



## **Staff Report for Council Meeting**

**Date of Meeting:** November 11, 2020

**Report Number:** SRPI.20.007

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.20.007 – Request for Comments – Site Plan Application – Leslie Richmond Developments Limited – City File D06-18030 (Related Files D02-15025 and D03-15007)**

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### **Owner:**

Leslie Richmond Developments Limited  
2828 Bathurst Street, Suite 300  
Toronto ON M6B 3A7

### **Agent:**

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

### **Location:**

Legal Description: Part of Lot 30, Concession 3, E.Y.S.  
Municipal Address: 1521 19<sup>th</sup> Avenue

### **Purpose:**

A request for comments concerning a Site Plan application to facilitate the construction of a medium density residential development comprised of 151 townhouse dwelling units on the subject lands.

### **Recommendations:**

- a) That Staff Report SRPI.20.007 with respect to a Site Plan Application submitted by Leslie Richmond Developments Limited for the lands known as Part of Lot 30, Concession 3, E.Y.S. (Municipal Address: 1521 19<sup>th</sup> Avenue), City File D06-18030, be received and that all comments be referred back to staff; and,

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- b) That the authority to assign 451.49 persons equivalent of 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.

### Contact Person:

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

### Report Approval:

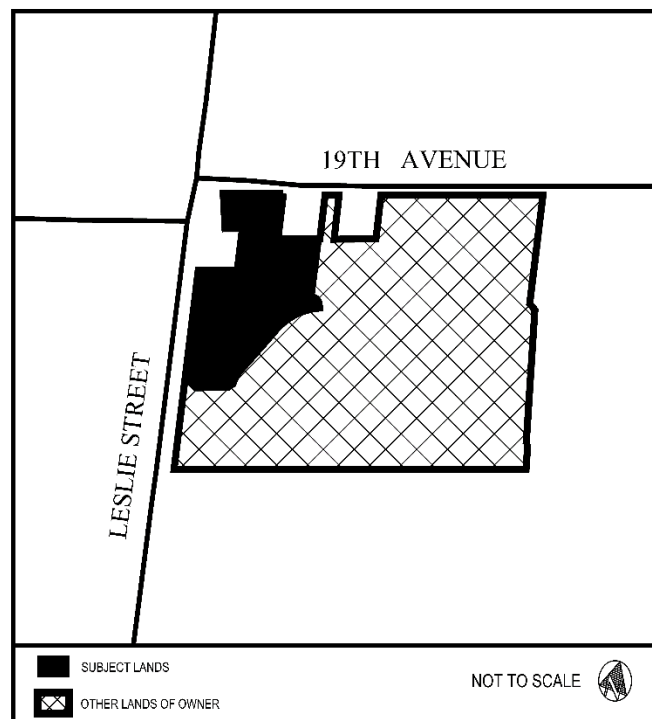
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**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 Site Plan application was received by the City on June 6, 2018 and deemed complete on July 24, 2018. The application and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. The applicant filed a revised submission with the City in April 2020, and supplemental information was provided in August 2020 to address various planning, design and technical matters.

By way of background, the subject Site Plan application is related to Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-15025 and D03-15007) which were approved by Council on March 26, 2018 to permit a residential development comprised of 72 street townhouses, in addition to 3 blocks for future medium density residential development, parkland, environmentally protected areas open space lands on the subject lands (refer to Map 5). An amending Zoning By-law for a component of the draft approved Plan of Subdivision was enacted on May 14, 2018, however, the implementing Zoning By-law for the future development blocks (Block 1, 2, and 3) was withheld pending the submission and finalization of Site Plan applications. The lands subject to this Site Plan application consist of Block 2 on the draft approved Plan of Subdivision.

The subject lands abut an existing kennel operation (Pet Chateau) located at 11491 Leslie Street. On May 27, 2020, the Community Services Department brought forward Staff Report SRCS.20.09 to address proposed amendments to Kennel Licensing By-law 188-05, in particular, to delete the required proximity distance of a kennel to a residential use. The proposed amendments served to permit the existing kennel to continue its operation after construction of the approved residential development on the subject lands. On July 7, 2020, Planning staff provided additional information to Council to address planning related concerns raised by the operator of the kennel. The proposed amendments to the Kennel By-law were approved, with the understanding that the kennel operator's concerns will be considered as part of the Site Plan approval process, including the provision of adequate buffers, setbacks, fencing and landscaping between the proposed residential development and the kennel. In addition, noise warning clauses will be required in all agreements of purchase and sale to warn future homebuyers of the existing kennel.

Based on the comments provided thus far by City departments and external agencies respecting the second Site Plan submission, a number of technical and design matters remain to be satisfactorily addressed. In this regard, additional revisions to the development proposal may be required prior to staff being in a position to bring forward an amending By-law for Council's consideration and ultimately issuing Site Plan approval.

The purpose of this report is to seek comments from Council with respect to the applicant's Site Plan application and proposed medium density residential development on the subject lands.

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### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the east side of Leslie Street, south of 19<sup>th</sup> Avenue and north of Elgin Mills Road East within the North Leslie Secondary Plan (the “Secondary Plan”) (refer to Map 1). The lands subject to this application have a total area of 3.38 hectares (8.35 acres) and have frontage on Leslie Street and 19<sup>th</sup> Avenue. The subject lands will be created upon the registration of draft approved Plan of Subdivision 19T(R)-15007 (refer to Block 2 on Map 5). The lands have historically been used for agricultural purposes and are currently vacant. Upon completion of the construction of the approved Plan of Subdivision, these lands will also have frontage on two new public streets, being Lunay Drive and Russel Wice Avenue.

Abutting the subject lands are a number of existing rural residential uses and agricultural lands along 19<sup>th</sup> Avenue to the north, and a kennel (Pet Chateau) to the west. The surrounding uses to the south and east include draft approved Plan of Subdivision 19T-15007, which contains a future public park, street townhouses along a future public road, and lands for natural heritage protection. Also to the south and west are development blocks that are subject to planning applications to facilitate urban development in accordance with the North Leslie Secondary Plan (refer to Map 4).

#### Development Proposal

The applicant is seeking approval of its Site Plan application to permit the construction of a medium density residential development on its land holdings. A revised development proposal was submitted to the City on May 4, 2020 in response to the technical comments received from City departments and external agencies with respect to the first submission. The revised Site Plan maintains a similar overall design as the original development proposal, and incorporates a total of 151 townhouse dwelling units (refer to Map 6). Specifically, the proposed development organizes the development into 23 separate townhouse blocks, comprised of rear lane townhouses. Vehicular access to the interior of the block is proposed from the future Lunay Drive, with at-grade parking at the rear for residents, and designated parking areas for visitors within the development block.

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

- **Total Lot Area:** 3.38 hectares (8.35 acres)
- **Number of Units:** 151 townhouse units
- **Density:** 44.7 units per hectare (18.1 units per acre)
- **Building Height:** 3.5 storeys
- **Parking:**
  - **Resident:** 302 spaces (2 spaces per unit)
  - **Visitor:** 36
  - **Barrier Free:** 2

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At the time of writing this report, the applicant had yet to file draft Plan of Condominium and Part Lot Control Exemption applications which will be required to facilitate the proposed common element condominium tenure and to establish the future parcels of tied land.

### Planning Analysis:

#### City of Richmond Hill Official Plan and North Leslie Secondary Plan

The subject lands are designated **Medium Density Residential** on Schedule “A” – Land Use Plan in the North Leslie Secondary Plan (refer to Map 4) within the City of Richmond Hill’s Official Plan (the “Plan”). This designation permits a variety of low rise housing forms including townhouses having a density range of between 35 and 60 units per net residential hectare (14 to 25 units per net acre) with a maximum building height of 4 storeys.

#### Existing Zoning By-law

The subject lands are zoned **Agricultural (A1) Zone** under By-law 2325-68, as amended (refer to Map 3). The **A1 Zone** permits uses such as agriculture and related uses such as forestry, gardens, nurseries, greenhouses etc., kennels or veterinarian establishments, a single detached dwelling, and conservation projects. The current zone category does not permit the residential use as proposed and accordingly an amendment to the Zoning By-law is required to facilitate the proposed development.

The lands subject to this Site Plan application are identified as Block 2 within draft approved Plan of Subdivision 19T(R)-15007. While certain parts of the draft approved plan were rezoned in 2018 (By-law 52-18) to implement appropriate zone categories for the environmentally sensitive areas, open space, parkland and street townhouses, the zoning of the subject lands has been withheld pending the submission and substantial completion of a Site Plan application in order to ensure that the by-law is tailored to the approved development.

#### Proposed Zoning By-law

The applicant is proposing to remove the subject lands from By-law 2325-68, as amended, and include the lands within the boundaries of the North Leslie Secondary Plan Area Zoning By-law, being By-law 55-15, as amended. In this regard, the applicant is proposing to rezone the lands from **Agricultural (A1) Zone** to **Multiple Residential Four Special 1 (RM4 Special-1)** to accommodate the proposed development, which is comprised of 23 blocks of rear lane townhouses, fronting onto a series of private condominium streets and lanes (Map 6).

Pursuant to Council’s previous approval of the related Zoning By-law Amendment application (File D02-15025), the final form of the by-law for this development block will be forwarded to Council with any site specific provisions to implement the proposed development. The applicant will also be required to provide the payment of a processing fee prior to passing of the by-law.

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### **City Department and External Agency Comments:**

The City has received a second submission of the applicant's Site Plan application, which has been circulated to City departments and external agencies for review and comments. The applicant will be required to address all outstanding technical matters identified through the Site Plan review process, Site Plan approval will not be granted until such time as all outstanding comments have been satisfactorily addressed. Furthermore, any conditions provided by relevant City departments and external agencies will be included in the Site Plan Agreement. The following is a summary of the comments received with respect to the applicant's current Site Plan submission:

#### **Development Planning Division**

The City's Development Planning Division has completed a review of the applicant's second Site Plan submission and note that the draft approved Plan of Subdivision must be registered prior to the registration of a Site Plan Agreement. Other outstanding items include, but are not necessarily limited to, coordinating the design of the Site Plan and the Elevation Plans, the provision of specific required measurements on both the Site Plan and the Elevation Plans, and the coordination of the Site Plan and the Grading Plan. Planning staff will continue to work with the applicant and the consulting team to address all comments and concerns identified in this submission.

#### **Development Engineering Division**

The City's Development Engineering Division has identified a number of issues to be addressed with respect to site servicing, stormwater management and grading (refer to Appendix "A"). These include matters related to the design and location of stormwater and water service connections, the design of the clean water collection system (which is to provide clean water to address water balance requirements for the wetlands within the natural heritage system lands), and the design and transition from the proposed grade of the development to the abutting lands without active development applications. Staff has provided these comments to the consultants and will continue to work with the applicant and the consulting team to address the challenges and resolve the identified concerns.

#### **Building Services Division - Zoning Section**

The City's Zoning Section has identified technical issues and inconsistencies between the proposed Site Plan and the draft amending Zoning By-law prepared by the applicant. These issues will be addressed through the finalization of the amending By-law as part of the finalization of the Site Plan approval process.

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### **Urban Design and Heritage Section**

The City's Urban Design Section has provided a number of design comments in an effort to improve the overall layout and design of the Site Plan (refer to Appendix "B"). A number of the comments are related to the lack of pedestrian pathway connectivity between townhouse blocks, suggestions to improve the landscape and hardscape elements, the need for additional tree plantings to improve the pedestrian experience, improvements to the laneway designs, and minor alterations to improve the visual appearance of the townhouse blocks while providing a variety in the elevations.

### **Park and Natural Heritage Planning Section**

The City's Park and Natural Heritage Planning Section has advised that there are outstanding matters to be addressed, including additional details with respect to the overall planting, the provision of sufficient soil volumes to ensure successful plant growth, feature based water balance requirements, improvements to the pedestrian interface between the townhouses and the public park, and providing additional comments with respect to the landscape details (refer to Appendix "C").

### **Toronto and Region Conservation Authority**

The Toronto and Region Conservation Authority (TRCA) has identified that a number of technical issues remain outstanding, including addressing water balance requirements in accordance with the approved North Leslie Master Environment and Servicing Plan (MESP), confirming that the required buffers and timing windows associated with the Heronry are maintained, and addressing safe excavation depth concerns related to stormwater management. The applicant will be required to address these issues with the next submission.

### **Other City Departments and External Agencies**

All other commenting agencies and internal departments, including York Region and the City's Community Services Department and Fire and Emergency Services Division have provided their comments and have no concerns with the proposal, subject to their requirements being addressed.

### **Interim Growth Management Strategy (IGMS):**

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The applicant has submitted a *Sustainability Performance Metrics Summary* in support of its proposed Site Plan application demonstrating an Overall Application score of 65 points; however, upon further review, it has been determined that the scoring was not completed correctly by the applicant and the proposed development does not meet the minimum required score of 32 points. The applicant will be required to explore other available measures to implement as part of the proposed development, in order to achieve a higher metric score. In this regard, staff will continue to work with the applicant to meet the City's

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minimum score requirements for the proposed townhouse development in order to be considered for servicing allocation.

In consideration of the above and in order to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council delegate its authority to assign allocation to the Commissioner of Planning and Infrastructure, subject to the applicant meeting the required minimum score of 32 points.

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

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

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

The recommendations of this report are generally aligned with **Goal Two – Better Choice in Richmond Hill** in 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.

### **Conclusion:**

Staff is seeking comments from Council on the applicant's Site Plan application to facilitate the construction of a medium density residential development comprised of 151 townhouses on the subject lands. Given the stage of review, the applicant must satisfactorily address all department and agency comments respecting the Site Plan application, and register the related Plan of Subdivision prior to the potential execution of a Site Plan Agreement. Staff will bring forward an amending Zoning By-law for enactment at a future Council meeting, once the applicant has sufficiently addressed the Site Plan comments. Accordingly, it is recommended that the staff report be received by Council and that all comments be referred back to staff for final consideration.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Appendix A: Memo from the Development Engineering Division, dated July 22, 2020
- Appendix B: Memo from the Urban Design and Heritage Section, dated August 28, 2020
- Appendix C: Email from the Park and Natural Heritage Planning Section, dated August 5, 2020
- Map 1: Aerial Photograph
- Map 2: North Leslie (East) Block Plan
- Map 3: Existing Zoning



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- Map 4: North Leslie Secondary Plan Land Use Schedule
- Map 5: Draft Approved Plan of Subdivision
- Map 6: Proposed Site Plan
- Map 7: Proposed Elevations – Typical Leslie Street Frontage
- Map 8: Proposed Elevations – Park Block Frontage
- Map 9: Proposed Elevations – Typical Lunay Drive Frontage
- Map 10: Proposed Elevations – Typical Internal Street Frontage

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### Report Approval Details

Document Title:	Request for Comment - Site Plan Application - 1521 19th Avenue - City File D06-18030.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A.pdf</li><li>- Appendix B.pdf</li><li>- Appendix C.pdf</li><li>- MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- MAP_2_NORTH_LESLIE_(EAST) BLOCK PLAN.pdf</li><li>- MAP_3_EXISTING_ZONING.pdf</li><li>- MAP_4_NORTH_LESLIE_SECONDARY_PLAN_SCHEDULE-A LAND_USE.pdf</li><li>- MAP_5_DRAFT_APPROVED_PLAN_OF_SUBDIVISION.pdf</li><li>- MAP_6_PROPOSED_SITE_PLAN.pdf</li><li>- MAP_7_PROPOSED_ELEVATIONS-TYPICAL_LESLIE_STREET_FRONTAGE.pdf</li><li>- MAP_8_PROPOSED_ELEVATIONS-PARK_BLOCK_FRONTAGE.pdf</li><li>- MAP_9_PROPOSED_ELEVATIONS-TYPICAL_LUNAY_DRIVE_FRONTAGE.pdf</li><li>- MAP_10_PROPOSED_ELEVATIONS-TYPICAL_INTERNAL_STREET_FRONTAGE.pdf</li></ul>
Final Approval Date:	Oct 28, 2020

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

**Gus Galanis - Oct 20, 2020 - 2:03 PM**

**Kelvin Kwan - Oct 20, 2020 - 3:22 PM**

**MaryAnne Dempster - Oct 28, 2020 - 9:24 AM**