



Staff Report for Council Meeting

Date of Meeting: June 10, 2020

Report Number: SRPRS.20.074

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.074 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Devon Lane Construction Ltd. – City Files D02-02042 and D03-02002**

Owner:

Devon Lane Construction Ltd.
90 Tiverton Court, Suite 200
Markham, Ontario
L3R 9V2

Agent:

Weston Consulting
201 Millway Avenue, Suite 19
Vaughan, Ontario
L4K 5K8

Location:

Legal Description: Part of Lot 29, Concession 2, E.Y.S.
Municipal Address: 11289 Bayview Avenue

Purpose:

A request for approval concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a low and medium density residential development on the subject lands.

Recommendations:

- a) **That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Devon Lane Construction Ltd. for lands known as Part of Lot 29, Concession 2, E.Y.S. (Municipal Address: 11289 Bayview**

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Avenue), City Files D02-02042 and D03-02002, be approved, subject to the following:

- (i) that the subject lands be rezoned from Agricultural (A1) Zone under By-law 2325-68, as amended, and Urban (UR) Zone under By-law 128-04, as amended, to Semi-Detached One (RD1) Zone, Residential Wide Shallow Two (RWS2) Zone, Multiple Residential One (RM1) Zone, Institutional One (I1) Zone, Park (P) Zone, Environmental Protection Two (EPA2) Zone and Open Space (O) Zone under By-law 55-15, as amended, with site specific provisions as set out in Appendix “B” to Staff Report SRPRS.20.074;**
 - (ii) that the draft amending Zoning By-law as set out in Appendix “B” hereto be finalized to the satisfaction of the Commissioner of Planning and Regulatory Services;**
 - (iii) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands;**
 - (iv) that prior to forwarding the final amending Zoning By-law to Council for consideration and enactment, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 108-19;**
 - (v) that the Plan of Subdivision as depicted on Map 7 to Staff Report SRPRS.20.074 be draft approved, subject to the conditions of draft approval as set out in Appendix “C” hereto;**
 - (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 108-19;**
- b) That 409.5 persons equivalent of servicing allocation (130 semi-detached dwelling units) be assigned to the subject lands to facilitate the first phase of development and that the authority to assign additional servicing allocation to a future phase(s) of development on the subject lands be delegated to the Commissioner of Planning and Regulatory Services subject to the City’s Interim Growth Management Strategy; and,**
- c) That the assigned servicing allocation be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11, as amended.**

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Contact Person:

Leigh Ann Penner, Senior Planner – Subdivisions, phone number 905-771-2462 and/or Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

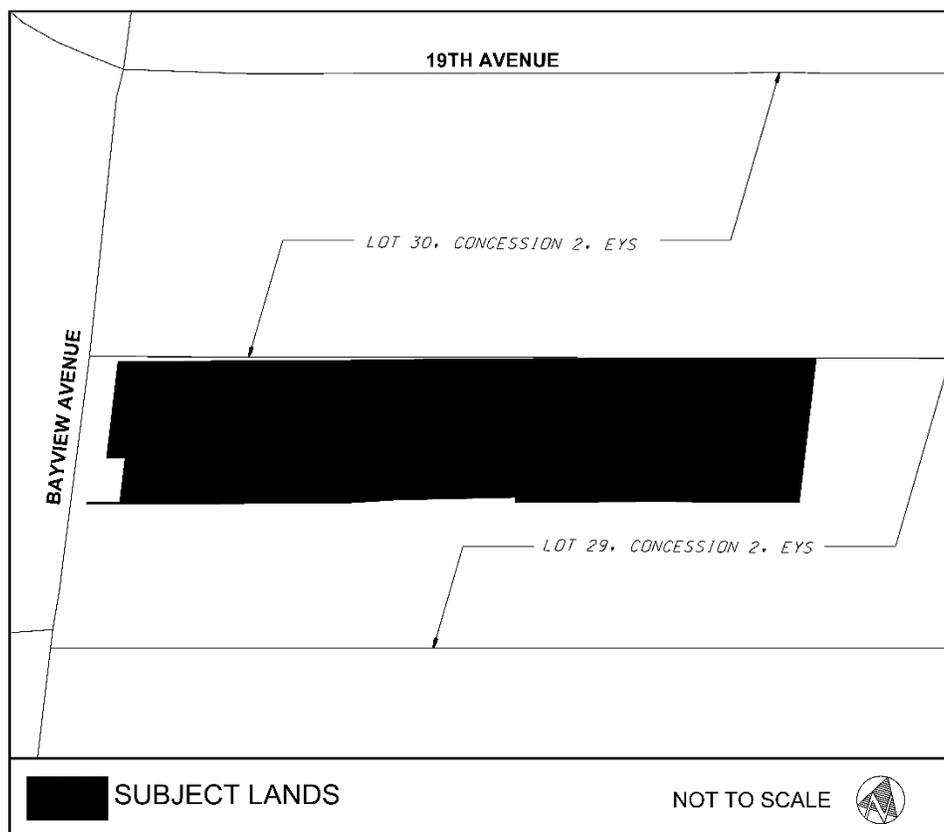
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, Interim 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 Person” above.



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Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were originally submitted to the City on September 25, 2002. At that time, the North Leslie Secondary Plan was under appeal to the Ontario Municipal Board (the “OMB”). The applicant filed a revised submission with the City on December 12, 2012, which was held in abeyance pending the approval of the North Leslie Master Environmental Servicing Plan (“MESP”) and the preparation of Terms of Reference for required site specific technical studies.

The applicant filed Zoning By-law Amendment and draft Plan of Subdivision Re-Applications with the City on October 29, 2014. A statutory Council Public Meeting was subsequently held on April 1, 2015 regarding this development proposal wherein Council received Staff Report SRPRS.15.060 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). No concerns were raised by members of Council or the public at the meeting with respect to the applicant’s development proposal.

The applicant filed revised submissions with the City in December 2016, January 2017, February 2018, January 2019 and December 2019 in order to address various planning, design and technical matters. All comments from circulated City departments and external agencies have now been satisfactorily addressed by the applicant. In this regard, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment and draft Plan of Subdivision applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Bayview Avenue, south of 19th Avenue, and north of Elgin Mills Road within the North Leslie Secondary Plan (the “Secondary Plan”). The lands have a total lot area of 19.262 hectares (47.60 acres) and are presently vacant. The lands are partially used for agricultural purposes while the remainder of the site contains a natural heritage system associated with a Provincially Significant Wetland, Woodlands and a tributary of the Rouge River which traverses the lands (refer to Map 1).

Surrounding uses include primarily natural heritage features and agricultural uses on lands that are also subject to planning applications to facilitate urban development within the North Leslie Secondary Plan area (refer to Maps 2 and 3). In this regard, the lands abut the TransCanada Pipeline Easement to the north, lands proposed for development and natural heritage protection to the east, lands draft approved for development and natural heritage protection to the south, and Bayview Avenue to the west.

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Revised Development Proposal

The applicant is seeking Council's approval of its revised development proposal to facilitate a low and medium density residential development comprised of 164 semi-detached dwelling units fronting onto new municipal roads, as well as blocks for future medium density residential development, park, stormwater management, storm servicing, special policy, TransCanada Pipeline and natural heritage system purposes on the subject lands (refer to Map 7).

The applicant submitted a revised development proposal to the City on December 18, 2019 in response to comments arising from previous submissions of its draft Plan of Subdivision. The original 2002 draft Plan of Subdivision, the revised 2014 draft Plan of Subdivision presented to Council in April 2015, and the revised 2019 draft Plan of Subdivision are appended to this report as Maps 5, 6 and 7 respectively.

The development proposal has evolved over time in response to various issues, including the designation of a Provincially Significant Wetland and Provincial approval of the Greenbelt Plan. The 2014 development proposal presented at the Council Public Meeting held on April 1, 2015 had a similar overall design and layout as the current development proposal. The following is a summary of the main revisions to the plan:

- the replacement of the street townhouse blocks within the eastern limit of the plan with two medium density residential blocks;
- an increase in the size of the park block from 0.63 hectares to 0.64 hectares in accordance with the North Leslie Master Parks Agreement;
- the relocation of the storm servicing connection to the northern limit of the stormwater management facility;
- the addition of Greenbelt lands into Natural Heritage System Block 89; and,
- the refinement of the limits associated with the floodlines, Provincially Significant Wetland, vegetation line, dripline and related 30 metre buffers to confirm the limits of the Natural Heritage System.

Access to the site is proposed via a collector road through the adjoining draft approved Plans of Subdivision to the north by Earlglen Investments Inc. (City File D03-03010) and to the south by Parkgate Holdings Inc. (City File D03-04008). The following is a summary outlining the pertinent statistics of the applicant's revised development proposal based on the plans and drawings submitted to the City (refer to Map 7):

- **Total Site Area:** **19.262 hectares (47.60 acres)**
 - **Semi-Detached Lots:** **3.984 hectares (9.84 acres)**
 - **Medium Density Blocks:** **1.828 hectares (4.52 acres)**
 - **Residential – Reserved Blocks:** **0.525 hectares (1.30 acres)**
 - **Park Block:** **0.640 hectares (1.58 acres)**
 - **Natural Heritage System Blocks:** **5.357 hectares (13.24 acres)**
 - **Stormwater Management Block:** **1.196 hectares (2.95 acres)**
 - **Storm Servicing Block:** **0.024 hectares (0.06 acres)**

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- **Special Policy Block:** 1.262 hectares (3.12 acres)
- **TransCanada Pipeline Blocks:** 2.617 hectares (6.47 acres)
- **Reserve Blocks:** 0.002 hectares (0.01 acres)
- **Streets:** 1.827 hectares (4.51 acres)
- **Total Number of Units:** 164 ^{(1), (2)}
 - **Semi-Detached:** 164
 - **Residential – Reserved:** TBD ⁽¹⁾
 - **Medium Density Blocks:** TBD ⁽²⁾
- **Density:** 31.4 units/net residential hectare ⁽³⁾
(12.71 units/net residential acre)
- **Number of Storeys:** 3
- **Building Height:** 12.5 metres (41.01 feet)

(1) The total number of dwelling units within Blocks 85 and 86 will be determined at a future date, upon the submission of Part Lot Control Exemption applications. These blocks are proposed to be combined with blocks in the adjoining Parkgate subdivision to the south of the subject lands, and are presently anticipated to accommodate a total of 53 street townhouse dwelling units between the two plans.

(2) The total number of townhouse dwelling units within Blocks 83 and 84 will be determined at a future date, upon the submission of Site Plan applications.

(3) The final density of the draft Plan of Subdivision will be determined at such time as Part Lot Control Exemption and Site Plan applications have been submitted for Blocks 83 to 86. Based on the proposed zoning and permitted built form within these blocks, the applicant's overall development proposal will exceed the minimum density of 35 units per net residential hectare (14 units per net residential acre) within the Medium Density Residential designation of the Secondary Plan.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Low Density Residential, Medium Density Residential, Natural Heritage System** and **Protected Countryside** in accordance with Schedule A (Land Use Plan) to the North Leslie Secondary Plan (the "Secondary Plan") (refer to Map 2). The **Low Density Residential** designation permits single detached, semi-detached, duplex, triplex, quadraplexes, street townhouses and other low density housing types which are ground oriented to a density of between 17 to 35 units per net residential hectare (7 to 14 units per net residential acre) and a maximum building height of three and a half (3.5) storeys. It is noted that parks are permitted within the **Low Density Residential** designation in accordance with Policy 9.6.6.2 (a) of the Secondary Plan.

The **Medium Density Residential** designation permits single detached dwellings, semi-detached dwellings, street and block townhouse dwellings and other low rise housing forms to a density of between 35 to 60 units per net residential hectare (14 to 25 units per net residential acre) and a maximum building height of four (4) storeys. The proposed semi-detached dwellings and future medium density residential development

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blocks (Blocks 83 – 86) on the subject lands are contained within the limits of this designation, and the proposed development conforms with the relevant land use, density and height policies prescribed in the Secondary Plan.

The **Natural Heritage System** and **Protected Countryside** designations are located within the Greenbelt Plan Area and are to be set aside for environmental protection and acquired by the City or other public agency. The **Natural Heritage System** designation permits road crossings, subject to specific policies of the Secondary Plan (**Policy 9.6.8 (d)**). The **Protected Countryside** designation permits stormwater management ponds, subject to criteria established in the Secondary Plan (**Policy 9.6.8 (i)**). It is noted that the subject development includes the removal of an existing wetland, identified as Wetland F20, and the creation of a new 0.27 hectare (0.67 acre) self-sustaining compensation wetland within the Natural Heritage System (Block 88). The new F20 wetland area within Block 88 will be required to be completed and fully operational prior to the removal of Wetland F20.

In addition, a special policy area identified as **Policy 9.6.8 (j)** in the Secondary Plan pertains to a 1.262 hectare block within the westerly portion of the site adjacent to Bayview Avenue (refer to Maps 2 and 7). This policy stipulates that these lands may be developed for a full range of institutional, recreational and tourism uses but excluding any forms of residential accommodation, subject to the policies of Section 3.2.2(3), (4) and 4.1.2 of the Greenbelt Plan.

Based on the preceding, staff is of the opinion that the applicant's development proposal conforms to the North Leslie Secondary Plan.

Oak Ridges Moraine Conservation Plan

The easterly portion of the subject lands are located within the *Oak Ridges Moraine Conservation Plan* (the "ORMCP") and are designated **Settlement Area**. Permitted uses within this designation include all uses permitted by the applicable Official Plan (i.e. the North Leslie Secondary Plan), subject to compliance with a number of provisions of the ORMCP relating to the identification and protection of natural heritage and hydrological features. Based on the preceding, staff is of the opinion that the applicant's development proposal conforms to the ORMCP.

Revised Zoning By-law Amendment Application

The subject lands are presently zoned **Agricultural (A1) Zone** under By-law 2325-68, as amended, and **Urban (UR) Zone** under By-law 128-04, as amended (refer to Map 4). Permitted uses in the **Agricultural (A1) Zone** include agricultural and related uses, kennels or veterinarian establishments, one single detached dwelling, schools, clinics, places of worship and conservation projects. Permitted uses in the **Urban (UR) Zone** include uses lawfully in existence as of November 15, 2001, bed and breakfast establishments, public infrastructure, one single detached dwelling and home occupations. The existing zoning of the lands does not permit the uses envisioned by the Secondary Plan nor the uses proposed by the subject development applications.

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By-law 55-15 is the 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 is seeking Council's approval to rezone the subject lands to **Semi-Detached One (RD1) Zone, Residential Wide Shallow Two (RWS2) Zone, Multiple Residential One (RM1) Zone, Institutional One (I1) Zone, Park (P) Zone, Environmental Protection Two (EPA2) Zone and Open Space (O) Zone** under By-law 55-15, as amended, in order to facilitate the construction of 164 semi-detached dwellings, future street, block and stacked townhouse dwellings, and to set-aside parkland and lands for environmental protection (refer to Appendix "B"). The applicant has also requested site-specific development standards or exceptions, including the following:

- to limit the permitted uses within the proposed **I1 Zone** to Community Centre, Day Nursery, Institutional Use excluding over-night accommodation, Place of Worship, Private Park, Private School, Private Utility, Public Park, Recreational Use and School;
- protection for geotechnical and groundwater stability and quality by way of prohibiting any excavations and/or structures to be located below the Inferred Maximum Excavation Depth (the "IMED");
- provision for permanent building or structure setbacks to protect for the adjacent TransCanada Pipeline; and,
- general "housekeeping" amendments to By-law 55-15 which are discussed below.

The requested site specific exceptions serve to implement the submitted draft Plan of Subdivision and are largely due to the unusual limits of development in the ORMCP as well as grading issues on account of the IMED. Specific elevations consistent with the Secondary Plan relating to safe excavation depth will be captured in the implementing Zoning By-law to ensure a sufficient till cap over the underlying aquifer is maintained. Furthermore, the applicant is proposing to comply with the majority of typical development standards, including minimum yard requirements.

Council has previously approved a series of general "housekeeping" revisions to By-law 55-15 that were needed to accommodate the various housing forms envisioned by the Secondary Plan and to provide for more consistent streetscapes within the residential portions of the plan area. 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. Furthermore, an updated version of By-law 55-15 was approved by the LPAT through its Decision issued November 7, 2018, which incorporates a number of general "housekeeping" amendments to address live-work units and rear lane townhouses.

The applicant's draft Zoning By-law Amendment includes the same general "housekeeping" amendments to By-law No. 55-15, which are supported because they are intended to become applicable to other North Leslie developments at such time as they are approved and their lands brought into By-law 55-15. As such, the applicant's

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proposed Zoning By-law Amendment is supported, as it will implement the draft Plan of Subdivision. The amending Zoning By-law will be finalized in conjunction with the applicant, for approval by the City. Should Council approve the development proposal, the final form of the by-law will be forwarded to Council for enactment at such time as the by-law has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services and the applicant pays the applicable processing fee.

Based on the preceding, staff is of the opinion that the proposed Zoning By-law Amendment application implements the submitted draft Plan of Subdivision and overall development proposal, conforms with the provisions of the Plan and the ORMCP, and represents good planning.

Revised Draft Plan of Subdivision Application

The applicant's revised draft Plan of Subdivision is an integral component of the comprehensively planned North Leslie Secondary Plan (refer to Maps 2 and 3). The draft Plan of Subdivision proposes a residential development comprised of 82 lots for semi-detached dwellings, two blocks for street townhouse dwellings to be combined with the adjoining blocks to the south on the draft approved plan by Parkgate Holdings Inc. (File D03-04008), and two blocks for future medium density residential purposes.

The proposed development is supported by blocks for park (Block 87), stormwater management (Block 90), special policy area (Block 92) and related 0.3 metre reserve (Blocks 95 – 97) purposes (refer to Map 7). Park Block 87, natural heritage system Blocks 88 and 89 (for environmental protection purposes), stormwater management facility Block 90, storm servicing Block 91 and TransCanada Pipeline Blocks 93 and 94 (utility corridor) will be conveyed to the City.

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

Parkland

For the North Leslie West area, the parkland dedication requirements have been determined at the block plan level (**Policy 9.6.6.2 (g)** of the Secondary Plan). This approach to parkland dedication is beneficial from the City's perspective because it will facilitate parkland over-dedications within specific subdivisions and thereby enable the City to consolidate large parkland parcels (e.g. community parks) without the need to purchase land outside the development approvals process.

On January 30, 2017, Council approved the recommendations of Staff Report SRPRS.17.018, which facilitated approval of a North Leslie West Master Parks Agreement for the North Leslie West community. The purpose of the Master Parks Agreement is to balance the inequitable distribution of parkland amongst the individual subdivisions through a single guiding agreement that simplifies administration. The

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recommended Conditions of Draft Approval (refer to Appendix “C”) require the owner to enter into this Master Parks Agreement with the City and to provide the City with confirmation by the Trustee for the North Leslie West Landowners Group, that the Master Parks Agreement has been adhered to, prior to registration of any phase of the subdivision.

Council and Public Comments:

No concerns were raised by members of Council or the public at the April 1, 2015 Council Public Meeting with respect to the applicant’s development proposal. However, correspondence has been received on behalf of the Bethel Canadian Reformed Church to the south (11251 Bayview Avenue) with respect to a request for the conveyance of future City-owned lands to the place of worship for access purposes. The City is in the process of reviewing this request.

Department and External Agency Comments:

All circulated City departments and external agencies have indicated no objections and/or have provided conditions of draft approval with respect to the proposed Zoning By-law Amendment and draft Plan of Subdivision applications, including the City’s Development Engineering Division and Park and Natural Heritage Planning Section, in addition to the Regional Municipality of York and the Toronto and Region Conservation Authority. The following sections provide an overview of the comments received from circulation departments and agencies at the time of writing of this report. The schedule of draft plan conditions is attached as Appendix “C” hereto.

Development Engineering Division

The City’s Development Engineering Division has provided conditions of draft approval with respect to the applicant’s draft Plan of Subdivision application, including comments to be addressed as part of the detailed design phase of the proposed development.

Park and Natural Heritage Planning Section

The City’s Park and Natural Heritage Planning Section has provided conditions of draft approval with respect to the applicant’s draft Plan of Subdivision, as well as comments to be considered as part of the detailed design stage in the approval process.

Regional Municipality of York

The Regional Municipality of York has provided conditions of draft approval with respect to the applicant’s draft Plan of Subdivision application, in addition to general comments pertaining to the provision of improvements to 19th Avenue, water resources and servicing allocation.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority has reviewed the applicant’s draft Plan of Subdivision and has provided water resources comments to be addressed as part of

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the detailed design phase of the proposed development. As a significant portion of the site is regulated by the TRCA, a permit pursuant to Ontario Regulation 166/06 is required for any site alteration and grading works on the subject lands. Furthermore, all relevant conditions of draft approval of the TRCA are required to be satisfied prior to the issuance of a TRCA permit.

Development Planning Division

Development Planning staff has completed a review of the applicant's revised development proposal and provides the following comments:

- the proposed development conforms with the provisions of the City's Official Plan, the North Leslie Secondary Plan and the *Oak Ridges Moraine Conservation Plan*;
- staff supports the applicant's proposed zoning provisions and find them appropriate for the subject development. The by-law structure and details of the site specific provisions will be finalized to the satisfaction of the Commissioner of Planning and Regulatory Services;
- the applicant will be required to submit Site Plan applications for medium density residential Blocks 83 and 84;
- the applicant will be required to submit a Part Lot Control Exemption application in order to facilitate the creation of individual lots for the semi-detached lots, future lots within the medium density residential blocks (Blocks 83 and 84) and lots for the proposed townhouses within the Residential - Reserved blocks (Blocks 85 and 86);
- the applicant will be required to submit a Private Street Naming application for the proposed private streets to be established on the lands; and,
- the applicant may be required to submit an updated Sustainability Performance Metrics Tool in support of the subject draft Plan of Subdivision application, and separate submissions will be required for the future Site Plan applications.

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 criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

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The applicant has submitted a Sustainability Performance Metrics Tool (the “Metrics”) in support of fulfilling the requirements of IGMS Criteria 5 (Sustainable and Innovative Community and Building Design), demonstrating an overall application score of 36 points which represents a “very good” score for a draft Plan of Subdivision application. As the submission was filed in December 2016, staff will need to complete another review to ensure that it is current and that the proposed sustainability measures are achievable. An updated submission or additional details may be requested of the applicant prior to finalization of a Sustainable Building Design Agreement to secure the works (if necessary) and subdivision registration.

On September 29, 2015, Council adopted the recommendations of Staff Report SRPRS.15.148 and approved modifications to the City’s servicing allocation assignment protocol in North Leslie (West) in order to ensure that servicing capacity was aligned with initial phasing and infrastructure needs (e.g. internal collector road system, sanitary sewer, water distribution system, storm water management facilities and parks).

In this regard, the subject lands were designated to receive 406 persons equivalent of municipal servicing allocation (12 singles, 86 semis, 31 townhouses) as part of the first phase of development approvals. Based on the revisions to the applicant’s development proposal since 2015, staff recommends that 409.5 persons equivalent of municipal servicing allocation (130 semis) be assigned to the first phase of development.

The City’s IGMS provides that in the case of multi-phase ground-related developments, additional servicing allocation will be considered once 50% of the registered lots in the prior phase are under construction. 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 future phases of servicing allocation to the Commissioner of Planning and Regulatory Services.

The allocation of servicing capacity to Blocks 83 and 84 (Medium Density Residential) within the draft plan will occur through future Site Plan approval processes. Similarly, Blocks 85 and 86 (Residential Reserved) within the draft plan will be subject to further planning applications (i.e. Part Lot Control Exemption) and will therefore be allocated servicing at that time through the Part Lot/Consent Allocation Reserve.

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 One – Stronger Connections in Richmond Hill** in working towards stronger connections of natural corridors and green spaces, **Goal Two – Better Choice in Richmond Hill** in expanding options for housing within the City, in addition to **Goal Four - Wise Management of Resources in Richmond Hill** in supporting responsible use of available land.

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Conclusion:

The applicant is seeking Council's approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a low and medium density residential development on its land holdings. Staff has completed a comprehensive review and evaluation of the applicant's revised development proposal and can advise that the submitted applications conform with the provisions of the North Leslie Secondary Plan, are consistent with the approved Master Environmental Servicing Plan (MESP) for the North Leslie West area and have regard for the criteria described under Subsection 51(24) of the *Planning Act*. Staff can also advise that the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications are appropriate and represent good planning. On the basis of the preceding, staff recommends that Council approve the subject applications in accordance with the conditions and directions outlined in this report.

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 April 1, 2015
- Appendix B – Applicant's Draft Zoning By-law
- Appendix C – Schedule of Conditions of Draft Plan Approval 19T(R)-02002
- Map 1 Aerial Photograph
- Map 2 North Leslie Secondary Plan – Schedule 'A' – Land Use Plan
- Map 3 North Leslie (West) Overall Concept Plan
- Map 4 Existing Zoning
- Map 5 Original 2002 Draft Plan of Subdivision
- Map 6 Revised 2014 Draft Plan of Subdivision
- Map 7 Revised 2019 Draft Plan of Subdivision

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Report Approval Details

Document Title:	SRPRS.20.074 - Request for Approval - Devon Lane - D02-02042 and D03-02002.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - CPM Extract 16-15.pdf- Appendix B - Applicant's Draft Zoning By-law.pdf- Appendix C - Schedule of Conditions of Draft Approval 19T(R)-02002.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NORTH LESLIE SECONDARY PLAN SCHEDULE A LAND USE PLAN.pdf- MAP_3_NORTH LESLIE WEST OVERALL CONCEPT PLAN.pdf- MAP_4_EXISTING ZONING S202042A S0302002A.pdf- MAP_5_ORIGINAL 2002 DRAFT PLAN OF SUBDIVISION.pdf- MAP_6_REVISIED 2014 DRAFT PLAN OF SUBDIVISION.pdf- MAP_7_REVISIED 2019 DRAFT PLAN OF SUBDIVISION.pdf
Final Approval Date:	May 26, 2020

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

Gus Galanis - May 25, 2020 - 12:43 PM

Kelvin Kwan - May 25, 2020 - 2:41 PM

MaryAnne Dempster - May 26, 2020 - 7:27 AM