density residential development comprised of eleven (11) townhouse dwelling units and a private condominium lane on the subject lands.

Recommendations:

- a) That Staff Report SRPRS.19.043 be received for information purposes;

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b) That the Local Planning Appeal Tribunal be advised as follows:

- i) That Council supports in principle the revised Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan applications submitted by 2522772 Ontario Inc. (c/o Zen Homes Inc.) for lands known as Part of Lot 12, Plan 3806 (Municipal Address: 243 16th Avenue), Town Files D01-17007, D02-14013, D03-14002, D05-14003 and D06-14038, as described and for the reasons set out in Staff Report SRPRS.19.043, subject to the following:**
 - (a) That the Official Plan Amendment and Zoning By-law Amendment be substantially in accordance with Appendices C and D, respectively, to Staff Report SRPRS.19.043 to the satisfaction of the Commissioner of Planning and Regulatory Services;**
 - (b) That the Local Planning Appeal Tribunal withhold the issuance of its Final Order with respect to the Zoning By-law Amendment application until such time as the Town advises the Tribunal that:**
 - (i) the applicant's Site Plan application has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services;**
 - (ii) the applicant has registered restrictions over the subject lands under Section 118 of the *Land Titles Act* to the satisfaction of the Town; and,**
 - (iii) the applicant has paid the applicable processing fee in accordance with the Town's Tariff of Fees By-law;**
 - (c) That the draft Plan of Subdivision attached as Map 4 to Staff Report SRPRS.19.043 be draft approved, subject to the conditions of draft approval as set out in Appendix E hereto and the payment of the applicable processing fee in accordance with the Town's Tariff of Fees By-law;**
 - (d) That the Local Planning Appeal Tribunal delegate authority to the Town to clear conditions of draft plan approval and to issue final subdivision approval for the proposed development;**
 - (e) That the Local Planning Appeal Tribunal withhold the issuance of its Final Order with respect to the draft Plan of**

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Condominium application until such time as the Town advises the Tribunal that:

- (i) all conditions of draft plan approval have been received from Town departments and external agencies, and a consolidated set of draft plan conditions has been prepared;**
 - (ii) the applicant's Site Plan application has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services; and,**
 - (iii) the applicant has paid the applicable processing fee in accordance with the Town's Tariff of Fees By-law;**
- (f) That the Local Planning Appeal Tribunal delegate authority to the Town to clear conditions of draft plan approval and to issue final condominium approval for the proposed development; and,**
- (g) That the Local Planning Appeal Tribunal withhold the issuance of its Final Order with respect to the Site Plan application until such time as the Town advises the Tribunal that a Site Plan Agreement has been approved by the Town.**
- c) That the authority to assign 29.33 persons equivalent of additional servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Regulatory Services subject to the criteria in the Town's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11;**
- d) That the Commissioner of Planning and Regulatory Services be authorized to approve and execute any agreements or documentation as necessary to implement the revised development proposal described in Staff Report SRPRS.19.043; and,**
- e) That appropriate Town staff be directed to appear at the Local Planning Appeal Tribunal in support of Council's position concerning the subject applications.**

Contact Person:

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

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Report Approval:

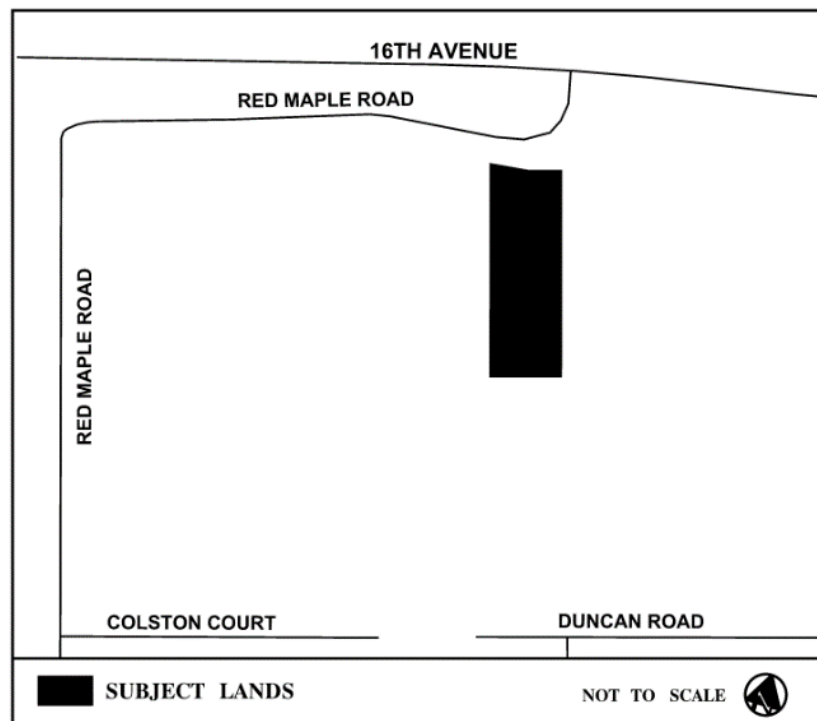
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



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Background:

The subject Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications were considered at Council Public Meetings held on February 18, 2015 and April 11, 2018 (refer to Appendices A and B). Further, a Residents Meeting was held by the local Ward Councillor on December 13, 2017. The main issues raised at the public meetings and the Residents Meeting pertained to the potential impact of the development on future infill development in the area and the limits of the Regulatory Storm Flood Plain on adjacent lands.

On November 29, 2017 and March 29, 2018, the applicant filed appeals of its applications to the Local Planning Appeal Tribunal (LPAT) on the basis that the Town had failed to make a decision respecting same within the statutory timelines as outlined in the *Planning Act*.

A Pre-hearing Conference was held on October 18, 2018 to identify Parties and Participants, and to address procedural and administrative matters. The LPAT has scheduled a second Pre-hearing Conference on April 30, 2019, which may be converted to a Settlement Hearing if a settlement is reached amongst all Parties.

On September 10, 2018, the applicant submitted a “without prejudice” development proposal to address comments received by Town staff and external agencies respecting its original development proposal. Additional without prejudice materials were filed with the Town for review and comment on February 5, 2019.

On February 28, 2019, the applicant submitted a revised “with prejudice” development proposal in support of its Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision and draft Plan of Common Element Condominium and Site Plan applications. An overview of the revised applications are described later in this report.

The purpose of this report is to seek Council’s direction with respect to the applicant’s revised development proposal and to direct Town staff to appear at the LPAT in support of Council’s position concerning the subject applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of 16th Avenue where the right-of-way is extended south of the Canadian National Railway overpass to meet Red Maple Road, and have a total lot area of approximately 0.26 hectares (0.64 acres). The lands currently support a single detached dwelling which is proposed to be demolished as part of this development proposal. The lands abut 16th Avenue to the north, a place of worship to the east, single detached residential uses to the south, and a single detached residential dwelling and townhouse dwellings to the west. The lands are located in proximity to the Toronto and Region Conservation Authority (TRCA)

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Regulatory Storm Flood Plain of the German Mills Creek, a tributary of the Don River (refer to Map 1).

Revised Development Proposal

The applicant is seeking the LPAT's approval of its revised Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications to permit a medium density residential development comprised of 11 townhouse dwelling units on its land holdings. The applicant's development proposal contemplates the construction of three-storey townhouses arranged in two blocks fronting onto a proposed private common element condominium road. Amenity space for each individual townhouse unit is to be provided through at-grade front and rear yards. The applicant's proposal contemplates the location of visitor parking in between both townhouse blocks, at the terminus of a proposed hammerhead. Vehicular access to the site is proposed from Red Maple Road (16th Avenue) with no access to adjacent lands to the east, west or south (refer to Maps 4 to 8).

The subject lands are located in close proximity to the Regulatory Storm Flood Plain of the German Mills Creek and are subject to Official Plan policies that speak to the provision of a 10 metre minimum protection zone (buffer) adjacent to hazard lands. The applicant is proposing a private road which would encroach into the required 10 metre buffer. The development proposal does not provide a minimum protection zone (buffer). However, in order to address this policy, the applicant has proposed flood proofing by grading the subject lands to the regulatory flood elevation and providing an additional 0.3 metre freeboard (retaining wall) to create a vertical buffer.

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:** 0.26 hectares (0.64 acres)
- **Total Lot Frontage:** 30.49 metres (100 feet)
- **Number of Buildings:** 2
- **Number of Dwelling Units:** 11
- **Maximum Building Height:** 10.6 metres (34.78 feet)
- **Parking Spaces (Resident):** 22 spaces (2 per unit)
- **Parking Spaces (Visitor):** 3 spaces, including 2 accessible spaces
- **Lot Coverage:** 26.9%*
- **Proposed Density:** 41.83 units per hectare (16.92 units per acre)*

*after road widening

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The revised applications do not result in a change to the proposed number of units but incorporate a number of modifications, which include but are not limited to the following:

- vehicular access has been restricted to a right-in, right-out movements only controlled by a mountable island that will serve to direct traffic while still maintaining an acceptable access/egress for waste collection and emergency vehicles;
- the driveway access entrance has been sited to accommodate existing utilities along the public right-of-way;
- enhancement of a small, nearby portion of the vegetated area contiguous with the German Mills Creek; and,
- a road widening has been provided in order to accommodate the construction of a public sidewalk.

Planning Analysis:

Staff has undertaken a comprehensive review and evaluation of the applicant's revised development proposal based on the policy framework contained within the *Provincial Policy Statement* (PPS), the *Growth Plan*, the Regional Official Plan, and the Town's Official Plan.

Provincial Policy Regime

The *Provincial Policy Statement* (PPS) sets the policy foundation for land use planning in the Province of Ontario. It is complemented by the *Growth Plan for the Greater Golden Horseshoe*, which focuses on the land use challenges and opportunities of the region. Through its policies, these documents provide direction on growth management, transportation, infrastructure, urban form, housing, natural heritage and resource protection. Municipalities are responsible for implementing the broader Provincial policy framework at the local level through the development of Regional and Municipal Official Plan documents. Since the approval of the York Region Official Plan (ROP) and the Town's Official Plan, the PPS was updated in 2014 and the *Growth Plan* was updated in 2017. Accordingly, the Town of Richmond Hill's Official Plan continues to be largely reflective of the current policy direction of the Province.

Planning staff is of the opinion that the applicant's revised development proposal is consistent with the PPS and conforms to the *Growth Plan*.

York Region Official Plan

The York Region Official Plan (ROP, 2010) designates the subject lands **Urban Area** in accordance with Map 1 (Regional Structure). The **Urban Area** policies permit a full range and mix of urban uses which would permit a medium density townhouse development, as proposed by the subject applications.

The lands are adjacent within the **Regional Greenlands System**, which are designed to identify, protect and enhance Natural Heritage Features and provide an opportunity for passive recreation systems. Development and site alteration are prohibited within

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the **Regional Greenlands System** and the applicable policies require that any development located within 120 metres of a **Regional Greenlands System** provide sufficient environmental studies to measure impacts on nearby Natural Heritage Features. In this regard, the applicant has submitted a Floodplain Assessment and Natural Heritage Evaluation to address the **Regional Greenlands System** policies of the ROP which staff has reviewed and evaluated.

Planning staff is of the opinion that the applicant's revised development proposal and Official Plan Amendment application conform to the ROP, specifically with respect to land use and the Regional Greenlands System.

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).

The **Neighbourhood** designation permits low and medium density residential uses, among other commercial and community uses. Development within the **Neighbourhood** designation shall have a maximum building height of 4 storeys on an arterial street and a maximum density of 50 units per hectare (20 units per acre) for medium density development. In terms of land use and building height, the proposed 3 storey townhouse dwelling units are consistent with the **Neighbourhood** designation and the proposed density of 41.57 units per hectare (16.82 units per acre) conforms to the maximum density allowed.

Section 3.2.2.3 of the Plan speaks to hazardous lands which are susceptible to flooding, erosion or slope failure. More specifically, the Plan prohibits development and site alteration within a floodplain and requires that a minimum protection zone (buffer) of 10 metres or greater shall be provided and enhanced from the outer limits of hazardous lands and hazardous sites.

The subject lands are located in close proximity to the TRCA Regulatory Storm Flood Plain of the German Mills Creek. A Floodplain Assessment submitted by the applicant identified that the floodplain lies entirely outside the subject lands but portions of the required minimum protection zone (buffer) extend into the southern and southwestern portions of the subject lands. Instead of providing a horizontal minimum protection zone (buffer), the applicant is proposing a vertical buffer in the form of a 0.3 metre (1 foot) retaining wall. In this regard, the applicant has submitted the subject Official Plan Amendment application to permit an exemption to Policy 3.2.2.3 (7) to provide a vertical buffer rather than a horizontal buffer from the floodplain.

Planning and TRCA staff has undertaken a comprehensive analysis of the applicant's development proposal and support the proposed solution to the horizontal buffer requirement.

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Revised Official Plan Amendment

As noted above, the applicant submitted a revised Official Plan Amendment application to permit an exemption to Policy 3.2.2.3 (7) to eliminate the requirement to provide a minimum horizontal protection zone to hazard lands. A draft form of the Official Plan Amendment is attached to this report as Appendix C.

Revised Zoning By-law Amendment

The subject lands are zoned **Low Density Residential Six (R6) Zone** and **Special Residential One (SR-1) Zone** under By-law 255-96, as amended (refer to Map 3). Zoning By-law 255-96, as amended, pre-dates the adoption and approval of the Town's Official Plan and therefore, the proposed development is not permitted under the **R6** or **SR1 Zone** category. Accordingly, the applicant has submitted an amending by-law which proposes to rezone the lands to **Multiple Family One (RM1) Zone** under By-law 255-96, as amended with site specific development standards.

The following highlights some of the applicant's proposed development standards. As the development standards for each individual parcel of tied lands may vary, reference should be made to the draft Zoning By-law (refer to Appendix D) for a complete list of the applicant's requests.

- to rezone the lands to **Multiple Family One (RM1) Zone** under By-law 255-96, as amended;
- to restrict the permitted uses of the subject lands to block townhouse dwellings;
- to permit site specific development standards which address, but are not limited to:
 - minimum lot frontage;
 - minimum lot area;
 - minimum front yard;
 - minimum side yard;
 - minimum rear yard;
 - maximum height;
 - minimum landscape strip;
 - maximum lot coverage; and,
 - maximum number of dwelling units.
- to amend the general provisions under By-law 255-96, as amended, pertaining to accessory structure encroachment in yards, permitted number of dwelling units on a lot, frontage on a public street, landscaping and parking standards.

Staff has undertaken a comprehensive review of the applicant's proposed Zoning By-law Amendment, including the requested site specific provisions and considers them to be appropriate in light of the existing physical context of the subject lands and surrounding area.

Given that the final form of the by-law and standards may be further refined through the Site Plan approval process, staff recommends that the LPAT be requested to withhold

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its Final Order pertaining to the Zoning By-law Amendment until the related Site Plan application has been finalized.

Revised Draft Plan of Subdivision

The applicant's revised draft Plan of Subdivision would serve to create four blocks, one for the purposes of the proposed residential block, one for a road widening block and two one foot reserve blocks (refer to Map 4). The purpose of the draft Plan of Subdivision is to place a portion of the subject lands within a registered Plan of Subdivision in order to seek a future Part Lot Control Exemption approval to create the parcels of tied land for the individual units. Staff recommends that the draft Plan of Subdivision be approved subject to the conditions in Appendix E hereto.

Revised Draft Plan of Condominium

The applicant's revised draft Plan of Common Element Condominium application is to facilitate the creation of common element condominium tenure over a portion of the subject lands, intended for the common at-grade shared driveway, visitor parking, sidewalks and landscaping (refer to Map 5). The shared driveway will provide the townhouses within the development with access to 16th Avenue. As part of the conditions of approval, consideration will be given to the potential of implementing an access easement in favour of the lands to the west (municipally known as 225 16th Avenue), subject to the determination of the development limits and development potential on the adjacent lands. Staff recommends that the LPAT withhold the issuance of its Final Order until all conditions of draft approval have been received from Town departments and external agencies and the Site Plan application has been finalized.

Revised Site Plan Application

As noted previously, the applicant's revised Site Plan application involves three-storey townhouse dwelling units arranged in two blocks fronting onto a proposed private common element condominium. Amenity space for each individual townhouse unit is to be provided through at-grade front and rear yards. The applicant's proposal contemplates the location of visitor parking in between both townhouse blocks, at the terminus of the proposed hammerhead. Vehicular access to the site is proposed from Red Maple Road (16th Avenue) with no access to adjacent lands to the east, west or south (refer to Maps 6 to 8). Staff recommends that the LPAT withhold the issuance of its Final Order with respect to the Site Plan application until such time as the Town advises the Tribunal that a Site Plan Agreement has been approved by the Town.

Public Meeting Comments:

As noted previously, a number of concerns were raised at the Council Public Meetings as well as the Residents Meeting held by the local Ward Councillor. More specifically, concerns were raised with respect to worsening the effects of the existing floodplain on neighbouring properties and the feasibility of a future infill subdivision to the south of the subject lands.

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The subject lands are located adjacent to the TRCA Regulatory Storm Flood Plain of the German Mills Creek. The subject Official Plan Amendment speaks to the existing floodplain and how to address the requirement of a minimum protection zone (buffer). After a comprehensive review of the Floodplain Assessment and the Natural Heritage Evaluation submitted by the applicant, Town and TRCA staff have determined that the applicant's development proposal is appropriate and would not impact the existing floodplain on neighbouring properties.

Staff notes that the area bounded by German Mills Creek to the west, 16th Avenue to the north, Bayview Avenue to the east and Duncan Road to the south has been the subject of infill and backlot plans of subdivision in the recent past. Furthermore, the Town has acquired lands for a future infill road as conditions of various development approvals in the area. Through review of the subject applications, the applicant has not been requested to convey any land to the Town to facilitate this infill road given that the surrounding lands are located within the TRCA Regulatory Storm Flood Plain of the German Mills Creek and no development will be permitted as per Provincial, Town and TRCA policies.

Department and Agency Comments:

The above noted applications have been reviewed by circulated Town departments and external agencies and the following sections provide an overview of the comments received to date on the without prejudice proposal. Staff note that the revised without prejudice submission is consistent with the previously submitted without prejudice submission.

Development Engineering Division

The Town's Development Engineering Division has reviewed the applicant's revised submission and has provided conditions of draft approval for the Plan of Subdivision application (refer to Appendix E). Conditions of draft approval for the Plan of Condominium have also been provided and detailed comments concerning the Site Plan application will follow.

Park and Natural Heritage Planning Section

The Town's Park and Natural Heritage Planning Section has reviewed the subject applications and has no concerns with the proposed Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications. Detailed comments on the Site Plan application and conditions on the draft Plan of Condominium application will be forthcoming.

Regional Municipality of York

York Region has no further comment on the Official Plan Amendment and Zoning By-law Amendment applications. Detailed Site Plan comments have been provided on the applicant's without prejudice submission (refer to Appendix F). The Region has indicated that the proposed stormwater management design needs to follow the

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Region's criteria and the target release rate for the Region's storm sewer on Red Maple Road should be based on the pre-development drainage area to Red Maple Road. The applicant must address this comment through the resubmission of its Site Plan application as this issue may have implications on unit yield and design. Conditions of approval for the draft Plan of Subdivision are contained in Appendix E to this report.

Toronto and Region Conservation Authority

Toronto and Region Conservation Authority (TRCA) staff have reviewed the subject development proposal and the request to permit an exemption to the minimum protection zone to the hazardous lands and have no concerns based on the following:

- the nearby flood characteristics do not qualify as active storage (i.e. has no velocity, is not considered a spill area and is a result of a backwater condition downstream);
- the proposed 0.3 metre vertical freeboard (retaining wall) will assist in ensuring the proposed development is adequately flood proofed;
- the area of proposed works are devoid of any significant natural feature or vegetation; and,
- no habitable structures shall be located within the hazardous lands or buffer.

Conditions of approval for the draft Plan of Subdivision are contained in Appendix E.

Development Planning Division

Planning staff has reviewed the applicant's development proposal and has the following comments:

- the proposed development is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan* and the York Region Official Plan;
- the proposed development conforms with the applicable policies in the **Neighbourhood** designation of the Official Plan, including land use, maximum height and maximum density;
- the subject development proposal does not meet Policy 3.2.2.3 (7) of the Plan which requires the provision of a minimum 10 metre buffer to hazardous lands. The submitted Official Plan Amendment (OPA) application proposes an exemption to this policy. Staff and external agencies have reviewed the request for exemption and have no concerns as discussed in the previous sections of this report since the proposed OPA is consistent with the principles and policies of the Town's Official Plan.
- it is noted that the area bounded by German Mills Creek to the west, 16th Avenue to the north, Bayview Avenue to the east and Duncan Road to the south, which is split zoned under Zoning By-law 255-96 (refer to Map 3), has been the subject of infill and backlot plans of subdivision in the recent past. Furthermore, the Town has acquired lands for a future infill road as conditions of various development approvals. Through the review of the subject applications, the applicant has not been requested to convey any land to the Town to facilitate this infill road given that

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the surrounding lands are within the TRCA Regulatory Storm Flood Plain of the German Mills Creek and no development will be permitted as per Provincial, Town and TRCA policies;

- Planning staff supports the applicant's proposed zoning provisions and finds them appropriate in context of the area. The format and details of the site specific provisions will be refined through the finalization of the Site Plan process; and,
- on the basis of the preceding, it is recommended that Council support the applicant's Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications in principle and that the LPAT be advised of the Town's position in this regard in accordance with the recommendations contained in this report.

Other Departments/External Agencies

Comments have also been received from the Town's Urban Design Section, Community Services Department – Waste Collection, the Town's Fire and Emergency Services Division, the Town's Financial Services Division - Development Section and the Town's Building Services Division. These Town departments have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. All of the comments have been forwarded to the applicant for consideration but have not been appended to this report.

Interim Growth Management Strategy:

Staff has reviewed the Sustainability Metrics submission provided by the applicant in support of its development proposal. The overall application score is 29 out of 106 points. A score of 32 to 45 points represents a "good" score in order to qualify for the assigning of servicing allocation. The applicant has acknowledged that the submitted Sustainability Metrics must be revised in order to meet the "good" score. Staff continues to work with the applicant to explore opportunities to ensure that the applicant achieves a "good" score as part of the finalization of the related Site Plan application for the development.

The subject lands are comprised of one lot of record equivalent to 3.53 persons for the purposes of municipal servicing allocation. The proposed total unit count comprised of 11 townhouse dwelling units are equivalent to 32.89 persons for the purposes of municipal servicing allocation. As such, staff recommends that Council authorize the Commissioner of Planning and Regulatory Services to allocate additional municipal servicing for the equivalent of 29.33 additional persons, at such time as the applicant is able to meet the minimum threshold.

Staff further notes that the metrics proposed by the applicant in support of its allocation request are comprised of both site works and building design measures. These commitments will be secured through the Site Plan approval process and reflected in the Site Plan Agreement, where applicable. The approved plans forming part of the Site Plan Agreement must denote the applicable metrics and depict the requisite information

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on said plans. A response letter directing staff to where the information is depicted or denoted would assist staff's review of the associated plans.

Financial/Staffing/Other Implications:

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

Relationship to Strategic Plan:

The recommendations of this report are aligned with **Goal Two: Better Choice in Richmond Hill** by providing better options for where to live, and **Goal Four: Wise Management of Resources in Richmond Hill** by being responsible through committing to use land responsibly.

Conclusion:

The applicant is seeking approval of Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications from the Local Planning Appeal Tribunal in order to permit the construction of a residential development comprised of 11 townhouse dwelling units on its land holdings. In this regard, LPAT has scheduled a second Pre-hearing Conference on April 30, 2019.

Staff has evaluated the applicant's revised development proposal and is of the opinion that the Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications constitute good planning on the basis that they are in keeping with the *Provincial Policy Statement*, the *Growth Plan*, the Region's Official Plan and the principles and policies of the Town's Official Plan. On this basis, staff recommends that the LPAT be advised that the Town supports the revised applications, as outlined in the recommendations of Staff Report SRPRS.19.043.

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Attachments:

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

- Appendix A, Extract from Council Public Meeting, C#10-15, held February 18, 2015
- Appendix B, Extract from Council Public Meeting, C#11-18, held April 11, 2018
- Appendix C, Draft Official Plan Amendment
- Appendix D, Draft Zoning By-law Amendment
- Appendix E, Schedule of Conditions of Draft Plan Approval
- Appendix F, Memorandum from the Regional Municipality of York, dated February 5, 2019
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Proposed Draft Plan of Subdivision
- Map 5, Proposed Draft Plan of Condominium
- Map 6, Proposed Site Plan
- Map 7, Proposed Elevations
- Map 8, Proposed Elevations

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Report Approval Details

| | |
|----------------------|---|
| Document Title: | SRPRS.19.043 - Request for Direction - 243 16th Avenue (LPAT Case PL171444).docx |
| Attachments: | <ul style="list-style-type: none">- Appendix A, CPM Extract February 18, 2015.pdf- Appendix B, CPM Extract April 11, 2018.pdf- Appendix C, Draft Official Plan Amendment.pdf- OPA_SCHEDULE_A117007.pdf- Appendix D, Draft Zoning By-law.pdf- 2_14013A.pdf- Appendix E, Draft Plan of Subdivision Conditions.pdf- Appendix F, York Region Comments.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_3_EXISTING_ZONING_S214013A_19.043.pdf- MAP_4_DRAFT_PLAN_OF_SUBDIVISION_.pdf- MAP_5_DRAFT_PLAN_OF_CONDOMINIUM_.pdf- MAP_6_PROPOSED_SITE_PLAN.pdf- MAP_7_PROPOSED_ELEVATIONS.pdf- MAP_8_PROPOSED_ELEVATIONS.pdf |
| Final Approval Date: | Mar 11, 2019 |

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

Gus Galanis - Mar 11, 2019 - 11:44 AM

Kelvin Kwan - Mar 11, 2019 - 1:27 PM

Task assigned to Neil Garbe was completed by delegate Italo Brutto

Italo Brutto on behalf of Neil Garbe - Mar 11, 2019 - 1:59 PM