



Staff Report for Committee of the Whole Meeting

Date of Meeting: November 6, 2019

Report Number: SRPRS.19.174

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.174 – Request for Comments – Site Plan Application – Leslie Elgin Developments Inc. – City File D06-19021 (Related File D03-04009)

Owner:

Leslie Elgin Developments Inc.
600 Applewood Crescent
Vaughan, ON
L4K 4B4

Agent:

Malone Given Parsons
140 Renfrew Drive, Suite 201
Markham ON
L3R 6B3

Location:

Legal Description: Part of Lot 28, Concession 3, E.Y.S.
Municipal Address: 0 Leslie Street

Purpose:

A request for comments concerning a Site Plan application to facilitate the construction of a medium density residential development comprising 65 townhouse dwelling units with access on a private condominium road within Block 341 on draft approved Plan of Subdivision 19T-04009 (Phase 2).

Recommendations:

- a) That Staff Report SRPRS.19.174 with respect to the Site Plan application submitted by Leslie Elgin Developments Inc. for lands known as Part of Lot 28, Concession 3, E.Y.S. (Municipal Address: 0 Leslie Street), City File D06-19021,

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be received for information purposes and that all comments be referred back to staff; and,

- b) That the authority to assign 194.35 persons equivalent of 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 City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11.

Contact Person:

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

Report Approval:

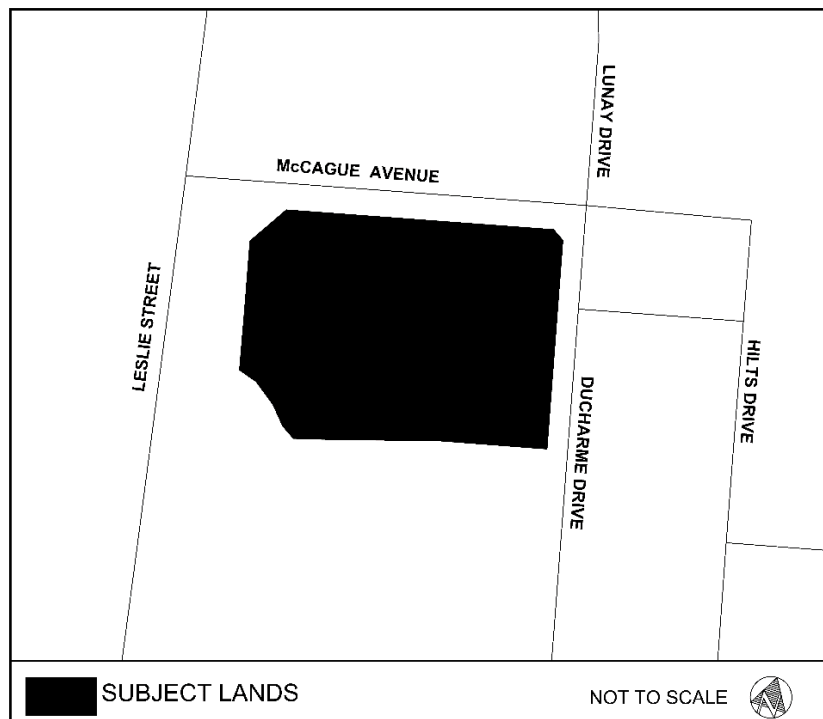
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, 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 subject Site Plan application was received by the City on March 1, 2019 and was deemed complete on April 4, 2019. The purpose of this report is to seek comments from Council and the public with respect to the applicant's proposal for a medium density residential development on the subject lands. It should be noted that through the final review of the development proposal, some additional amendments to the Site Plan may be required, prior to final approval.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Leslie Street, north of Elgin Mills Road East, at the southeast corner of Leslie Street and McCague Avenue (refer to Map 1). The total lot area of the subject lands is 1.31 hectares (3.23 acres). The land is currently vacant, and was formed as part of draft Plan of Subdivision 19T-04009 (Phase 2). The land has frontage on Leslie Street, McCague Avenue, and on Ducharme Avenue, and abuts a stormwater management pond to the south.

Development Proposal

The applicant submitted a revised development proposal on September 4, 2019 in response to technical comments received from City departments and external agencies. The revised Site Plan maintains a similar overall design and layout as the original development proposal, and incorporates a total of 65 townhouse dwelling units (refer to Maps 5 and 6). Specifically, the revised development proposal organizes the existing block into eight separate townhouse blocks, comprised of front loaded, back-to-back, and double front townhouses. Vehicular access to the interior of the block is from Ducharme Avenue with parking at-grade for both residents and visitors.

The following is a summary outlining the relevant statistics of the applicant's revised development proposal based on the plans and drawings submitted to the City:

Total Lot Area:	1.31 hectares (3.23 acres)
Total Density:	49.61 units per net residential hectare (20.1 units per acre)
Total Number of Units:	65 townhouse units
Building Height:	Street Townhouses – 3.5 storeys Rear Lane Townhouses – 3.5 storeys Back-to-Back Townhouses – 4 storeys
Parking:	
• Total Proposed Number of Parking:	147 spaces
○ Barrier Free spaces:	2 spaces
○ Required Visitor Parking spaces:	17 spaces

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Planning Analysis:

City of Richmond Hill Official Plan and North Leslie Secondary Plan

The subject lands are designated **Mixed Use Commercial/Residential** on Schedule “A” - Land Use Plan in the North Leslie Secondary Plan (refer to Map 3) within the City of Richmond Hill’s Official Plan (the “Plan”). This designation, generally located at the intersection of an arterial road and a collector road, may include a mix of uses including commercial, residential, and live-work built forms. The uses include service commercial and business and professional offices intended to service the community, such as medical clinics, offices, restaurants, post offices, and convenience retail.

This designation also permits residential land uses and densities consistent with a medium density residential designation. Built forms include a variety of townhouses including street townhouses, block townhouses and back to back townhouses. Other built forms are also acceptable, subject to a maximum density of 60 units per net residential hectare (25 units per net acre), and a maximum building height of 4 storeys.

Existing Zoning By-law

The site is currently zoned **Mixed Use One (MU1) Zone** under By-law 55-15 (refer to Map 4). The zone allows for the proposed medium density residential development, as well as a number of retail/commercial and service uses. The following is a summary of the relevant development standards permitted under the By-law in comparison to what is proposed by the applicant:

Street Townhouses

Development Standards	MU1 Zone Standard	Proposed for Block 1	Proposed for Block 2
Minimum Lot Frontage	6.0 metres (19.68 feet)	6.0 metres (19.68 feet)	6.0 metres (19.68 feet)
Interior Lot			
Corner Lot	7.2 metres (23.62 feet)	10.24 metres (33.59 feet)	N/A
Minimum Lot Area	150.0 square metres (1614.59 square feet)	150.0 square metres (1614.59 square feet)	156 square metres (1679.92 square feet)
Interior Lot			
Corner Lot	170.0 square metres (1,829.86 square feet)	256.0 square metres (2,755.56 square feet)	N/A
Maximum Lot Coverage	60%	51%	51%

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Minimum Front Yard Setback			
Dwelling	3.0 metres (9.84 feet)	4.6 metres (15.09 feet)	4.6 metres (15.09 feet)
Porch	1.0 metres (3.28 feet)	2.92 metres (9.58 feet)	2.92 metres (9.58 feet)
Garage	5.8 metres (19.02 feet)	5.85 metres (19.19 feet)	5.85 metres (19.19 feet)
Minimum Side Yard Setback	1.2 metres (3.94 feet)	1.5 metres (4.92 feet)	1.5 metres (4.92 feet)
Minimum Flankage Yard Setback	2.4 metres (7.87 feet)	2.45 metres (8.04 feet)	N/A
Minimum Required Rear Yard	7.0 metres (22.97 feet)	7.59 metres (24.90 feet)	8.06 metres (26.44 feet)
Minimum Number of Required Residential Parking Spaces	1.5 spaces per unit	2 spaces per unit	2 spaces per unit
Required Visitor Parking	0.25 spaces per unit	0.25 spaces per unit	0.25 spaces per unit
Maximum Height	3.5 storeys	3 storeys	3 storeys

Back-to-Back Townhouses

Development Standards	MU1 Zone Standard	Proposed for Block 3	Proposed for Block 4
Maximum Lot Coverage	60%	60%	60%
Minimum Front Yard Setback Dwelling	3.5 metres (11.48 feet)	5.2 metres (17.06 feet)	5.2 metres (17.06 feet)
Porch	1.2 metres (3.94 feet)	3.52 metres (11.55 feet)	3.52 metres (11.55 feet)
Garage	5.8 metres (19.03 feet)	7.50 metres (24.60 feet)	7.50 metres (24.60 feet)
Minimum Side Yard Setback	1.2 metres (3.94 feet)	1.50 metres (4.92 feet)	1.50 metres (4.92 feet)
Minimum Flankage Yard Setback	3.0 metres (9.84 feet)	N/A	4.96 metres (16.27 feet)
Minimum Required Rear Yard	0 metres	0 metres	0 metres

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Minimum Number of Parking Spaces	1.5 spaces per unit	2 spaces per unit	2 spaces per unit
Required Visitor Parking	0.25 spaces per unit	0.25 spaces per unit	0.25 spaces per unit
Maximum Height	4.0 storeys	3.0 storeys	3.0 storeys

Rear Lane Townhouses

Development Standards	MU1 Zone Standards	Proposed for Block 5, 6, 7 and 8
Maximum Lot Coverage	90%	57%
Minimum Lot Frontage Interior Lot	6.0 metres (19.68 feet)	6.0 metres (19.68 feet)
Corner Lot	8.4 metres (27.56 feet)	10.23 metres (33.56 feet) (where applicable)
Minimum Lot Area Interior Lot	105 square metres (1,130.21 square feet)	141 square metres (1,517.71 square feet)
Corner Lot	135 square metres (1,453.13 square feet)	220 square metres (where applicable) (2,368.06 square feet)
Minimum Front Yard Setback Dwelling	3.56 metres (11.68 feet)	3.56 metres (11.68 feet) (6.0 metres (19.68 feet) on Townhouse Block 8)
Porch	2.35 metres (7.71 feet)	2.35 metres (7.71 feet) (4.5 metres (14.76 feet) on Townhouse Block 8)
Garage	6.35 metres (20.83 feet)	6.35 metres (20.83 feet)
Minimum Side Yard Setback	1.2 metres (3.94 feet)	1.5 metres (4.92 feet)
Minimum Flankage Yard Setback	2.4 metres (7.87 feet)	2.46 metres (8.07 feet)(where applicable)
Minimum Required Rear Yard	0 metres	0 metres
Minimum Number of Parking Spaces	1.5 spaces per unit	2 spaces per unit
Required Visitor Parking	0.25 spaces per unit	0.25 spaces per unit
Maximum Height	3.5 storeys	3 storeys

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Based on the information above, the proposed development complies with By-law 55-15 and no further amendments or variances are required to facilitate the proposed development.

Department and External Agency Comments:

The City received the second submission of the application, which was circulated to City departments and external commenting agencies for review. At the time of writing this report, comments with respect to the second submission are expected to be provided shortly. The applicant will be required to address all outstanding technical matters identified through the Site Plan review process (internal departments and external agency comments).

Final Site Plan approval shall not be granted until such time as all outstanding comments have been satisfactorily addressed. Furthermore, any conditions provided by relevant City departments and external agencies shall be included in the Site Plan Agreement.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The applicant has submitted a revised *Sustainability Performance Metrics Tool* in support of its proposed Site Plan application demonstrating an Overall Application score of 33 points, which meets the minimum score of 32 points required with respect to Site Plans. However, at the time of writing of this report, the revised plans and *Tool* remain under review with respect to the feasibility and appropriateness of the proposed sustainability measures. In this regard, staff will continue to work with the applicant in meeting the City's minimum score requirements applicable to the subject development in order to enable the consideration of servicing allocation assignment in the future.

In consideration of the above and in order to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council delegate its authority to assign allocation to the Commissioner of Planning and Regulatory Services.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendations of this report are generally aligned with **Goal Two – Better Choice in Richmond Hill** in facilitating the establishment of a range of housing within

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the City, in addition to **Goal Four – Wise Management of Resources in Richmond Hill** in supporting responsible use of available land.

Conclusion:

Staff is seeking comments from Council on the applicant's Site Plan application to facilitate construction of a medium density residential development comprised of 65 townhouses on the subject lands. Accordingly, it is recommended that the staff report be received by Committee of the Whole and that all comments regarding the proposed development be referred back to staff. Given the stage of review, staff have no principal concerns with the proposed development, subject to the completion of the Site Plan approval process. As such, this report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for final consideration.

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.

- Map 1: Aerial Photograph
- Map 2: Neighbourhood Context
- Map 3: Secondary Plan Designation
- Map 4: Zoning
- Map 5: Proposed Site Plan
- Map 6: Proposed Elevations

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Report Approval Details

Document Title:	SRPRS.19.174 - Request for Comments - Site Plan Application - Leslie Elgin Developments Inc. - City File D06-19021.docx
Attachments:	<ul style="list-style-type: none">- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S619021A.pdf- MAP_3_SECONDARY_PLAN_DESIGNATION.pdf- MAP_4_ZONING_S619021A.pdf- MAP_5_PROPOSED_SITE_PLAN.pdf- MAP_6_PROPOSED_ELEVATIONS.pdf
Final Approval Date:	Oct 30, 2019

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

Gus Galanis - Oct 18, 2019 - 3:25 PM

Kelvin Kwan - Oct 30, 2019 - 3:10 PM

Neil Garbe - Oct 30, 2019 - 3:21 PM