



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

**Date of Meeting:** June 4, 2019

**Report Number:** SRPRS.19.081

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.19.081 - Request for Approval – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Elbay Developments Inc. – City Files D01-17004, D02-14017 and D03-14004 (Related File D06-17042)**

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### **Owner:**

Elbay Developments Inc.  
81 Zenway Boulevard, Unit 24  
Vaughan, Ontario  
L4H 0H5

### **Agent:**

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

### **Location:**

Legal Description: Part of Lots 26 and 27, Concession 2, E.Y.S.  
Municipal Address: 930 Elgin Mills Road East

### **Purpose:**

A request for approval concerning proposed Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 216 stacked townhouse dwelling units on the subject lands.

### **Recommendation(s):**

- a) **That the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Elbay Developments Inc. for lands known as Part of Lots 26 and 27, Concession 2, E.Y.S. (Municipal**

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**Address: 930 Elgin Mills Road East), City Files D01-17004, D02-14017 and D03-14004 be approved, subject to the following:**

- (i) that the subject lands be re-designated from “Low Density Residential” to “Medium/High Density Residential” in the North Leslie Secondary Plan, and that the Official Plan Amendment establish site specific policies as outlined in Staff Report SRPRS.19.081;**
  - (ii) that the Official Plan Amendment be forwarded to a regular meeting of Council for consideration and adoption;**
  - (iii) that the subject lands be rezoned from Rural Residential Four (RR4) Zone under By-law 2325-68, as amended, and Residential Wide Shallow Two (RWS2) Zone under By-law 55-15, as amended, to Residential Multiple Family One (RM1) Zone, Residential Wide Shallow Two (RWS2) Zone, Environmental Protection Two (EPA2) Zone and Open Space (O) Zone under By-law 55-15, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.19.081;**
  - (iv) that prior to forwarding the amending Zoning By-law to Council for consideration and enactment, the applicant pay the applicable processing fee in accordance with the City’s Tariff and Fees By-law 65-18, and the applicant’s related Site Plan application (File D06-17042) be substantially completed to the satisfaction of the Commissioner of Planning and Regulatory Services;**
  - (v) that the Plan of Subdivision as depicted on Map 5 to Staff Report SRPRS.19.081 be draft approved subject to the conditions set out in Appendix “E”;**
  - (vi) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 65-18;**
- b) That the authority to assign 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; and,**
- c) That all comments concerning the applicant’s related Site Plan application (City File D06-17042) be referred back to staff.**

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### Contact Person:

Jeff Healey, Senior Planner - Subdivisions, phone number 905-771-6452 and/or  
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

### Report Approval:

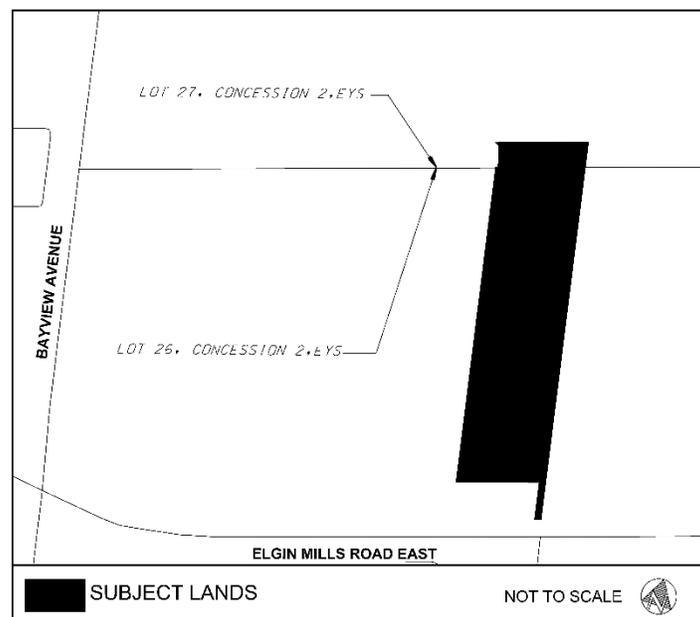
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director,  
Treasurer (as required), City Solicitor (as required), Commissioner and City Manager.  
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.



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### Background:

The applicant's Zoning By-law Amendment and draft Plan of Subdivision applications were originally considered at a statutory Council Public Meeting held on April 1, 2015 wherein Council considered Staff Report SRPRS.15.060 and directed that all comments be referred back to staff for consideration (refer to Appendix "A"). The applications proposed to permit a medium density residential development comprised of 51 street townhouses and the retention of an existing single detached dwelling on the southerly portion of the subject lands.

Following the Council Public Meeting, the applicant entered into an agreement with the adjacent landowner to the north (Raki Holdings Inc.) to acquire additional lands on the south side of Saigon Drive to expand its landholding. In response to the comments received on the original submission and the acquisition of additional lands, and in recognition of a medium/high density residential development proposal on the adjacent lands to the east (Elgin House Properties Limited), the applicant submitted a revised development proposal to the City on June 7, 2017. In this regard, new Official Plan Amendment and Site Plan applications, in addition to revised Zoning By-law Amendment and draft Plan of Subdivision applications, were filed to permit a medium/high density residential development comprised of 222 stacked townhouses, underground parking and the retention of an existing single detached dwelling on the southerly portion of the subject lands.

A second statutory Council Public Meeting was held on April 11, 2018 to receive comments from Council and the public concerning the applicant's revised development proposal (refer to Appendix "B"). Council considered Staff Report SRPRS.18.087 and directed that all comments be referred back to staff for consideration, including comments with respect to access, architectural design and the accessibility of community centres. These comments are addressed in a subsequent section of this report.

On March 11, 2019, the applicant formally submitted a revised development proposal comprised of 216 stacked townhouses with underground parking on the subject lands. In addition to a reduction in the number of dwelling units, the revised development proposal no longer includes the existing single detached dwelling. The applicant has now satisfactorily addressed the main comments and concerns expressed by internal departments and external agencies. As a result, the purpose of this report is to seek Council's approval of the applicant's revised Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications, and to seek comments on the related Site Plan application.

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### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the north side of Elgin Mills Road East, opposite Shirley Drive, and have a total area of 4.28 hectares (10.6 acres). The lands have mainly been used for agriculture, although the southern portion of the property contains a single detached dwelling, woodlands, wetlands and the natural heritage system associated with a tributary of the Rouge River (refer to Map 1).

Adjacent land uses include retirement residences (Brookside Court and Hilltop Place), the Rouge River tributary and an approved development comprised of stacked townhouses and apartment dwellings to the east, agricultural lands which are approved for urban development to the north and west, and Elgin Mills Road East and existing ground-related residential uses to the south.

#### Revised Development Proposal

The applicant is seeking Council's approval to construct a 216-unit stacked townhouse development with one level of underground parking, as well as the provision of a new public street and a stormwater management facility, and the protection of the natural heritage system on the subject lands (refer to Maps 5 and 7). The latest submission received by the City of March 11, 2019 proposes a reduction in density or Floor Area Ratio (F.A.R.) from 1.66 to 1.39, in addition to the removal of a temporary turning circle, a future development block and an existing single detached dwelling along Elgin Mills Road East from the plan. 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 City:

<b>Total Lot Area:</b>	<b>3.87 hectares (9.56 acres)</b>
• <b>Stacked Townhouse Area:</b>	<b>1.40 hectares (3.45 acres)</b>
• <b>Natural Heritage System:</b>	<b>1.28 hectares (3.16 acres)</b>
• <b>Stormwater Management &amp; Access:</b>	<b>0.93 hectares (2.29 acres)</b>
• <b>Streets &amp; 0.3m Reserve:</b>	<b>0.25 hectares (0.6 acres)</b>
• <b>Future Development Block:</b>	<b>0.01 hectares (0.02 acres)</b>
<b>Total Number of Units:</b>	<b>216</b>
<b>Density (FAR):</b>	<b>1.39</b>
<b>Height:</b>	<b>4 storeys / 14.0 metres (45.93 feet)</b>
<b>Parking Spaces:</b>	<b>385</b>
• <b>Visitor (Surface):</b>	<b>17</b>
• <b>Visitor (Underground):</b>	<b>38</b>
• <b>Residents (Underground):</b>	<b>330</b>

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### Planning Analysis:

Staff has undertaken a comprehensive review and evaluation of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement* (PPS, 2014), the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan, 2017), the Greenbelt Plan (2017), the Regional Official Plan (ROP, 2010) and the City's Official Plan (the "Plan").

Staff notes that the City's in-force Plan is consistent with the PPS, and conforms to the Growth Plan, the Greenbelt Plan and the ROP that were in-force at the time of approval. Since the Plan's approval, the PPS, the Growth Plan and the Greenbelt Plan were updated in 2014 and 2017 respectively. Outlined below is a more detailed discussion of the applicant's development proposal relative to the ROP and the City's Official Plan.

### York Region Official Plan

The subject lands are designated **Urban Area** and **Regional Greenlands System** in accordance with Map 1 - Regional Structure of the ROP. The **Urban Area** policies permit a full range and mix of urban uses, which would permit the applicant's stacked townhouse development. The southern portion of the property is located within a **Regional Greenlands System**, which serves to identify, protect and enhance Natural Heritage Features and provide an opportunity for passive recreation systems. Development and site alteration are prohibited within 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. The applicant has submitted an Environmental Management Plan, an Environmental Impact Assessment and an Environmental Impact Statement, which have been reviewed and are to the satisfaction of City and Regional staff. York Region has confirmed that in accordance with ROP policy 8.3.8, the proposed Official Plan Amendment would not adversely affect Regional planning policies or interests (refer to Appendix "F"). Accordingly, the Region has exempted the proposed Official Plan Amendment from approval by Regional Council. Given all of the above, staff is of the opinion that the proposed Official Plan Amendment application conforms to the Regional Official Plan.

### City of Richmond Hill Official Plan

The subject lands are designated **Low Density Residential** and **Natural Heritage System** on Schedule A - Land Use Plan of the North Leslie Secondary Plan, in addition to being identified as a conceptual location for a stormwater management facility (refer to Map 4). Permitted uses in the **Low Density Residential** designation include a variety of low rise housing forms including single detached, semi-detached, duplex, triplex and street townhouse uses having a density range of between 17 and 35 units per net residential hectare (7 to 14 units per net residential acre) and a maximum building height of three-and-a-half storeys. In this regard, the applicant has filed an Official Plan Amendment application to permit its development proposal, which is described in greater detail below.

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The **Natural Heritage System** designation lands are to be set aside for environmental protection and conveyed to the City or other public agency. The boundaries of these lands are to be established through the approved Master Environmental Servicing Plan (MESP) and the approval of a site-specific Environmental Impact Statement (EIS). The lands will also be placed in appropriate environmentally protective zoning category. The permitted uses in the **Natural Heritage System** include conservation uses and existing uses not subject to development applications.

### Revised Official Plan Amendment

The applicant has submitted a revised Official Plan Amendment application that proposes to re-designate the northerly portion of the subject lands from **Low Density Residential** to **Medium/High Density Residential** under the North Leslie Secondary Plan (the “Secondary Plan”) to facilitate the applicant’s development proposal. No change is proposed to the boundaries or applicable policies of the **Natural Heritage System** designation. The draft Official Plan Amendment is included as Appendix “C” to this report.

The existing **Medium/High Density Residential** designations in the Secondary Plan are located along arterial roads and allow for a range of uses including stacked townhouses, low-rise to mid-rise apartment buildings, and mixed use developments that incorporate retail, office and personal service uses. The maximum building height is 10 storeys and the maximum Floor Area Ratio (F.A.R.) is 2.0. The **Medium/High Density Residential** designation serves to provide the Secondary Plan with a mix of housing choices and services in a transit supportive environment.

From a compatibility and community design perspective, the lands immediately to the east of the subject lands (1000 Elgin Mills Road East) were re-designated from **Institutional** to **Medium/High Density Residential** through the approval of Official Plan Amendment 9 in 2017. The planning approvals on the adjacent lands to the east will facilitate the construction of 560 stacked townhouse and apartment dwelling units with underground parking.

The permissions for a townhouse built form are already established through the current **Low Density Residential** designation on the subject lands, and notwithstanding the increased density and re-designation being sought by the applicant, the proposed built form, height and massing of the development are generally consistent with the form of development that would otherwise be envisioned in a **Medium Density Residential** designation. As the subject lands are adjacent to other **Low Density Residential** designations, staff is of the opinion that the proposed stacked townhouse development and local street will function as an appropriate built-form transition and separation between the approved high density development to the east and the planned low density residential uses to the north and west. In this regard, the proposed Official Plan Amendment includes exceptions that will limit the proposed uses to townhouses and stacked townhouses at a maximum building height of four (4) storeys and a maximum density of 1.40 F.A.R.

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Given all of the above, staff is of the opinion that the applicant's revised development proposal and Official Plan Amendment application are consistent with the housing, compatibility, and transportation principles of the North Leslie Secondary Plan, and represent good planning.

### Revised Zoning By-law Amendment

The subject lands are primarily zoned **Rural Residential Four (RR4) Zone** under By-law 2325-68, as amended, which permits, among other uses a single family dwelling and agriculture. The northerly portion of the subject lands is zoned **Residential Wide Shallow Two (RWS2) Zone** under By-law 55-15, as amended, and permitted uses include single detached dwellings, semi-detached dwellings, street townhouse dwellings, private home daycares, home occupations and group homes (refer to Map 2). The existing zoning does not permit the uses proposed by the subject applications and therefore an amendment to the Zoning By-law is required to facilitate the proposed development.

By-law 55-15 is the new parent Zoning By-law for the Secondary Plan area. The applicant has submitted a Zoning By-law Amendment application that proposes to include the subject lands within the boundaries of By-law 55-15 and to rezone the lands accordingly to implement the submitted stacked townhouse development proposal (refer to Maps 5 and 8). The applicant is proposing to zone the lands **Multiple Residential One (RM1) Zone, Residential Wide Shallow Two (RWS2) Zone, Environmental Protection Two (EPA2) Zone and Open Space (O) Zone** (refer to Appendix "D"). Blocks 1 and 2 on the submitted draft Plan of Subdivision (stacked townhouse units) are to be zoned **RM1**, Block 4 (Natural Heritage System lands) is to be zoned **EPA 2** and Blocks 3 and 6 (stormwater management pond) are to be zoned **O**. Block 5 (future development) is to be zoned **Residential Wide Shallow Two (RWS2) Zone** in anticipation of future development to the west.

Blocks 1 and 2 on the draft plan are proposed to accommodate stacked townhouses. The detailed design of the development will be determined through approval of the applicant's Site Plan application. It is the City's practice to withhold passage of implementing Zoning By-laws where applicants require Site Plan approval from the City. As discussed later in this report, a Site Plan application for the proposed development of Blocks 1 and 2 has been received and is under review. Block 3 is a future stormwater management pond to accommodate stormwater runoff from the subject lands. Block 4 contains wetlands, woodlands and an existing tributary to the Rouge River, which will remain as conservation lands under City ownership. Block 5 is a future development block which is intended to be developed in conjunction with abutting lands to the west, while Block 6 is intended as an access point to the stormwater management pond.

On July 11 2016, Council passed By-law 82-16, which implemented a series of general "housekeeping" revisions to By-law 55-15 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

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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 these have been included in all relevant Zoning By-law Amendments for the approved developments within the “North Leslie West” community. It is therefore recommended that the applicant's Zoning By-law Amendment include the same general “housekeeping” amendments to By-law 55-15.

Outlined below is a comparison of the proposed development standards relative to those of the associated parent zone category, with requested site specific exceptions in bold:

Development Standard	RM1 Zone Standard	Proposed Standard
Minimum Lot Frontage	30.0 metres (98.42 feet)	Complies
Minimum Lot Area	N/A	N/A
Maximum Lot Coverage	60%	Complies
Minimum Front Yard Setback	3.5 metres (11.48 feet)	<b>3.2 metres (10.49 feet)</b>
Minimum Side Yard Setback	1.2 metres (3.93 feet)	Complies
Minimum Flankage Yard Setback	2.4 metres (7.87 feet)	<b>2.15 metres (7.05 feet)</b>
Minimum Rear Yard Setback	7.5 metres (24.60 feet)	<b>7.4 metres (24.27 feet)</b>
Maximum Building Height	N/A	<b>14.0 metres (45.93 feet)</b>
Maximum Number of Storeys	4 storeys	Complies
Maximum Floor Area Ratio	N/A	<b>1.40</b>

Given all the above, Staff is of the opinion that the subject Zoning By-law Amendment application implements the submitted draft Plan of Subdivision and overall development proposal, will conform with the proposed amendment to the North Leslie Secondary Plan and represents good planning. The final form of the by-law will be forwarded to Council for passage at such time as the applicant finalizes the Site Plan approval process and upon payment of the applicable processing fee.

### Revised Draft Plan of Subdivision

The applicant has submitted a revised draft Plan of Subdivision which consists of seven blocks and a future street (refer to Map 5). Blocks 1 and 2 are intended for 216 stacked (condominium) townhouse dwelling units and contain most of the developable land within the draft plan. Block 5 is a future development block which is intended to be developed in conjunction with abutting lands to the west. Street “A” on the draft plan provides a north-south local road which serves as a vehicular and pedestrian access to the residential component of the draft plan and future development to the west. Street “A” connects to a future local road (Saigon Drive), located immediately north of the subject lands, which is an east-west local road that connects to the greater transportation network identified in Schedule “E” of the North Leslie Secondary Plan.

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Blocks 3 and 4 on the draft plan are blocks of land intended for natural heritage system protection and a stormwater management pond, while Block 6 provides municipal access to the stormwater management pond.

As part of the original draft Plan of Subdivision, an existing single detached dwelling along Elgin Mills Road East was proposed to be retained on a lot within the draft plan. Through the review and evaluation of the applicant's development applications, it was determined that the southerly portion of the subject lands is within a flood plain and the minimum required buffer from various natural heritage features (woodland, wetland, watercourse). In this regard, the policies of the Secondary Plan require all lands within 30 metres of a natural heritage feature to be conveyed to a public authority. The applicant expressed a desire to retain and renovate the existing dwelling on the subject lands rather than demolishing same and conveying these lands to a public authority at this time. As a result, the existing single detached dwelling and adjacent lands have been removed from the boundaries of the draft plan, although the natural heritage features and a portion of the required buffer will be conveyed to the City. Furthermore, the natural heritage system block provides for an 8.0 metre (26.24 feet) strip of land along Elgin Mills Road East, thus allowing an alternate access point to the natural heritage system lands. The Secondary Plan provides for the continuation of existing uses that may not conform with the overall long term vision; however, it is emphasized that future development of the remnant parcel will be subject to the policies of the Secondary Plan, including conveyance to a public authority. The Toronto and Region Conservation Authority (TRCA) has included a draft plan condition to this effect (refer to Appendix "E").

The stormwater management pond has been configured in an interim design until such time as the lands to the west submit are developed. The stormwater management pond has been reviewed by Development Engineering staff and will be reviewed further prior to finalization of a Subdivision Agreement.

Subject to the conditions of draft approval contained in Appendix E attached hereto, staff is of the opinion that the draft Plan of Subdivision application conforms with the North Leslie Secondary Plan and has appropriate regard for the criteria under Section 51(24) of the *Planning Act*.

### Revised Site Plan

The applicant has submitted a Site Plan application to facilitate development within Blocks 1 and 2 of its draft Plan of Subdivision. The Site Plan comprises of 216 stacked townhouse dwelling units located within ten (10) development blocks (refer to Map 8). Two east-west private roads are proposed within the Site Plan to provide vehicular access to the development blocks, a single level of underground parking, and adjacent lands to the east. Common elements including visitor parking, a playground, pedestrian walkways, a loading space, snow storage and garbage chutes. Both the loading space and a vehicular access ramp to the underground parking are accessed from private internal roads.

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The Site Plan Application remains under review as a number of technical matters will need to be addressed prior to approval. The following comments must be addressed as part of a Site Plan application re-submission:

- the applicant is required to address detailed comments respecting the submitted Grading Plan, Servicing Plan, Erosion and Sediment Control Plan, Traffic Management Plan and Stormwater Management Report;
- the submitted Elevation Plans must be updated to reflect the recommendations of the submitted Noise Report;
- all driveways and sidewalks are to be designed and constructed in accordance with City standards;
- the applicant shall provide additional access staircases between the underground parking level and the ground level in accordance with the Ontario Building Code;
- an updated Arborist Report must include a tree inventory for the Significant Woodland and all trees greater than 20 centimetres in diameter within 6 metres of any proposed works;
- the applicant must address how infiltration and water balance are to be maintained;
- the applicant must provide a minimum of 30 cubic metres of soil per planted tree to meet City standards;
- a Planting Plan for the Stormwater Pond Block and adjacent slope is required;
- Low Impact Development (LID) measures are encouraged to be applied on the site; and,
- the applicant is required to address comments from the Development Engineering Division and the Park and Natural Heritage Planning Section pertaining to the submitted Sustainability Metrics.

Staff is satisfied that the comments related to the Site Plan application are largely technical in nature and do not prevent the approval of the related Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications at this time. Once the applicant has satisfactorily addressed the comments and the Site Plan is in a position to be finalized, the corresponding amending Zoning By-law will be finalized and brought forward to Council for enactment.

### Public Comments:

As noted previously, a Council Public Meeting was held on April 11, 2018 regarding the applicant's revised development proposal, at which residents and members of Council provided various comments. These comments are outlined below along with staff's responses as follows:

- **Direct Street Access**  
Concerns were raised with respect to the site not having direct vehicular access onto Elgin Mills Road East. In this regard, the subject lands contain natural heritage features that must be protected, including woodlands, wetlands and a watercourse.

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Furthermore, the southerly portion of the subject lands are within a flood plain, thus preventing the ability to provide safe access to the developable lands from Elgin Mills Road East. Notwithstanding, the development proposal is connected to a local road (Saigon Drive), which forms part of an approved road network of major and minor collector roads with connections to Elgin Mills Road East, Bayview Avenue, Leslie Street and 19<sup>th</sup> Avenue. Although the site will not have direct access to Elgin Mills Road East, traffic will be accommodated through the planned municipal street system.

- **Architectural Design**

A concern was raised with respect to the built form containing a variety of architectural designs. In this regard, the proposed built form incorporates a 4-storey stacked townhouse design and architectural variety has been accommodated through brick siding with stone accents and wood fascia (refer to Map 9). The roofline of the structures is staggered, providing variety to the built form. The proposed elevations and building materials are currently under review by the Urban Design Section and will be finalized through the related Site Plan process.

- **Accessibility to Community Centres and Schools**

Concerns were raised with respect to providing accessible community centres and schools in conjunction with the approval of higher density residential developments. In this regard, the City has acquired land to construct a future community centre at the southwest corner of Leslie Street and 19<sup>th</sup> Avenue, and a number of elementary schools will be accommodated throughout the North Leslie Secondary Plan area.

### **Interim Growth Management Strategy:**

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the City as part of its review and approval of the subject applications, including the allocation of servicing capacity. The applicant's Sustainability Metrics submission is currently being reviewed by Staff. Future recommendations concerning the allocation of servicing capacity will be based on the applicant's Sustainability Metrics submission in conjunction with the related Site Plan application for its proposed development. In order to streamline the servicing allocation assignment process, staff recommends that Council delegate its authority to assign allocation to the Commissioner of Planning and Regulatory Services.

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

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

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

The applicant's development proposal would align with **Goal Two - Better Choice in Richmond Hill** by providing a range of housing that provides options for people at all

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stages of life. The proposal would also align with **Goal Four - Wise Management of Resources in Richmond Hill** by using land responsibly.

### **Conclusion:**

The applicant is seeking Council's approval of its Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development consisting of 216 stacked townhouse dwelling units, a stormwater management facility, a new public street and the preservation of the natural heritage system on the subject lands.

Staff is of the opinion that the Official Plan Amendment maintains the principles of the North Leslie Secondary Plan and that the related Zoning By-law Amendment and draft Plan of Subdivision are appropriate and represent good planning. On this basis of the preceding, it is recommended that Council approve the subject applications in accordance with the direction outlined in this report and that all comments pertaining to the applicant's Site Plan application be referred back to Staff.

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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 contact person listed in this document.

- Appendix A, Extract from Council Public Meeting C#16-15 held on April 1, 2015
- Appendix B, Extract from Council Public Meeting C#11-18 held on April 11, 2018
- Appendix C, Draft Official Plan Amendment 14
- Appendix D, Draft Zoning By-law XX-19
- Appendix E, Draft Plan Conditions
- Appendix F, Letter dated November 29, 2017 from York Region
- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, North Leslie (West) Overall Concept Plan
- Map 4, North Leslie Secondary Plan – Schedule ‘A’ Land Use Plan
- Map 5, Revised Draft Plan of Subdivision (2019)
- Map 6, Revised Draft Plan of Subdivision (2017)
- Map 7, Original Draft Plan of Subdivision (2015)
- Map 8, Site Plan
- Map 9, Context Plan
- Map 10, Proposed Elevations
- Map 11, 3-D Rendering Looking Southeast

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### Report Approval Details

Document Title:	SRPRS.19.081 - Request for Approval - OPA, ZBA and Draft Plan of Subdivision - Elbay Developments Inc. .docx
Attachments:	<ul style="list-style-type: none"> <li>- SRPRS.19.081 MAP_1_AERIAL_PHOTOGRAPH.pdf</li> <li>- SRPRS.19.081 MAP_2_EXISTING_ZONING_S214017A_NEW.pdf</li> <li>- SRPRS.19.081 MAP_3_NORTH_LESLIE_WEST_OVERALL_CONCEPT_PLAN.pdf</li> <li>- SRPRS.19.081 MAP_4_NORTH_LESLIE_SECONDARY_PLAN_SCHEDULE-A_LAND_USE.pdf</li> <li>- SRPRS.19.081 MAP_5_REVISIED_DRAFT_PLAN_OF_SUBDIVISION 2019.pdf</li> <li>- SRPRS.19.081 MAP_6_REVISIED_DRAFT_PLAN_OF_SUBDIVISION_2017.pdf</li> <li>- SRPRS.19.081 MAP_7_ORIGINAL_DRAFT_PLAN_OF_SUBDIVISION_2015.pdf</li> <li>- SRPRS.19.081 MAP_8_SITE_PLAN.pdf</li> <li>- SRPRS.19.081 MAP_9_CONTEXT_PLAN.pdf</li> <li>- SRPRS.19.081 MAP_10_PROPOSED_ELEVATIONS.pdf</li> <li>- SRPRS.19.081 MAP_11_3-D RENDERING LOOKING SOUTHEAST.pdf</li> <li>- SRPRS.19.081 Appendix A.pdf</li> <li>- SRPRS.19.081 Appendix B.pdf</li> <li>- SRPRS.19.081 Appendix C.pdf</li> <li>- SRPRS.19.081 Appendix D.pdf</li> <li>- SRPRS.19.081 Appendix E.pdf</li> <li>- SRPRS.19.081 Appendix F.pdf</li> </ul>
Final Approval Date:	May 23, 2019

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

**Gus Galanis - May 23, 2019 - 11:30 AM**

**Kelvin Kwan - May 23, 2019 - 11:33 AM**

**Neil Garbe - May 23, 2019 - 4:34 PM**