



Staff Report for Council Meeting

Date of Meeting: November 11, 2020

Report Number: SRPI.20.010

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.20.010 – Request for Approval – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Sandmill Developments Inc. – City Files D01-13003, D02-13036 and D03-13016

Owner:

Sandmill Developments Inc.
361 Four Valley Drive
Concord, Ontario
L4K 5S3

Agent:

Humphries Planning Group Inc.
190 Pippin Road, Suite A
Vaughan, Ontario
L4K 4X9

Location:

Legal Description: Part of Lot 28, Concession 2, E.Y.S.
Municipal Address: 11190 Leslie Street

Purpose:

A request for approval concerning revised Official Plan Amendment, 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 Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Sandmill Developments Inc. for lands known as Part of Lot 28, Concession 2, E.Y.S.**

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(Municipal Address: 11190 Leslie Street), City Files D01-13003, D02-13036 and D03-13016, be approved, subject to the following:

- (i) that the North Leslie Secondary Plan be amended to include site-specific policies to revise the limits of the Natural Heritage System on the subject lands, as outlined in Staff Report SRPI.20.010;**
 - (ii) that the Official Plan Amendment be forwarded to a meeting of Council for consideration and adoption, and subsequently forwarded to York Region for approval;**
 - (iii) that prior to forwarding the Official Plan Amendment to Council for adoption, the applicant pay the applicable processing fee in accordance with the City's Tariff and Fees By-law 108-19;**
 - (iv) that the subject lands be rezoned from Agricultural (A1) Zone under By-law 2325-68, as amended, to Single Detached Three (R3) Zone, Multiple Residential Four (RM4) 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, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.20.010;**
 - (v) 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 108-19;**
 - (vi) that Site Plan Control By-law 137-09, as amended, be further amended to include the subject lands within a Site Plan Control Area for the purposes of securing the applicant's sustainability commitments, and that said by-law be brought forward to Council for consideration and enactment;**
 - (vii) that the Plan of Subdivision as depicted on Map 9 to Staff Report SRPI.20.010 be draft approved subject to the conditions set out in Appendix "D";**
 - (viii) 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; and,**
- b) That 253.24 persons equivalent of servicing allocation (27 single detached and 53 townhouse dwelling units) be assigned to the subject lands, to be**

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released by the Commissioner of the Planning and Infrastructure in accordance with the provisions of By-law 109-11, as amended.

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:

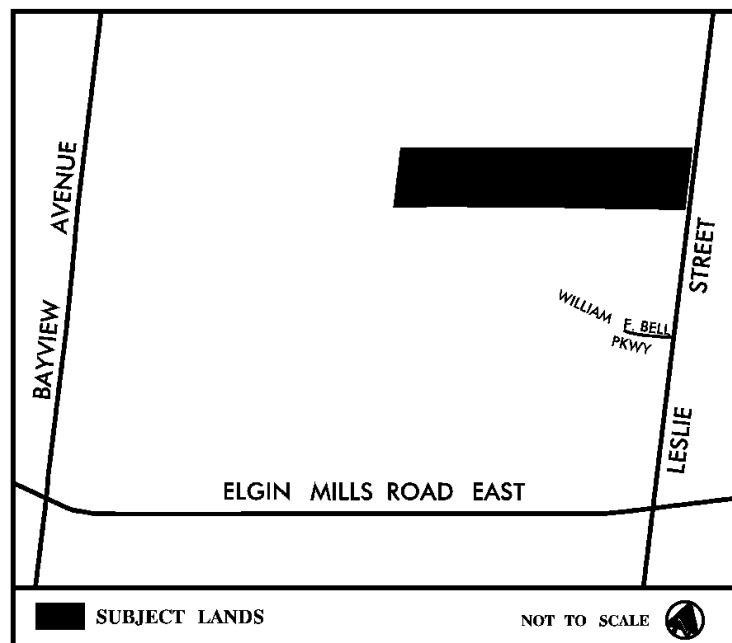
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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.

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 Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications were originally considered at a statutory Council Public Meeting held on April 15, 2015 wherein Council received Staff Report SRPRS.15.061 and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). At the time, the applications proposed a residential development comprised of 28 single detached dwellings and 53 street townhouse dwellings, in addition to blocks for future medium density residential development, park and open space purposes (refer to Map 6). The purpose of the Official Plan Amendment application was to reduce the minimum required density in the Low Density Residential designation from 17 to 12.17 units per hectare, and from 35 to 32.69 units per hectare in the Medium Density Residential designation applicable to the subject lands.

Since the original applications were filed in 2013, the applicant has made several formal re-submissions and revisions to the overall development proposal, including the following (refer to Maps 5 to 9):

- modifications to the road alignment, unit types, unit distribution and density of development;
- modifications to the locations and sizes of stormwater management facilities;
- the inclusion of an elementary school block on the westerly portion of the subject lands; and,
- refinements to the development limits based on the location of natural heritage features and required buffers.

The applicant is currently proposing a residential development comprised 27 single detached dwellings and 53 street townhouse dwellings, in addition to blocks for future medium density residential development, parkette, elementary school, open space, stormwater management, maintenance, servicing and road purposes on the subject lands (refer to Map 9). While an Official Plan Amendment is no longer required to reduce the minimum required densities, the applicant has formally revised its application to request a reduction to the limits of the Natural Heritage System (NHS) on the subject lands. Specifically, the applicant is proposing to reduce the minimum required buffer to a wetland from 30 metres (98.43 feet) to 15 metres (49.21 feet), and to reduce the minimum required buffer to the Regional floodline from 30 metres (98.43 feet) to 10 metre (32.80 feet). The proposed reductions to the required buffers have been justified through the submission of an Environmental Impact Statement (EIS) to the satisfaction of City staff and the Toronto and Region Conservation Authority.

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 Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications.

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Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the west side of Leslie Street, north of William F. Bell Parkway, and have a total area of 19.1 hectares (47.19 acres). The lands are presently vacant and primarily used for agricultural purposes, while the remainder of the property contains a natural heritage system associated with a wetland and tributaries of the Rouge River which traverse 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 about Leslie Street to the east, natural heritage features and existing low and medium density residential development to the south, natural heritage features and a draft approved Plan of Subdivision containing low and medium density residential uses to the west (Richview 19 Holdings Inc.), and natural heritage features and a proposed draft Plan of Subdivision containing low and medium density residential uses to the north (Amir-Hessam and 668152 Ontario Limited).

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 27 single detached dwellings and 53 street townhouse dwellings, in addition to blocks for future development, parkette, elementary school, open space, stormwater management, maintenance, servicing and road purposes on the subject lands (refer to Map 9). 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:

- **Total Lot Area:** **19.10 hectares (47.19 acres)**
 - **Single Detached Lots:** **1.23 hectares (3.03 acres)**
 - **Street Townhouse Blocks:** **1.11 hectares (2.74 acres)**
 - **Condominium Townhouse Block:** **1.01 hectares (2.49 acres)**
 - **Future Development Blocks:** **0.2 hectares (0.49 acres)**
 - **Parkette Block:** **0.6 hectares (1.48 acres)**
 - **Elementary School Block:** **0.22 hectares (0.54 acres)**
 - **Open Space Block:** **11.71 hectares (28.93 acres)**
 - **Stormwater Management Blocks:** **1.79 hectares (4.42 acres)**
 - **Maintenance Access Blocks:** **0.05 hectares (0.12 acres)**
 - **Servicing Access Blocks:** **0.02 hectares (0.049 acres)**
 - **Streets:** **1.23 hectares (3.03 acres)**
- **Total Number of Units:** **80 (1)**
 - **Single Detached:** **27**
 - **Street Townhouse:** **53**
 - **Condominium Townhouse:** **TBD (1)**

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- **Residential – Reserved:** 10 (2)
 - **Density:**
 - **Low Density Residential:** 16.506 units per hectare (2)
(6.68 units per acre)
 - **Medium Density Residential:** 35.33 units per hectare (3)
(14.29 units per acre)
- (1) The total number of dwelling units within the draft Plan of Subdivision and Block 36 will be determined at a future date, upon the submission of a Site Plan application. This block is presently anticipated to accommodate a total of 41 common element condominium townhouse dwelling units.
- (2) Blocks 37 to 46 are proposed to be combined with blocks in the adjoining subdivision to the north of the subject lands, and are presently anticipated to accommodate a total of 10 additional single detached dwellings between the two plans. In this regard, the combined density within the Low Density Residential designation of the two plans is approximately 18.21 units per hectare (7.37 units per acre), thereby exceeding the minimum density of 17 units per hectare (6.88 units per acre) in the Secondary Plan.
- (3) The final density of the draft Plan of Subdivision will be determined at such time as a Site Plan application has been submitted for Block 36. Based on the proposed zoning and permitted built form within Block 36, 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:

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, 2020), the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan, 2020), 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 2020 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 residential development. The subject lands are located within the **Regional Greenlands System**, as the lands are bisected by a Major Tributary and two Minor Tributaries of the Rouge River. The **Regional Greenlands System** 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**

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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 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 is located within the **Regional Greenlands System**. Therefore, the Region has notified that the proposed Official Plan Amendment requires Regional approval following adoption by the City.

City of Richmond Hill Official Plan

The subject lands are designated **Low Density Residential, Medium Density Residential, Natural Heritage System** and **Protected Countryside** on Schedule A - Land Use Plan of the North Leslie Secondary Plan, in addition to being identified as a conceptual location for a park and two stormwater management facilities (refer to Map 2).

The **Low Density Residential** designation permits 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. The proposed single detached dwellings conforms with the relevant land use, density and height policies prescribed in the Secondary Plan.

The **Medium Density Residential** designation permits a variety of low and medium density housing forms including single detached, semi-detached, duplex, triplex, street townhouse, block townhouse and back-to-back townhouse uses having a density range of between 35 and 60 units per net residential hectare (14 to 25 units per net residential acre) and a maximum building height of four storeys. The proposed townhouse dwellings 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 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 **Protected Countryside** designation permits stormwater management ponds subject to criteria established in the Secondary Plan (**Policy 9.6.8 (i)**). 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. 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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Revised Official Plan Amendment Application

The applicant has submitted a revised Official Plan Amendment application that proposes to amend the policies of the **Natural Heritage System** designation as identified in the North Leslie Secondary Plan (the “Secondary Plan”) to facilitate the applicant’s development proposal. The Official Plan Amendment is comprised of two components, which are described below. The draft Official Plan Amendment is included as Appendix “B” to this report.

The first component of the Official Plan Amendment proposes to reduce the minimum buffer to a wetland from 30 metres to 15 metres in the southeasterly portion of the draft plan (refer to Map 9). In this regard, updated feature staking of the lands in 2015 established the presence of a wetland (Finger Wetland) along the east bank of the minor tributary which protrudes from the Protected Countryside into lands located outside of the Greenbelt Plan. In May 2016, further examination from the Ministry of Natural Resources and Forestry (MNR) determined that the Finger Wetland is a Locally Significant Wetland. The North Leslie Secondary Plan requires a minimum buffer of 30 metres to wetlands. The proposed Official Plan Amendment seeks to reduce the required buffer to 15 metres at one specific point, immediately south of Lots 9 and 10 on the draft plan (refer to Map 9). As compensation for the reduced buffer, the applicant is proposing to protect additional lands along the southern edge of the plan (approximately 1,505 square metres) equal to the amount of land that would have otherwise been protected and conveyed as part of a 30 metre buffer.

The second component of the Official Plan Amendment proposes to reduce the minimum buffer to the Regional floodline from 30 metres to 10 metres along the minor tributary that traverses the subject lands. In this regard, a similar policy direction already exists in the North Leslie Secondary Plan for major tributaries where the natural heritage system corridor is greater than 100 metres in width. The applicant’s EIS has determined that Minor Tributaries 2-1 and 2-2 within the subject lands are straight channels with little signs of erosion, channel scouring or meandering. The EIS also notes that the natural heritage system corridor along Minor Tributary 2-1 is greater than 100 metres in width, which exhibits similar characteristics to the corridor width of a Major Tributary where a buffer of 10 metres to the Regional floodline is permitted. Staff also notes that **Section 3.2.2.3.7** of the City’s Official Plan permits a 10 metre buffer adjacent to hazard lands across the balance of Richmond Hill.

Based on the submitted EIS, both the TRCA and the City’s Park and Natural Heritage Planning staff have no concerns with a reduced buffer of 15 metres to the wetland or 10 metres to the Regional floodline given the characteristics of the natural heritage system and minor tributaries within the subject lands.

Given all of the above, staff is of the opinion that the applicant’s revised Official Plan Amendment application maintains the general intent and purpose of the North Leslie Secondary Plan and represent good planning.

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Revised Zoning By-law Amendment Application

The subject lands are zoned **Agricultural (A1) Zone** under By-law 2325-68, as amended, which permits, among other uses, agriculture, forestry and conservation uses (refer to Map 4). 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.

The applicant has submitted a revised Zoning By-law Amendment application that proposes to include the subject lands within the boundaries of By-law 55-15 (North Leslie Zoning By-law) and to rezone the lands accordingly to implement the proposed draft Plan of Subdivision. In this regard, the applicant is proposing to rezone the lands to **Single Detached Three (R3) Zone, Multiple Residential Four (RM4) Zone, Park (P) Zone, Institutional One (I1) Zone, Environmental Protection Two (EPA2) Zone** and **Open Space (O) Zone** under By-law 55-15, as amended (refer to Appendix “C”).

Block 36 on the draft plan is proposed to accommodate block townhouses fronting onto private streets. The detailed design of the development will be determined through approval of the applicant’s future 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 and the form of development is unknown. At the time of writing of this report, a Site Plan application has not been received to implement a development proposal within Block 36. As a result, the existing zoning for Block 36 will remain as **Agricultural (A1) Zone** until such time as a future Site Plan application has been submitted and sufficiently advanced to implement a medium density residential development in conformity with the policies of the Secondary Plan.

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 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.

The applicant is proposing site specific exceptions within both the proposed **R3 Zone** and **RM4 Zone**. 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:

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Development Standard	R3 Zone Standard	Proposed Standard
Minimum Lot Frontage (interior)	10.5 metres (34.44 feet)	Complies
Minimum Lot Frontage (exterior)	12.3 metres (40.35 feet)	Complies
Minimum Lot Area (interior)	310 square metres (3,336.81 square feet)	Complies
Minimum Lot Area (exterior)	340 square metres (3,659.72 square feet)	Complies
Maximum Lot Coverage	50%	Complies
Minimum Front Yard Setback	3.5 metres (11.48 feet)	Complies
Minimum Side Yard Setback	1.2 metres (3.93 feet)-one Side 0.6 metres (1.96 feet) - other side provided that, for interior lots, the larger required side yard shall be adjacent to the larger side yard on the adjoining lot.	1.2 metres (3.93 feet)-one Side 0.6 metres (1.96 feet) - other side provided that, for interior lots, the smaller required side yard shall be adjacent to the larger side yard on the adjoining lot.
Minimum Flankage Yard Setback	2.4 metres (7.87 feet)	Complies
Minimum Rear Yard Setback	7.5 metres (24.60 feet)	Complies
Maximum Height	3.5 Storeys	Complies
Maximum Height of Porch	4.5 metres (14.76 feet)	5.0 metres (16.40 feet)

Development Standard	R3 Zone Standard	Proposed Standard – Lot 24
Minimum Lot Frontage (interior)	10.5 metres (34.44 feet)	Complies
Minimum Lot Frontage (exterior)	12.3 metres (40.35 feet)	Complies
Minimum Lot Area (interior)	310 square metres (3,336.81 square feet)	Complies
Minimum Lot Area (exterior)	340 square metres (3,659.72 square feet)	Complies
Maximum Lot Coverage	50%	Complies
Minimum Front Yard Setback	3.5 metres (11.48 feet)	Complies

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Development Standard	R3 Zone Standard	Proposed Standard – Lot 24
Minimum Side Yard Setback	1.2 metres (3.93 feet)-one Side 0.6 metres (1.96 feet) - other side provided that, for interior lots, the larger required side yard shall be adjacent to the larger side yard on the adjoining lot.	1.2 metres (3.93 feet)-one Side 0.6 metres (1.96 feet) - other side provided that, for interior lots, the smaller required side yard shall be adjacent to the larger side yard on the adjoining lot.
Minimum Flankage Yard Setback	2.4 metres (7.87 feet)	Complies
Minimum Rear Yard Setback	7.5 metres (24.60 feet)	Complies, the Southern Lot Line shall be deemed to be the Rear Yard
Maximum Height	3.5 Storeys	Complies
Maximum Height of Porch	4.5 metres (14.76 feet)	5.0 metres (16.40 feet)
Accessory Buildings and Structures and Pools	N/A	Accessory Buildings, Structures and Pools shall not be located closer to a front lot line than the minimum distance between the nearest point of the main wall of the main building and the front lot line.

Development Standard	RM4 Zone Standard	Proposed Standard
Minimum Lot Frontage (interior)	6.0 metres (19.68 feet)	Complies
Minimum Lot Frontage (Corner)	7.2 metres (23.62 feet)	Complies
Minimum Lot Area (interior)	150 square metres (1,616.58 square feet)	Complies
Minimum Lot Area (exterior)	170 square metres (1,829.96 square feet)	Complies
Maximum Lot Coverage	60%	65%
Minimum Front Yard Setback	3.0 metres (9.84 feet)	Complies
Minimum Side Yard Setback	1.2 metres (3.93 feet)	Complies
Minimum Flankage Yard Setback	2.4 metres (7.87 feet)	Complies
Minimum Rear Yard Setback	7.0 metres (22.96 feet)	Complies
Maximum Height	3.5 Storeys	Complies
Maximum Height of Porch	4.5 metres (14.76 feet)	5.0 metres (16.40 feet)

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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 amending Zoning By-law will be forwarded to Council for passage at such time as the applicant provides payment of the applicable processing fee and the form of the by-law has been finalized.

Revised Draft Plan of Subdivision Application

The applicant has submitted a revised draft Plan of Subdivision that proposes to facilitate a low and medium density residential development comprised of 27 single detached dwellings and 53 street townhouse dwellings, in addition to blocks for future development, parkette, elementary school, open space, stormwater management, maintenance, servicing and road purposes on the subject lands (refer to Map 9). The following is an overview of the various components of the submitted draft plan:

- Lots 1 to 27 are intended for single detached units and Blocks 28 to 35 are intended for 53 street townhouses. Block 36 is a future development block which is intended for condominium townhouse units (approximate 41 units), further details of which are pending a future Site Plan Application. Blocks 37 to 46 are future development blocks which are intended to be developed in conjunction with abutting lands to the north. Street “A” and Street “D” on the draft plan provides a north-south local road which serves as a vehicular and pedestrian access for the eastern half of the draft plan, and future development to the north. Street “B” on the draft plan provides a north-south and east-west local road which serves as a vehicular and pedestrian access for the western half of the draft plan and future development to the north and west. Street “C” is a local road, which serves as a vehicular and pedestrian access and connects with future development to the north.
- Lot 24 is located on the eastern portion of the draft plan and proposes one single detached dwelling. Lot 24 is an irregular shaped lot due to the position of the proposed road (Street “D”), the limits of the Protected Countryside, the location of stormwater management pond on the east side of the lot and the location of the pond access to the immediate south. It must be noted that site specific zoning standards are required for Lot 24 as the amenity space is proposed in the side yard.
- Block 47 is intended to serve as a future municipal park. The park is to be constructed in conjunction with land to be acquired from the draft Plan of Subdivision to the north. The park block is in accordance with the location of a Park as identified in Schedule “A” – Land Use Plan of the Secondary Plan. Block 48 is intended to serve as a future elementary school. The school block requires co-operation from adjacent landowners from the north and west in order to facilitate a sufficient land holding for an elementary school. The City has secured

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lands for the school block through draft approved plans to the west, and will be requiring lands from the north in order to secure the school block.

- Street “B” connects to a future major collector road (John McCrae Street), located immediately west of the subject lands. John McCrae Street provides connections to Elgin Mills Road East and to the greater transportation network identified in Schedule “E” of the North Leslie Secondary Plan. Street “A” continues as a north-south local road, which provides connections to 19th Avenue and adjacent subdivisions to the north.
- Block 51 on the draft plan is intended for natural heritage system protection. Blocks 49 and 50 are intended for two future stormwater management ponds, while Blocks 52 to 54 provides municipal access to both stormwater management ponds.
- A 6.0 metre servicing corridor is provided across Block 51 to provide water and sanitary connections to the Regional Servicing Line on Leslie Street. It must be noted that the installation of this servicing corridor will traverse the Major Tributary, Minor Tributary and associated Provincially Significant Wetland to provide a servicing connection to Leslie Street. In accordance with the Greenbelt Plan, the installation of infrastructure shall avoid Key Natural Heritage Features unless need has been demonstrated and it has been established that there is no reasonable alternative. Furthermore, the Greenbelt Plan states that where infrastructure does cross the Key Natural Heritage System, planning, design and construction practices shall minimize negative impacts on and disturbance of the features or their related functions. The applicant will be implementing a cut and cover method to minimize the land disturbance of the servicing installation. Given that the subject lands are bisected by Key Natural Heritage Features, and the grading and drainage patterns of adjacent developments to the north and west do not provide a reasonable alternative for a servicing connection to Leslie Street or Elgin Mills Road East, staff is of the opinion that the proposed servicing connection is appropriate as per the policies of the Greenbelt Plan.

Subject to the conditions of draft approval contained in Appendix “D” 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*.

Council and Public Comments:

As noted previously, a Council Public Meeting was held on April 15, 2015 regarding the applicant’s development proposal, wherein residents and members of Council provided various comments. No concerns were raised by members of Council or the public at the Council Public Meeting with respect to the applicant’s development proposal.

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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 draft Plan of Subdivision application, including the City's Park and Natural Heritage Planning Section, Development Engineering Division and Fire and Emergency Services Divisions, in addition to the Regional Municipality of York and the Toronto and Region Conservation Authority. The schedule of draft plan conditions is attached as Appendix "D".

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. The single detached dwellings located on the eastern portion of the draft plan are connected through the greater road system of North Leslie through a single access point with the draft Plan of Subdivision to the north (File D03-18003). The combination of residential units between the subject lands and the subdivision to the north exceeds the maximum threshold of 100 units on a single vehicular access point. As such, the Development Engineering Division has included a draft plan condition requiring all units within the eastern portion of the development to install a sprinkler system.

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. City staff also note that as part of resolving LPAT appeals related to the City's 2010 Official Plan, York Region entered into a Settlement Agreement with the North Leslie Landowners Group in which the Region agreed not to seek any expansion of the Natural Heritage System beyond what was previously approved and identified in the North Leslie Secondary Plan, and agreed not to apply the new Regional Greenlands System policies of the 2010 York Region Official Plan.

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 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

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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 Greenbelt Plan;
- staff support the applicant's revised Official Plan Amendment application and the final form of the OPA document will be finalized prior to adoption by Council;
- 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 prior to enactment by Council;
- the applicant will be required to submit a Site Plan application for medium density residential Block 36;
- the applicant will be required to submit a Part Lot Control Exemption application in order to facilitate the creation of lots for the proposed townhouses within residential blocks (Blocks 28 to 35), and lots for the proposed single detached units within the Residential - Reserved blocks (Blocks 37 to 46) will remain undeveloped until such time as approvals are obtained for the development to the north and the partial lots have been merged;
- the applicant will be required to submit a Private Street Naming application for the proposed private streets to be established on medium density residential Block 36; and,
- the applicant will be required to submit an updated Sustainability Performance Metrics Tool in support of the future Site Plan application for Block 36.

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 for consideration by the City as part of its review and approval of the subject draft Plan of Subdivision application. Staff has reviewed the applicant's Metrics submission and find it acceptable as the proposed development demonstrates an overall "Application" score of 31 points, which achieves a "good" score and meets the threshold of 21 points for draft Plan of Subdivision applications (refer to Appendix "E"). It must be noted that servicing allocation for the Condominium Townhouse Block will be assigned at the Site Plan approval stage.

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). On this basis, the subject lands were designated to receive 96 persons equivalent of municipal servicing allocation (32 townhouses) as part of the first phase of development approvals. It is noted that an error was discovered shortly after the preparation of Staff Report SRPRS.15.148 and the servicing allocation designated for the first phase of development on the subject lands was corrected to 119.6 persons equivalent (40 townhouses).

The applicant has submitted a request for additional servicing allocation beyond what was initially reserved for the subject lands in 2015. In this regard, the applicant is requesting a total of 253.24 persons equivalent of servicing allocation (53 townhouses, 27 singles) in order to allow their draft Plan of Subdivision to be registered in one phase. In terms of construction phasing, the applicant has advised that the proposed street townhouses, including the installation of roads and services, will form part of the first phase of construction by the Spring of 2022. The second phase of construction and servicing is anticipated in the Fall of 2022 and includes the proposed condominium townhouses in Block 36. Servicing allocation for Block 36 will be assigned following the submission and substantial completion of a Site Plan application. The final phase of construction will include the proposed single detached dwelling units, which are dependent upon the finalization of development approvals by the landowner to the north (File D03-18003). Given that the total amount of servicing allocation being sought by the applicant is still below the 200-unit threshold established in the IGMS, and in order to streamline the subdivision registration process, staff recommends that 253.24 persons equivalent of servicing allocation be assigned to the subject lands.

The allocation of servicing capacity for Block 36 (Medium Density Residential) within the draft plan will occur through a future Site Plan approval process. Similarly, Blocks 37 to 46 (Residential Reserved) within the draft plan will be allocated through the City's Part Lot/Consent Reserve once the blocks have been combined with the future development blocks on the adjacent lands to the north.

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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 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** by providing a range of housing that provides options for people at all stages of life and **Goal Four - Wise Management of Resources in Richmond Hill** in supporting responsible use of available land.

Conclusion:

The applicant is seeking Council's approval of its revised Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development consisting of 27 single detached dwellings and 53 street townhouse dwellings, in addition to blocks for future medium density residential development, parkette, elementary school, open space, stormwater management, maintenance, servicing and road purposes on the subject lands.

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 revised Official Plan Amendment, 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 the contact person listed in this document.

- Appendix A, Extract from Council Public Meeting C#18-15 held on April 15, 2015
- Appendix B, Draft Official Plan Amendment
- Appendix C, Draft Zoning By-law
- Appendix D, Schedule of Draft Plan of Subdivision Conditions
- Appendix E, Applicant's Sustainability Metrics Chart
- Map 1, Aerial Photograph
- Map 2, North Leslie Secondary Plan – Schedule 'A'
- Map 3, North Leslie (West) Overall Concept Plan

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- Map 4, Existing Zoning
- Map 5, Original Draft Plan of Subdivision (2013)
- Map 6, Revised Draft Plan of Subdivision (2015)
- Map 7, Revised Draft Plan of Subdivision (2016)
- Map 8, Revised Draft Plan of Subdivision (2018)
- Map 9, Revised Draft Plan of Subdivision (2020)

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Report Approval Details

Document Title:	SRPI.20.010 - Request for Approval - OPA, ZBA, Draft Plan of Subdivision Sandmill Developments Inc. .docx
Attachments:	<ul style="list-style-type: none">- SRPI.20.010 Appendix A - Council Extract.pdf- SRPI.20.010 Appendix B - Draft Official Plan Amendment.pdf- SRPI.20.010 Appendix C - Draft Zoning By-law.pdf- SRPI.20.010 Appendix D - Schedule of Draft Plan Conditions.pdf- SRPI.20.010 Appendix E - Sustainability Metrics.pdf- SRPI.20.010 MAP_1_AERIAL_PHOTOGRAPH.pdf- SRPI.20.010 MAP_2_NORTH_LESLIE_SECONDARY_PLAN_SCHEDULE A.pdf- SRPI.20.010 MAP_3_NORTH LESLIE WEST OVERALL CONCEPT PLAN.pdf- SRPI.20.010 MAP_4_EXISTING_ZONING.pdf- SRPI.20.010 MAP_5_ORIGINAL DRAFT PLAN OF SUBDIVISION (2013).pdf- SRPI.20.010 MAP_6_REVISED_DRAFT PLAN OF SUBDIVISION (2015).pdf- SRPI.20.010 MAP_7_REVISED DRAFT PLAN OF SUBDIVISION (2016).pdf- SRPI.20.010 MAP_8_REVISED DRAFT PLAN OF SUBDIVISION (2018).pdf- SRPI.20.010 MAP_9_REVISED DRAFT PLAN OF SUBDIVISION (2020).pdf
Final Approval Date:	Oct 20, 2020

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

Gus Galanis - Oct 20, 2020 - 9:36 AM

Kelvin Kwan - Oct 20, 2020 - 9:41 AM

MaryAnne Dempster - Oct 20, 2020 - 11:20 AM