



Staff Report for Council Meeting

Date of Meeting: October 28, 2020

Report Number: SRPI.20.016

Department: Planning and Infrastructure
Division: Development Planning

Subject: SRPI.20.016 – Request for Direction – Official Plan and Zoning By-law Amendment Applications – 2515756 Ontario Inc., 1214420 Ontario Limited and Joey Falvo – City Files D01-14003 and D02-14014

Owners/Applicants:

2515756 Ontario Inc.
7685 Martin Grove Road
Woodbridge, ON
L4L 1B5

1214420 Ontario Limited
5585 Highway 7
Woodbridge, ON
L4L 1B5

Joey Falvo
PO Box 77057
Martin Grove Road
Woodbridge, ON
L4L 9S3

Agents:

Parente Borean LLP
3883 Highway 7, Suite 207
Woodbridge, ON
L4L 6C1

MPLAN Inc.
23 Foxwood Road
Thornhill, ON
L4J 9C4

Location:

Legal Description: Part of Block A and all of Block B, Plan 4667
Municipal Addresses: 11488 Yonge Street and 49 Gamble Road

Purpose:

The purpose of this report is to request direction from Council regarding revised Official Plan Amendment and Zoning By-law Amendment applications appealed to the Local Planning Appeal Tribunal (LPAT) to permit a medium/high density residential development comprised of stacked townhouses and an apartment building on the subject lands.

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Recommendations:

- a) That Staff Report SRPI.20.016 be received for information purposes;**
- b) That the LPAT be advised as follows:**
 - i) That Council supports the revised development proposal in principle as generally depicted on Maps 6 to 11 in Staff Report SRPI.20.016;**
 - ii) that the LPAT be requested to approve the Official Plan Amendment substantially in accordance with the document shown in Appendix “B” to Staff Report SRPI.20.016;**
 - iii) that the LPAT be requested to approve the Zoning By-law Amendment substantially in accordance with the document shown in Appendix “C” to Staff Report SRPI.20.016;**
 - iv) that the LPAT be requested to withhold the issuance of its Final Order with respect to both the Official Plan Amendment and Zoning By-law Amendment until such time as the City advises the Tribunal that the applicants have paid the applicable processing fees in accordance with the City’s Tariff of Fees By-law 108-19; and,**
 - v) that the LPAT be requested to withhold the issuance of its Final Order with respect to the Zoning By-law Amendment until such time as the City advises the Tribunal that a Site Plan application has been finalized to the satisfaction of the Commissioner of Planning and Infrastructure;**
- c) That Council approve the Section 37 Community Benefits package (the “Section 37 Community Benefits Package”) as generally described in Staff Report SRPI. 20.016 and incorporated into the aforementioned Official Plan and Zoning By-law Amendments to the satisfaction of the Commissioner of Planning and Infrastructure;**
- d) That upon the recommendation of the Commissioner of Planning and Infrastructure, the Mayor and City Clerk be authorized to enter into Minutes of Settlement pertaining to the Official Plan and Zoning By-law Amendment appeals before the Local Planning Appeal Tribunal;**
- e) That upon the recommendation of the Commissioner of Planning and Infrastructure, the Mayor and City Clerk be authorized to approve and execute any agreements necessary to secure the Section 37 Community Benefits Package described in Staff Report SRPI.20.016;**

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- f) **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 Infrastructure 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; and,**

- g) **That appropriate City staff be directed to appear at the Local Planning Appeal Tribunal in support of Council’s position concerning the subject applications.**

Contact Person:

Leigh Ann Penner, Senior Planner – Subdivisions, phone number 905-771-2462 and/or Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

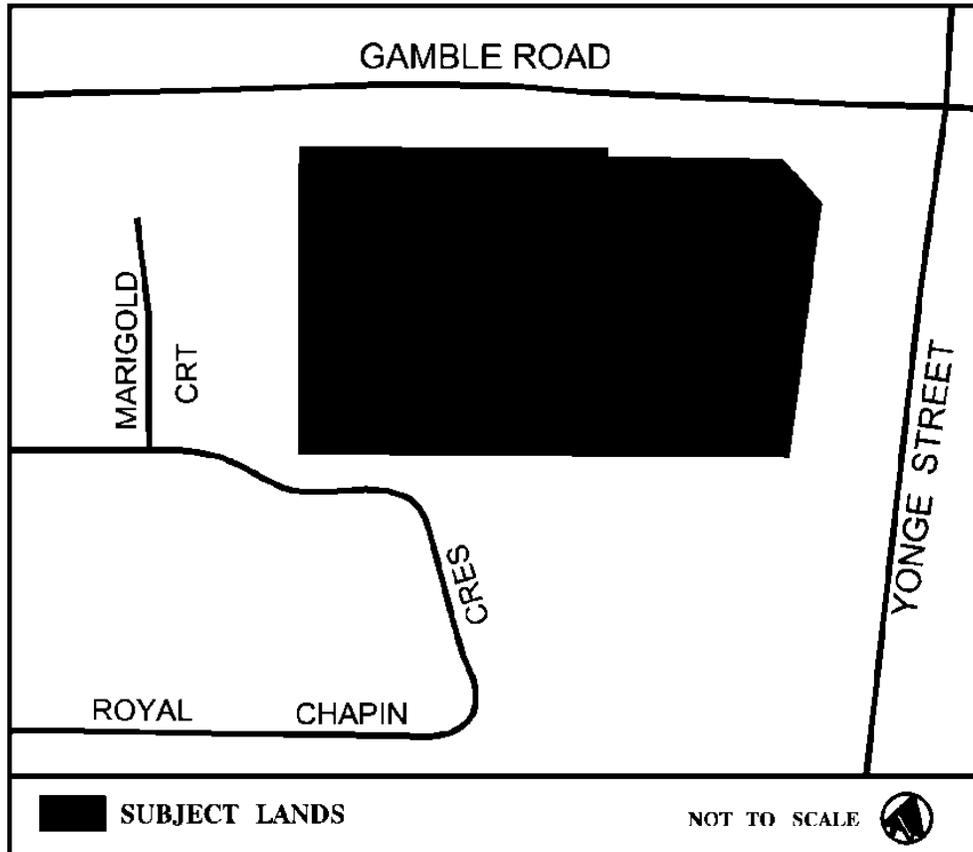
Approved by: Mary-Anne Dempster, City Manager

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.

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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:

On May 14, 2019, Council approved Staff Report SRPRS.19.046 which recommended refusal of the development proposal submitted by applicants in February 2018 and directed staff to appear at the Local Planning Appeal Tribunal (LPAT) in support of Council's position (refer to Appendix A). LPAT Pre-Hearing Conferences were held on November 7, 2018 and May 31, 2019 with respect to the subject applications. The LPAT subsequently scheduled a hearing which is scheduled to commence on November 2, 2020.

Following meetings with both City and Toronto and Region Conservation Authority (TRCA) staff to address concerns with the revised development proposal, the applicants submitted a revised development proposal dated September 4, 2020 which is the proposal currently before the LPAT (refer to Map 5). The revised development proposal consisted of 60 three and four storey stacked townhouse dwelling units and a 114 unit, ten storey apartment building.

City and TRCA staff have been actively working with the applicants to finalize a revised development proposal that is in keeping with the City's Official Plan (the Plan) and the objectives of ensuring a well designed, appropriate and compatible development. In this regard, City staff and the applicants have come to an agreement in principle on a further revised proposal dated October 19, 2020 and the remaining outstanding matters identified as part of the review of the proposal. Accordingly, the purpose of this report to seek Council's direction with respect to the applicants' latest development proposal and an associated Section 37 Community Benefits Package as outlined in this report.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the southwest corner of Yonge Street and Gamble Road and are comprised of two properties with a combined lot area of 1.19 hectares (2.94 acres) (refer to Map 1). The lands presently support a new homes sales pavilion on the portion of the lands described as 11488 Yonge Street. An existing vacant single detached dwelling occupies 49 Gamble Road and is proposed to be demolished as part of the applicants' development proposal. The site contains a tributary of the Rouge River that bisects the lands in a southeasterly direction.

Surrounding uses include Gamble Road, vacant lands (proposed for a medium density residential development (City File D02-16014) and City-owned environmental lands to the north, existing medium density residential development (townhouses) and City-owned environmental lands to the south, Yonge Street and existing low density residential development to the east and existing medium density residential uses fronting onto Royal Chapin Crescent and Marigold Court to the west (refer to Maps 1 and 2).

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Revised Development Proposal

The applicants are seeking Council’s direction on their revised Official Plan and Zoning By-law Amendment applications to permit a medium/high density residential development on the subject lands. The following is a summary table outlining the relevant statistics of the applicants’ original May 2014 proposal (refer to Map 3), revised February 2018 proposal (refer to Map 4), revised September 2020 proposal currently before the LPAT (refer to Map 5) and the latest proposal based on the plans submitted to the City on October 19, 2020 (refer to Maps 6 to 11):

STATISTICS	ORIGINAL PROPOSAL May 9, 2014	REVISED PROPOSAL February 28, 2018	REVISED PROPOSAL September 4, 2020	REVISED PROPOSAL October 19, 2020
Combined Lot Area	1.19 hectares (2.94 acres)	1.19 hectares (2.94 acres)	1.19 hectares (2.94 acres)	1.19 hectares (2.94 acres)
Area of Valley Land Feature (based on the proposal)	0.41 hectares (1.01 acres)	0.45 hectares (1.11 acres)	0.36 hectares (0.90 acres)	0.44 hectares (1.09 acres)
Total Developable Area (based on the proposal)	0.79 hectares (1.94 acres)	0.67 hectares (1.65 acres)	0.76 hectares (1.87 acres)	0.68 hectares (1.68 acres)
Apartment:	0.79 hectares (1.94 acres)	0.30 hectares (0.73 acres)	0.31 hectares (0.76 acres)	0.27 hectares (0.66 acres)
Townhouses:	N/A	0.37 hectares (0.92 acres)	0.45 hectares (1.11 acres)	0.41 hectares (1.02 acres)
Number of Buildings	2 apartment buildings	3 (1 apartment building and 2 blocks of stacked townhouses)	4 (1 apartment building and 3 blocks of townhouses)	4 (1 apartment building and 3 blocks of townhouses)
Total Number of Units	264	170	174	185
Apartment:	264 apartment units	114	114	132
Townhouses:		56	60	53
Total Residential GFA	21,605.0 square metres (232,562.0 square feet)	20,379.6 square metres (219,371.4 square feet)	19,855.0 square metres (213,724.4 square feet)	19,600.0 square metres (210,979.5 square feet)
Total Commercial GFA	N/A	N/A	N/A	100 square metres (1,076.4 square feet)
Density/Floor Space Index (based on Developable Area)	2.00 FSI (49 Gamble Road) 3.56 FSI (11488 Yonge Street)	4.8 FSI	4.65 FSI	4.99 FSI
Apartment:				
Townhouses:	N/A	151.4 units per hectare (60.9 units per acre)	133.3 units per hectare (54.1 units per acre)	129.3 units per hectare (52.0 units per acre)
Building Heights	5 storeys (17 metres) (Gamble Road) 8 storeys (26 metres) (Yonge Street)	10 storeys (36.1 metres)	10 storeys (36.1 metres)	10 storeys (max. 36.1 metres)
Apartment:				
Townhouses:	N/A	4 storeys (15.3 metres)	4 storeys (15.3 metres)	3 storeys and 4 storeys (max. 15.3 metres)
Total Parking Spaces	322	255	258	238
Apartment:	123 underground (Gamble Road) 199 underground (Yonge Street)	170 (8 surface, 162 underground)	170 (8 surface, 162 underground)	150 (5 surface, 145 underground)
Townhouses:	N/A	85 (3 surface, 82 underground)	88 (4 surface, 84 underground)	88 (4 surface, 84 underground)

The revised development proposal includes small surface and underground parking areas on the east and west portions of the site and two independent vehicular access points onto Gamble Road, both of which are proposed as right in-right out accesses. Noteworthy differences between the revised September 4, 2020 development proposal and the revised October 19, 2020 development proposal are as follows:

- the development limits of the subject lands and the required minimum vegetation protection zones (buffers) have been established in accordance with the provisions of the *Provincial Policy Statement (2020)* (the “PPS”), the *Oak Ridges Moraine Conservation Plan (2017)* (the “ORMCP”), the *Regional Official Plan (2010)* (the “ROP”) and the City of Richmond Hill’s *Official Plan (2010)* (the “Plan”);
- a minimum protection zone (buffer) of 10 metres from the outer limits of the hazard lands has been provided in accordance with **Policy 3.2.1.1.18** of the Plan;

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- a reduction in the total residential gross floor area from 19,855 square metres to 19,600 square metres, and specifically from 14,289 square metres to 13,200 square metres respecting the easterly portion of the site;
- the massing of the proposed apartment building has been modified from a slab building with a continuous building height of ten storeys oriented along the Yonge Street frontage to a tiered ten storey building with nine storey and two storey elements and the provision of building articulation;
- an increase in the density from 4.65 FSI to 4.99 FSI for the easterly portion of the site;
- the provision of landscaped green roof areas on the proposed apartment building which will serve as outdoor amenity area for the residents;
- the provision of ancillary at-grade commercial uses (100 square metres) within the apartment building along the Yonge Street frontage;
- an increase in the total number of stacked townhouse buildings from two to three buildings on the westerly portion of the site;
- a reduction in the building height of the stacked townhouse dwellings from four storeys to three storeys for the two buildings that abutting the existing two storey residential development fronting onto Royal Chapin Crescent;
- a decrease in the total number of stacked townhouse dwelling units from 60 to 53 on the westerly portion of the site;
- a decrease in density from 133.3 units per hectare (54.1 units per acre) to 129.3 units per hectare (52.0 units per acre) for the westerly portion of the site;
- the provision of private outdoor amenity areas for the stacked townhouse dwellings by way of above-grade terraces, in combination with provision of two outdoor at-grade amenity areas located to the west of Blocks 1 and 2; and,
- the provision of the recreational trail planned for by the City in accordance with the Urban MESP on the east side of the valleyland to be conveyed to the City.

Planning Analysis:

Planning staff has undertaken a comprehensive review and evaluation of the applicants' latest development proposal and are in support of same for the following principle reasons:

- the development limits of the subject lands and required minimum vegetation protection zones (buffers) to the *key natural heritage features/key hydrological features* (significant valleyland, watercourse and wetland) have been established in accordance with the provisions of the PPS, the ORMCP, the ROP and the Plan through the submission of a revised Environmental Impact Study which has been reviewed and deemed acceptable by both the City and TRCA;
- the revised proposal conforms with the provisions of the ROP which designates the subject lands **Urban Area** and **Regional Greenlands System** (refer to Map 12). The **Urban Area** policies permit a full range and mix of urban uses including residential, commercial, industrial and institutional uses and encourages intensification and redevelopment within the **Urban Area** boundary as proposed by

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- the revised development in terms of land use. The portion of the site contained within the **Regional Greenlands Systems** designation contains a tributary of the Rouge River that constitutes the valleyland feature. This feature is identified as a *key hydrological feature* in accordance with Policy 2.1.2 of the ROP and will be conveyed into public ownership to ensure its protection over the long-term in accordance with the **Regional Greenlands** policies (Policy 2.1.1 of the ROP);
- the revised proposal includes a 10 metre buffer to the *key natural heritage features/key hydrological features* (significant valleyland, watercourse and wetland) and associated off-site natural heritage improvements that has been appropriately justified through a Natural Heritage Evaluation in accordance with Policy 21 of the ORMCP and with **Sections 3.2.1.1** and **3.2.2.3** of the Plan. As part of the justification for the proposed 10 metre buffer in this location, the applicants will provide for off-site compensation which will be utilized towards the City's upstream Ash Swamp Woodland restoration project;
 - the revised proposal is consistent with the **Natural Core** and **Greenway System** designations (**Sections 4.10.5.1** and **3.2.1** of the Plan) that apply to the central portion of the subject lands containing the tributary of the Rouge River which forms part of the Rouge River watershed (refer to Maps 13 and 14), and which includes *key natural heritage features, key hydrological features* and related minimum buffers/vegetation protection zones (**Section 4.10.5** of the Plan). The revised proposal includes a recreational trail planned for by the City on the east side of the valleyland in accordance with the **Natural Core** policies which support low-intensity recreational uses (**Policy 4.10.5.1** of the Plan) and will connect to the recently constructed trail to the north of the lands. Additionally, the lands containing the tributary and its environs (environmental lands and hazardous lands) will be conveyed into public ownership to ensure the protection of natural heritage and hydrological features for the long term in accordance with **Policies 3.2.1.8** and **3.2.2.3.8** of the Plan);
 - the revised proposal conforms with the land use permissions of the **Regional Mixed Use Corridor** designation of the Plan applicable to the easterly portion of the subject lands (refer to Map 14) which is intended to support a broad range and mix of land uses inclusive of medium and high density and mixed use development as proposed by the subject applications. The revised proposal includes ancillary at-grade commercial uses within the apartment building. The integration of uses shall contribute to the development of complete communities and supports the efficient use of land, infrastructure and public transit, particularly along Yonge Street, where mixed use developments contribute to the animation of Regional Corridors;
 - in terms of height and density, the policies of the **Regional Mixed Use Corridor** designation stipulate that a maximum density of 2.0 FSI (**Policy 4.6.1.8**) and a maximum building height of eight storeys (**Policy 4.6.1.10**) whereas the revised proposal includes a tiered ten storey building with nine storey and two storey elements at a density of 4.99 FSI. The increased height and density are in part attributable to the required conveyance and protection of the valleylands and associated buffers in accordance with the policies of the Plan. In this regard, the valleylands and associated buffers comprise an approximately 30 metre wide

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portion of the site which significantly reduced the developable areas of the site. On the easterly portion of the subject lands, the developable area was reduced to 0.27 hectares (0.66 acres). Staff has worked with the applicants to achieve a site design and built form that provides for appropriate massing and transition to support the increased building height and density proposed for this portion of site. Furthermore, given the site's location along the Yonge Street corridor – a **Regional Corridor** that will be served by bus rapid transit (BRT) and the future site of an MTSA at this intersection, staff consider the increased height and density appropriate;

- the revised proposal conforms with the land use and building height permissions of the applicable **Neighbourhood** designation as it relates to the westerly portion of the subject lands (refer to Map 14). The medium density residential uses as proposed are permitted where lands have frontage on an arterial street (Gamble Road) up to a maximum building height of four (4) storeys and a maximum density of 50 units per hectare (20 units per acre). Similar to the easterly portion of the subject lands, the increase in the proposed density of the revised development proposal is also partially attributable to the requisite conveyance of the valleylands and associated buffers which correspondingly reduced the development area on the westerly portion of the site to 0.41 hectares (1.02 acres). The applicants have worked with staff to mitigate the increased density through site design and built form revisions that include a reduction in the number of units, a reduction in the building height to three storeys for those blocks of townhouses to be located immediately adjacent to the existing two storey townhouse dwellings fronting onto Royal Chapin Crescent to provide an appropriate and compatible transition in building height, the provision of increased setbacks to the townhouse blocks at the west and south, the placement of front doors on the proposed townhouse block fronting onto Royal Chapin Crescent so as to integrate the development into the existing neighbourhood, and the provision of soft landscaped areas that will function as amenity area for the residents. Based on the preceding, the proposed increased density is considered supportable;
- further to the above, the revised development proposal generally conforms with the medium density residential policies and criteria established in **Section 4.9.1** of the Plan which direct that development transition to a compatible built form adjacent to low-rise low density residential areas in order to foster compact, pedestrian-oriented, human-scaled development and to ensure physical compatibility with the scale of the surrounding areas (**Sections 3.4** and **3.4.1** of the Plan). In this regard, the revised proposal includes an increased side yard setback of 4.0 metres along the westerly lot line to the adjacent existing two storey townhouses to the west and proposes a three storey built form abutting the existing two storey residential development fronting onto Royal Chapin Crescent in order to provide an appropriate design and transition to the surrounding low-rise context. The revised proposal also provides pedestrian access to Royal Chapin Crescent for the proposed townhouse that shall front onto said street in accordance with the policies of the Plan so as to integrate the development within the neighbourhood;

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- the Neighbourhood will not be impacted by vehicular traffic, as the sole vehicular access to the proposed development will be from Gamble Road and not from the internal local street, Royal Chapin Crescent;
- the revised proposal will provide the conveyance of the environmental and hazardous lands inclusive of the minimum vegetation protection zones (buffers) to the City pursuant to the PPS, ROP and the Plan (**Policy 3.2.2.3.8**) to ensure their protection over the long term; and,
- the applicants will be required to address the technical requirements identified by City departments and external agencies to demonstrate the feasibility of the development proposal prior to finalizing the form and content of the implementing draft Official Plan and draft Zoning By-law documents.

On the basis of the preceding, staff is of the opinion that the revised development proposal has appropriate regard for and is consistent with the broader policy direction as outlined in the Plan. Staff supports the revised development proposal in principle subject to the submission of the technical information as required by the City and the TRCA. Accordingly, staff recommends Council support the applicants' revised Official Plan and Zoning By-law Amendment applications at this time.

However, it is recommended that the LPAT be requested to withhold its decision on the issuance of the Official Plan and Zoning By-law pending approval of a Site Plan application in order to provide some flexibility to facilitate further minor revisions to the associated planning instruments should the need arise during the final review of the plan. The final form of the amending Official Plan and Zoning By-law documents will be forwarded to the LPAT for approval at such time as the applicants finalize a Site Plan application for the development and upon payment of the applicable processing fees.

Section 37 Community Benefits Package

Section 37 of the *Planning Act* provides municipalities with the means to secure community benefits where a proposal exceeds the permitted height and/or density provisions of its Official Plan. Based on the revised development proposal outlined in this report, the applicants are proposing increases in the height and density beyond the limits prescribed in the City's Plan applicable to the subject lands. As such, a community benefits package has been negotiated with the applicants with respect to their revised development proposal. In this regard, the applicants have agreed to the following Section 37 Community Benefits Package:

- the construction of an approximately 110 metre long recreational trail along the east side of the valleyland, comprised of an asphalt surface and including, but not limited to, benches, plantings, garbage receptacles, signage, and bicycle racks; and,
- the provision of a cash contribution for the full value for the future repair and replacement of the Melinda Clark Parkette at 41 Royal Chapin Crescent scheduled for 2026.

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Staff has carefully reviewed the proposed Section 37 Community Benefits Package and can advise that it is appropriate in the context of the applicants revised development proposal and will directly serve the community in which the subject lands are located. As such, it is recommended that Council approve the Community Benefits Package as agreed to by the applicants and staff.

Department and External Agency Comments:

The following sections provide a summary of the comments received based on the review of the revised development proposal and accompanying materials submitted to the City in support of same.

Urban Design and Heritage Section

Urban Design staff support the revised development proposal in principle. The proposed development has been revised to address the City's urban design concerns such as the provision of sufficient setbacks, transition in building height, provision of amenity areas, and the appropriate treatment of the Natural Core feature. The revised proposal incorporates, at a high level, urban design principles, policies, and guidance from the Plan and the City Wide Urban Design Guidelines as they relate to the development's contextual compatibility with, and transition to, the adjacent valley lands and the existing residential Neighbourhood to the west and south of the subject lands.

The revised design also aims to achieve the City's place-making objectives by protecting the Greenway System through the provision of required buffers, while providing at-grade amenity areas to create a sense of place unique to the site on both the east and west portions of the lands. The above comments, including more detailed design comments, will be required to be addressed through the submission and review of the required Site Plan application, prior to the finalization of the implementing Official Plan and Zoning By-law Amendments.

Park and Natural Heritage Planning Section

Park and Natural Heritage Planning staff has reviewed the applicants revised development proposal and advise that they do not object to approval of the revised proposal in principle, subject to the resolution of outstanding matters to demonstrate the technical feasibility of the proposal and the provision of off-site natural heritage improvements to provide a net gain to the natural environment associated with this tributary of the Rouge River. This includes, but is not limited to, the provision for adequate space to implement the recreational trail planned for by the City on the east side of the valleyland in accordance with the City's Urban Master Environmental Servicing Plan ("Urban MESP"), confirming the significance of the wetland on the site through the Ministry of Natural Resources and Forests, and adequately addressing outstanding floodplain matters as identified by the TRCA.

Technical comments from Park and Natural Heritage Planning staff related to the above have been identified and are required to be addressed prior to the finalization of the

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implementing Official Plan and Zoning By-law Amendments through the submission of a Site Plan application and accompanying required plans and supporting technical materials. In this regard, staff advise a revised Natural Heritage Evaluation and the submission of a Flood Study shall be required as part of the future Site Plan application submission. Staff also note that any required floodplain remediation works are to be within the development envelope and are not to involve grading or negative impacts to the abutting natural heritage system.

Development Engineering Division

Development Engineering staff has reviewed the applicants revised development proposal and advise that they do not object to approval of the proposal in principle, subject to the resolution of outstanding technical matters to be addressed as part of the submission of a Site Plan application. These matters pertain to transportation planning and operations, water balance, hydrogeology, geotechnical, CTC Sourcewater Protection and the feasibility of the proposed underground parking structure for the apartment component of the development. Further to the above, Development Engineering staff has reviewed the applicants revised Functional Servicing Plan submissions and advise that they demonstrate that the provision of sanitary and water servicing is feasible for the proposed development.

The City's Transportation Engineering staff has reviewed the applicants revised development proposal and associated Parking Justification and advise that the proposed reduced parking rates for the apartment building are acceptable. As part of the Parking Justification, the applicants have committed to the provision of Transportation Demand Management measures (TDM) including, but not limited to, the provision of bicycle parking, pedestrian/cyclist connections, and a Monitoring Program/Report and Communication Strategy. These measures will be secured through the future Site Plan application.

Toronto and Region Conservation Authority

TRCA is a Party to the LPAT hearing. TRCA staff has reviewed the applicants revised development proposal and advise that they do not object to approval of the proposal in principle, subject to the resolution of outstanding technical matters, including, but not limited to, addressing outstanding floodplain matters. In this regard, the TRCA floodplain mapping shows that the existing culvert under Gamble Road does not have sufficient capacity to convey the Regulatory Storm event, resulting in floodwaters backing-up behind the culvert and overtopping Gamble Road adjacent to the subject lands. TRCA advises that the impact of the overtopping of Gamble Road results in the flooding of Gamble Road adjacent to the eastern portion of the site. A portion of the floodwaters on Gamble Road also appear to flow overland into the eastern portion of the site through the Gamble Road access before rejoining the watercourse.

Furthermore, the floodplain mapping shows that the overtopping of Gamble Road may result in a flood spill towards Yonge Street, and possibly continuing to spill in a southerly direction on Yonge Street, impacting site access to the lands. Based on the preceding,

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technical comments (such as raising the grade of the site) have been identified and are required to be addressed through the submission and review of the required Site Plan application, accompanying plans and supporting technical materials.

Regional Municipality of York

In their comments dated December 6, 2018, the Region has advised that they would have no objections to the proposed Official Plan Amendment application and their comments on the revised proposal remain unchanged. Regional staff have provided technical comments on the applicants' development proposal and have provided additional technical comments that include, but are not limited to, water resources, servicing, road requirements, transit, vehicular access and noise attenuation features which will be required to be addressed through the submission of the required Site Plan application. It is noted that the Region is not a Party or Participant to the LPAT proceedings.

Interim Growth Management Strategy:

The applicants have not yet submitted a Sustainability Performance Metrics Tool for consideration by the City since a Site Plan application for the development has not yet been submitted. The metrics tool will be required to be submitted in conjunction with any future Site Plan application for the proposed development which will also serve to provide the basis for the allocation of servicing capacity for the 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 Infrastructure.

Financial/Staffing/Other Implications:

The proposed Settlement of the subject appeals based on the revised development proposal as outlined in this report will eliminate the significant draw on staff and financial resources required to attend an LPAT hearing on these matters.

Relationship to the Strategic Plan:

The recommendations of this report are generally aligned with **Goal One – Stronger Connections in Richmond Hill** by providing for stronger connections to natural corridors and green spaces, **Goal Two – Better Choice in Richmond Hill** by expanding options for housing within the City, and **Goal Four – Wise Management of Resources in Richmond Hill** by protecting green spaces and supporting responsible use of available land.

Conclusion:

Staff are seeking Council's direction with respect to a revised development proposal and associated Section 37 Community Benefits Package to facilitate the construction of a medium/high density residential development on the subject lands. The Official Plan and Zoning By-law Amendment applications submitted in support of the applicants'

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revised development proposal are to be heard at an LPAT hearing which is scheduled to commence on November 2, 2020.

The applicants have satisfactorily addressed the principal issues and concerns raised in Staff Report SRPRS.19.046. The proposed development is consistent with the PPS, conforms with the Growth Plan, the ORMCP and the ROP. Furthermore, the revised development proposal maintains the general intent of the goals, objectives and policies of the Plan.

Staff are of the opinion that the applicants' revised development proposal and proposed Section 37 Community Benefits Package are appropriate and represent good planning. Accordingly, it is recommended that Council approve same subject to the provision and approval of the required technical information and supporting materials through the submission of the required Site Plan application as outlined in this report; that Council authorize the Mayor and City Clerk to execute agreements and documents necessary to implement the proposed Settlement; and, that the LPAT be advised to withhold its Final Order respecting the proposed Official Plan and Zoning By-law Amendment applications until such time as a Site Plan application has been finalized to the satisfaction of the Commissioner of Planning Infrastructure. Furthermore, it is recommended that City staff be directed to appear at the future LPAT proceedings in support of Council's position concerning the revised applications.

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 Meeting C#22-19
- Appendix B – Applicants Draft Official Plan
- Appendix C – Applicants Draft Zoning By-law
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Original May 2014 Submission Proposed Site Plan
- Map 4 – Revised February 2018 Submission Proposed Site Plan
- Map 5 – Revised September 2020 Submission Proposed Site Plan
- Map 6 – Revised October 2020 Submission Proposed Site Plan
- Map 7 – Revised October 2020 Submission Proposed Site Statistics
- Map 8 – Revised October 2020 Submission Proposed Underground Parking Plan
- Map 9 – Revised October 2020 Submission Proposed Lot "A" 3D Perspective A
- Map 10 – Revised October 2020 Submission Proposed Lot "A" 3D Perspective B
- Map 11 – Revised October 2020 Submission Proposed Lot "A" 3D Perspective C
- Map 12 – Region of York Official Plan (2010) Map 1 – Regional Structure
- Map 13 – Official Plan (2010) Schedule A1 – Urban Structure
- Map 14 – Official Plan (2010) Schedule A2 – Land Use

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Report Approval Details

Document Title:	SRPI.20.016 - Request for Direction - 2515756 Ontario Inc. and Joey Falvo.docx
Attachments:	<ul style="list-style-type: none"> - Appendix A - Council Extract C22-19.pdf - Appendix B - Applicants Draft Official Plan.pdf - Appendix C - Applicants Draft Zoning By-law.pdf - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT.pdf - MAP_3_ORIGINAL_MAY_2014_SUBMISSION_PROPOSED_SITE_PLAN.pdf - MAP_4_REVISIED_FEB_2018_SUBMISSION_PROPOSED_SITE_PLAN.pdf - MAP_5_REVISIED_SEPT_2020_SUBMISSION_PROPOSED_SITE_PLAN.pdf - MAP_6_REVISIED_OCT_2020_SUBMISSION_PROPOSED_SITE_PLAN.pdf - MAP_7_REVISIED_OCT_2020_SUBMISSION_PROPOSED_SITE_STATISTICS.pdf - MAP_8_REVISIED_OCT_2020_SUBMISSION_PROPOSED_U_G_PARKING PLAN.pdf - MAP_9_REVISIED_OCT_2020_SUBMISSION_PROPOSED_LOT_A_3D PERSPECTIVE A.pdf - MAP_10_REVISIED_OCT_2020_SUBMISSION_PROPOSED_LOT_A_3D PERSPECTIVE B.pdf - MAP_11_REVISIED_OCT_2020_SUBMISSION_PROPOSED_LOT_A_3D PERSPECTIVE C.pdf - MAP_12_REGION OF YORK OFFICIAL PLAN 2010 MAP 1 -REGIONAL STRUCTURE.pdf - MAP_13_OFFICIAL_PLAN_2010_SCHEDULE_A1_URBAN_STRUCTURE.pdf - MAP_14_OFFICIAL_PLAN_(2010)_SCHEDULE_A2_LAND_USE.pdf

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Final Approval Date:	Oct 26, 2020
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This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Oct 23, 2020 - 3:08 PM

Kelvin Kwan - Oct 23, 2020 - 3:11 PM

MaryAnne Dempster - Oct 26, 2020 - 11:07 AM