



Staff Report for Council Meeting

Date of Meeting: December 9, 2020

Report Number: SRPI.20.032

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.20.032 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – King East Developments Inc. – City Files D02-17041 and D03-17013

Owners:

King East Developments Inc.
181 Eglinton Avenue East, Suite 204
Toronto, Ontario
M4P 1J4

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Block B and Lots 36, 38, 40 to 45, 48, and 51 to 56, and Part of Lots 35, 37, 46 and 49, Plan M-807

Municipal Addresses: 1, 3, 5, 9 and the rear of 7 and 11 Toscanini Road, 438, 446, 456, 476, 490 and 500 King Road, 31A, 33 and 35 Puccini Drive, and 1, 3, 4, 4A, 4B, 5, 5A, 6, 7 and 8 Aida Place

Purpose:

A request for approval concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 115 single detached dwelling units, 24 semi-detached dwelling units, and 44 townhouse dwelling units on the subject lands.

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Recommendations:

- a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by King East Developments Inc. for lands known as Block B and Lots 36, 38, 40 to 45, 48, and 51 to 56, and Part of Lots 35, 37, 46 and 49, Plan M-807 (Municipal Addresses: 1, 3, 5, 9 and the rear of 7 and 11 Toscanini Road, 438, 446, 456, 476, 490, and 500 King Road, 31A, 33 and 35 Puccini Drive, and 1, 3, 4, 4A, 4B, 5, 5A, 6, 7, and 8 Aida Place), City Files D02-17041 and D03-17013, be approved, subject to the following:
- (i) that the subject lands be rezoned from Residential Suburban A (RSA) Zone under By-law 1275, as amended, and Single Detached Six (R6) Zone under By-law 313-96, as amended, to Multiple Residential One (RM1) Zone, Semi-Detached One (RD1) Zone, Single Detached Six (R6) Zone and Single Detached Four (R4) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.20.032;
 - (ii) that the amending Zoning By-law be brought forward to a future meeting of Council for consideration and enactment;
 - (iii) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands;
 - (iv) that the Plan of Subdivision as depicted on Map 5 to Staff Report SRPI.20.032 be draft approved, subject to the conditions as set out in Appendix “D” hereto;
 - (v) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 108-19;
- b) That Council approve the Site Plan Control By-law as set out in Appendix “C” to Staff Report SRPI.20.032 to implement the applicant’s sustainability commitments and that said by-law be brought forward to a future meeting of Council for consideration and enactment; and,
- c) That 532.44 persons equivalent of servicing allocation be assigned to the subject lands, to be released by the Commissioner of Planning and Infrastructure in accordance with By-law 109-11, as amended.

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Contact Person:

Katherine Faria, Acting Senior Planner, Site Plans, phone number 905-771-5543 and/or Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

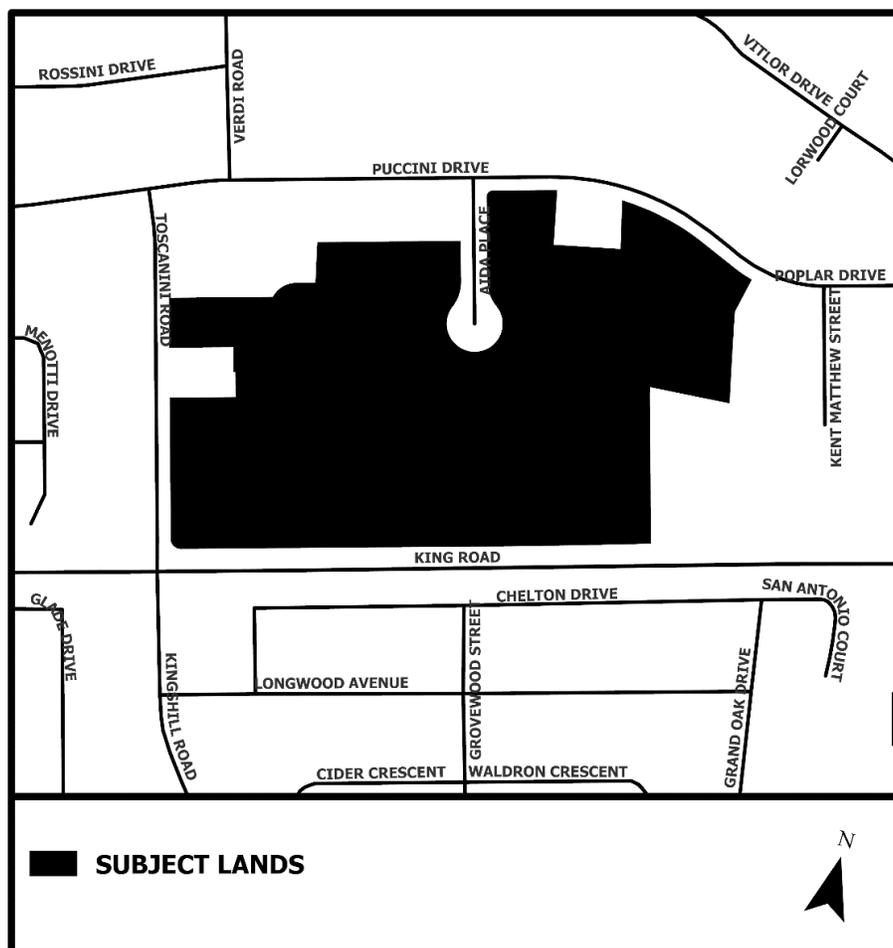
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure Department

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 Zoning By-law Amendment and draft Plan of Subdivision applications were considered at a statutory Council Public Meeting held on April 11, 2018, wherein Council received Staff Report SRPRS.18.071 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). Concerns were raised by one member of the public with respect to parkland dedication requirements for the proposed development and the potential for impacts on adjacent lands. This matter is addressed in greater detail in the later sections of this report.

The applicant filed resubmissions with respect to its Zoning By-law Amendment and draft Plan of Subdivision applications in July 2018, October 2018 and August 2020 to address various technical matters. All comments from City departments and external agencies as they relate to this stage of the approval process have now been satisfactorily addressed. In this regard, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment and draft Plan of Subdivision applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of King Road, east of Toscanini Road and south of Puccini Drive, and have a total lot area of approximately 8.73 hectares (21.57 acres) (refer to Map 1). The lands represent a consolidation of 23 residential lots currently supporting a number of single detached dwellings that are proposed to be demolished in order to facilitate the applicant’s development proposal. Adjacent land uses include existing or approved low and medium density residential uses to the east, north and west, including single detached dwellings, semi-detached dwellings and townhouse dwellings that have been draft approved for the lands to the east of the subject lands (City Files D03-14003, D03-15010, D03-17002, D03-18012 and D03-18013) (refer to Map 6).

Revised Development Proposal

The applicant is seeking Council’s approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate a residential development comprised of 115 single detached dwelling units, 24 semi-detached dwelling units, 44 townhouse dwelling units, new public roads (including the extension of Aida Place), a walkway block, and five future residential development blocks on the subject lands (refer to Map 5). The applicant’s revised development proposal contemplates, among other matters, modifications to its initial proposal as described below (refer to Maps 4 and 5):

- the orientation of Street “E” has been re-aligned with respect to its intersection with Street “D”;

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- the proposed number of single detached residential lots has been increased from 110 to 115;
- the orientation, size and layout of the proposed single detached residential lots and future development blocks has been revised; and,
- Blocks 130, 131 and 132 as shown on the applicant's initial proposal are proposed as single detached residential lots in the applicant's revised proposal. Block 135 has also been added to the revised proposal as a future development block.

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

- **Total Lot Area:** **8.73 hectares (21.57 acres)**
 - **Single and Semi-Detached Lots:** **5.58 hectares (13.79 acres)**
 - **Street Townhouse Blocks:** **0.91 hectares (2.25 acres)**
 - **Future Development Blocks:** **0.02 hectares (0.05 acres)**
 - **Future Roads:** **0.01 hectares (0.02 acres)**
 - **Road Widening Block:** **0.01 hectares (0.02 acres)**
 - **Walkway Block:** **0.02 hectares (0.05 acres)**
 - **Reserve Blocks:** **0.01 hectares (0.02 acres)**
 - **Roads:** **2.17 hectares (5.36 acres)**
- **Total Number of Units:** **183**
 - **Single Detached:** **115**
 - **Semi-Detached:** **24**
 - **Street Townhouse:** **44**
- **Total Density:** **20.96 units per hectare (8.48 units per acre)**
- **Minimum Lot Frontages:**
 - **Single Detached:** **12.0 metres (39.4 feet)**
 - **Semi-Detached:** **15.0 metres (49.2 feet)**
 - **Street Townhouse:** **6.0 metres (19.7 feet)**
- **Building Height:** **2 to 3 storeys**

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 3). Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, as well as medium density residential uses as proposed within the applicant's revised development proposal, subject to specific policy criteria as defined in Chapter 4 of the Plan. In accordance with **Section 4.9.1.2** of the Plan, medium density residential uses may be permitted within the **Neighbourhood** designation on lands having frontage on an arterial street.

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In accordance with **Section 4.9.1** of the Plan, building heights shall be a maximum of 4 storeys on an arterial street and a maximum of 3 storeys in all other areas of the **Neighbourhood** designation. Development shall be compatible with the existing character of adjacent and surrounding areas and in accordance with **Policy 4.9.2(1)**, site design which would inhibit future infill development shall not be permitted. In addition, where development is subject to an infill plan or tertiary plan, the criteria as set out in an infill plan or tertiary plan approved by Council shall apply. The subject lands are situated within a priority infill area in accordance with **Section 4.9.1.1** of the Plan and are located within the study area for the Puccini Drive Neighbourhood Infill Study.

Staff has reviewed the applicant's revised development proposal and is of the opinion that it conforms with the policies of the Plan for lands within the **Neighbourhood** designation. The proposed single detached and semi-detached dwelling units are permitted within the **Neighbourhood** designation and the proposed location of townhouse dwelling units along King Road conforms with the locational criteria for medium density residential uses within the **Neighbourhood** designation as outlined in **Section 4.9.1** of the Plan. The proposed building heights of 2 to 3 storeys are in keeping with the maximum permitted heights for lands within the **Neighbourhood** designation. Further, the layout of the applicant's revised development proposal is in keeping with the character of adjacent and surrounding lands and is consistent with existing patterns of development within the area.

The subject lands are located on the Oak Ridges Moraine and are located within the **Settlement Area** designation as defined in accordance with the *Oak Ridges Moraine Conservation Plan (ORMCP)*. Pursuant to **Section 3.2.1.1** of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plans, as amended from time to time shall be permitted. In addition, permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP and **Section 3.2.1.1** of the Plan. No Key Natural Heritage Features (KNHFs) or Key Hydrologically Sensitive Features (HSFs) as prescribed by the ORMCP have been identified within or adjacent to the subject lands..

Puccini Drive Neighbourhood Infill Study

The subject lands are located within the boundaries of the Puccini Drive Neighbourhood Infill Study ("Study") originally endorsed by Council in 1998 and updated in 2017 pursuant to Staff Report SRPRS.17.173 (refer to Map 7). The Study recommends, among other matters, that the edges of the neighbourhood should be developed with higher density housing and that lot frontages for existing streets should be a minimum of 15 metres (50 feet). The Study provides for a Demonstration Plan that illustrates one potential development scenario for the Puccini Drive neighbourhood. In this regard, the Demonstration Plan contemplates a network of new or extended public roads, townhouses in various locations along King Road and low density residential uses within backlot areas. As outlined in the Study, the purpose of the Demonstration Plan was not to serve as a final development concept.

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The Study recommends that development on King Road be oriented towards King Road and that townhouses are to have frontages of at least 6.0 metres (20 feet). The Study also prescribes that no additional driveways from King Road or Bathurst Street be permitted, whereby new development is required to group access points or utilize shared access from rear lanes. Within rear lot areas, new development should provide for minimum lot frontages of 12.0 metres (40 feet) for interior lots and minimum lot frontages of 13.2 metres (43 feet) for corner lots.

The proposed townhouse blocks fronting on King Road as well as single detached building lots meet the general intent of the Study with respect to land use and design, including minimum lot frontages. In this regard, proposed single detached dwelling lots on Toscanini Road and Puccini Drive provide for a minimum lot frontage of 15.0 metres (50 feet) as recommended by the Study. Notwithstanding that semi-detached dwellings as proposed within the applicant's revised development proposal are not contemplated by the Study, the proposed semi-detached dwelling lots are considered to be compatible and in keeping with the development patterns of the adjacent and surrounding areas.

On the basis of the preceding, Planning staff has reviewed the applicant's revised development proposal and is of the opinion that it conforms with the relevant policies of the City's Official Plan and meets the general principles of the Study that has been approved by Council for the area.

Revised Zoning By-law Amendment Application

The subject lands are currently zoned "**Residential Suburban A (RSA) Zone**" under By-law 1275, as amended, and "**Single Detached Six (R6) Zone**" under By-law 313-96, as amended (refer to Map 2). The existing zone categories permit single detached dwellings, among other uses. However, the existing zone categories would not permit the built forms and development standards as proposed within the applicant's revised development proposal. Accordingly, the applicant is proposing to rezone the subject lands to "**Multiple Residential One (RM1) Zone**", "**Semi-Detached One (RD1) Zone**", "**Single Detached Six (R6) Zone**" and "**Single Detached Four (R4) Zone**" under By-law 313-96, as amended, with site specific development standards to permit the proposed residential development.

The following tables provide a general summary of the applicable development standards within the proposed zoning categories under By-law 313-96, as amended, including site-specific provisions proposed by the applicant:

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Single Detached Lots (Lots 1 to 9 and 118 to 127)

Development Standard	R6 Zone Standard	Proposed Standards
Minimum Lot Frontage (Interior)	15 metres (49.21 feet)	Complies
Minimum Lot Frontage (Corner)	17 metres (55.78 feet)	Complies
Minimum Lot Area (Interior)	500 square metres (5,381.96 square feet)	440 square metres (4,736.12 square feet), Lots 125-126
Minimum Lot Area (Corner)	565 square metres (6,081.61 square feet)	Complies
Maximum Lot Coverage	40%	Complies
Minimum Front Yard	4.5 metres (14.8 feet)	Complies
Minimum Side Yard	1.5 metres (4.9 feet)	Complies
Minimum Flankage	3.0 metres (9.8 feet)	Complies
Minimum Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	11 metres (36.1 feet)	Complies

Single Detached Lots (Lots 10 to 60 and 73 to 117)

Development Standard	R4 Zone Standard	Proposed Standards
Minimum Lot Frontage (Interior)	12 metres (39.4 feet)	Complies
Minimum Lot Frontage (Corner)	14 metres (45.9 feet)	13.5 metres (44.29 feet), Lots 90 and 102
Minimum Lot Area (Interior)	400 square metres (4,305.6 square feet)	350 square metres (3,767.4 square feet)
Minimum Lot Area (Corner)	465 square metres (5,005.22 square feet)	415 square metres (4,467.02 square feet) 380 square metres (4,090.29 square feet), Lot 90 340 square metres (3,659.73 square feet), Lot 102
Maximum Lot Coverage	40%	47.5%
Minimum Front Yard	4.5 metres (14.8 feet)	Complies
Minimum Side Yard	1.5 metres (4.9 feet), subject to additional criteria	Complies
Minimum Flankage	3.0 metres (9.8 feet)	Complies
Minimum Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	11 metres (36.1 feet)	Complies

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Semi-Detached Lots (Lots 61 to 72)

Development Standard	RD1 Zone Standard, Semi-Detached	Proposed Standards
Minimum Lot Frontage (Interior)	14.6 metres (47.9 feet)	Complies
Minimum Lot Frontage (Corner)	16.6 metres (54.5 feet)	Complies
Minimum Lot Area (Interior)	485 square metres (5,220.5 square feet)	420 square metres (4,520.84 square feet)
Minimum Lot Area (Corner)	555 square metres (5,973.9 square feet)	520 square metres (5,597.23 square feet)
Maximum Lot Coverage	50%	Complies
Minimum Front Yard	4.5 metres (14.8 feet)	Complies
Minimum Side Yard	1.5 metres (4.9 feet), subject to additional criteria	Complies
Minimum Flankage	3.0 metres (9.8 feet)	Complies
Minimum Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	11 metres (36.1 feet)	Complies

Townhouse Blocks (Blocks 128 to 134)

Development Standard	RM1 Zone Standard, Street Townhouse	Proposed Standards
Minimum Lot Frontage (Interior)	6.0 metres (19.7 feet)	Complies
Minimum Lot Frontage (Corner)	9.0 metres (29.5 feet)	Complies
Minimum Lot Area (Interior)	200 square metres (2,152.8 square feet)	170 square metres (1,829.86 square feet)
Minimum Lot Area (Corner)	300 square metres (3,229.17 square feet)	Complies
Maximum Lot Coverage	50%	Complies
Minimum Front Yard	4.5 metres (14.8 feet)	Complies
Minimum Side Yard	1.5 metres (4.9 feet)	Complies
Minimum Flankage	3.0 metres (9.8 feet)	Complies
Minimum Rear Yard	7.5 metres (24.6 feet)	6 metres (19.69 feet)
Maximum Height	11 metres (36.1 feet)	Complies

In addition to the site specific development standards outlined in the tables above, the applicant has requested a site specific provision to consider King Road as the front lot

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line as it relates to the proposed townhouse blocks. The applicant's revised Zoning By-law Amendment application also addresses the consideration of Block 135 on the applicant's revised draft Plan of Subdivision, together with a parcel on the adjacent draft approved Plan of Subdivision (City File D03-18013) as a lot to facilitate the future development of the parcel.

The applicant's revised development proposal, including **R6, R4, RD1** and **RM1** zones, will facilitate the development of medium density residential uses in the form of townhouse dwellings along King Road, while maintaining the established low density residential character along Toscanini Road and Puccini Drive. In addition, the proposed site specific development standards related to minimum lot area, minimum lot frontage, maximum lot coverage and minimum rear yard will not result in negative impacts to the streetscape and are considered appropriate in consideration of the evolving character of the area. With the exception of minimum rear yard for the proposed townhouse units, the proposed development will comply with standard requirements of By-law 313-96, as amended, with respect to minimum setbacks and maximum building height.

Staff has undertaken a review of the applicant's revised development proposal and is satisfied the proposed zone categories, including site specific provisions conform with the applicable policies of the Official Plan, meet the general principles established within the Puccini Drive Neighbourhood Infill Study and are appropriate for the orderly development of the lands.

Revised Draft Plan of Subdivision Application

The applicant has submitted a revised draft Plan of Subdivision that proposes 44 townhouse dwelling units within 7 blocks along King Road, 24 semi-detached dwelling lots on the north side of Street "A" and 115 single detached dwelling lots for the balance of the lands (refer to Map 5). As indicated in the earlier sections of this report, the applicant's revised development proposal includes a total of 5 blocks for future development purposes, depicted as Blocks 135 to 139 inclusive on the applicant's revised draft Plan of Subdivision. In this regard, Block 135 is intended to be developed together with an abutting parcel on the adjacent lands, shown as Block 7 on the plan which has been draft approved pursuant to City File D03-18013 (refer to Maps 5 and 6).

Vehicular access for the proposed development is contemplated from both Puccini Drive as well as future road connections to adjacent development to the east and south. In this regard, the proposed development contemplates the extension of Aida Place as well as the establishment of new public road connections through draft approved Plans of Subdivision to the south and east. In addition, the applicant's revised draft Plan of Subdivision includes a walkway block connecting Street "A" to King Road, as well as widening, daylighting and reserve blocks (refer to Map 5).

Subject to the conditions of draft approval contained in Appendix "D" attached hereto, staff is of the opinion that the proposed development conforms with the applicable

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policies of the Plan and has appropriate regard for the criteria under Subsection 51(24) of the *Planning Act*.

Public Comments:

A concern was identified by a representative of the Temperanceville United Church at the Council Public Meeting held on April 11, 2018 related to parkland dedication requirements for the proposed development and potential impacts on the lands owned by the church (refer to Appendix “A”). In this regard, the City’s Park and Natural Heritage Planning Section recommends the acceptance of cash-in-lieu of parkland dedication given the proximity of the subject lands to Temperanceville Park and Woodside Parkette.

Department and External Agency Comments:

All circulated City departments and external agencies have indicated no objections, have provided comments to be considered at a more detailed stage in the approval process and/or have provided conditions of draft approval with respect to the applicant’s revised draft Plan of Subdivision application. Applicable conditions of draft approval are contained in Appendix “D” attached hereto.

The following sections provide an overview of the comments received from circulated departments and agencies at the time of writing of this report.

Development Engineering Division

The City’s Development Engineering Division has provided conditions of draft approval with respect to the applicant’s revised draft Plan of Subdivision application, including requirements with respect to the reconstruction and purchase of a portion of the lands forming Aida Place from the City in order to facilitate the proposed development.

Park and Natural Heritage Planning Section

The City’s Park and Natural Heritage Planning Section has provided conditions of draft approval with respect to the applicant’s revised draft Plan of Subdivision. Among other matters, the conveyance of the proposed walkway block shall be required as a condition of draft approval. In addition, staff recommends that the City accept cash-in-lieu of parkland dedication due to the proximity of the subject lands to Temperanceville Park and Woodside Parkette.

Regional Municipality of York

The Regional Municipality of York has provided conditions of draft approval with respect to the applicant’s revised draft Plan of Subdivision application. In addition, the Region has provided general comments with respect to servicing allocation and the submitted Functional Servicing Report, as well as various technical comments related to transportation and development engineering matters to be addressed by the applicant prior to final approval and registration of the Plan of Subdivision.

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Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority has reviewed the revised development proposal and has provided conditions of draft approval with respect to the applicant's revised draft Plan of Subdivision application. The TRCA has advised that modifications to the existing stormwater management pond that is located within a Regulated Area of the Humber River watershed will be required in order to service new development in the area, including the subject development proposal. The TRCA has provided a condition of draft approval to address this matter.

Development Planning Division

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

- the proposed single detached and semi-detached dwelling lots are permitted for lands within the **Neighbourhood** designation in accordance with the policies of the Plan;
- the proposed townhouse blocks conform with the locational criteria for medium density residential development within the **Neighbourhood** designation in accordance with the policies of the Plan;
- the applicant has submitted a Demonstration Plan (refer to Map 7) illustrating the relationship of the proposed development to adjacent and surrounding lands. In this regard, the proposed development would not inhibit future infill development and the proposed lotting patterns and street network are considered to be appropriate for the orderly development of the lands;
- the proposed single detached, semi-detached and townhouse dwellings are compatible with the character of the adjacent and surrounding area and meet the general principles and objectives of the Puccini Drive Neighbourhood Infill Study; and,
- the proposed **R6**, **R4**, **RD1**, and **RM1** zone categories, including site specific provisions, are in keeping with the overall policy direction for this area of the City and are considered appropriate in consideration of the context of the Puccini Drive neighbourhood.

Planning staff has undertaken a comprehensive review and analysis of the applicant's revised development proposal and finds that it has appropriate regard for and is consistent with the broader policy direction for this part of the City as outlined within the Plan. On this basis, it is recommended that the applicant's revised draft Plan of Subdivision and Zoning By-law Amendment applications be approved.

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. As such, the applicant has submitted a Sustainability Metrics Tool (the "Metrics") in support of its revised draft Plan of

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Subdivision application. Staff has reviewed the applicant's Metrics submission and finds it acceptable as the proposed development demonstrates an overall "Application" score of 22, which achieves a "good" score and meets the threshold score of 21 points for draft Plan of Subdivision applications. Among other implementation measures, the applicant has committed to achieving Energy Star certification standards within the proposed development. In order to secure implementation of the sustainability commitments at the Building Permit stage, staff recommends that a Site Plan Control By-law be passed and a Sustainability Agreement be required for the subject lands (refer to Appendix "C").

The subject lands comprise 23 existing single detached dwelling lots (excluding lands comprising only rear portions of lots), resulting in a servicing allocation credit of 78.32 persons equivalent. In consideration that a total of 183 dwelling units comprising 44 townhouse dwelling units, 24 semi-detached dwelling units and 115 single detached dwelling units are proposed to be constructed on the subject lands, staff recommends that an additional 532.44 persons equivalent of municipal servicing allocation be assigned to the subject lands. It should be noted that the above allocation is inclusive of Block 135 that is to be developed in conjunction with adjacent lands for residential purposes.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The applicant's revised development proposal aligns with **Goal Two - Better Choice in Richmond Hill** in providing for a range of housing options with the City, as well as **Goal Four – Wise Management of Resources** in Richmond Hill in utilizing available land responsibly.

Conclusion:

The applicant is seeking Council's approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 44 townhouse dwelling units, 24 semi-detached dwelling units, 115 single detached dwelling units, future development blocks and new municipal roads on its land holdings. Staff has completed a comprehensive review and evaluation of the applicant's revised development proposal and is of the opinion that the submitted applications conform with the applicable policies of the Plan and have regard for the criteria described under Subsection 51(24) of the *Planning Act*. In light of the preceding, the applicant's revised development proposal represents good planning and is appropriate for the orderly development of the lands. On the basis of the preceding, staff recommends that Council approve the subject applications, subject to the conditions and directions outlined in this report.

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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#11-18 held on April 11, 2018
- Appendix B, Draft Zoning By-law
- Appendix C, Draft Site Plan Control By-law
- Appendix D, Schedule of Draft Plan of Subdivision Conditions
- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, Official Plan Designation
- Map 4, Initial Draft Plan of Subdivision
- Map 5, Revised Draft Plan of Subdivision
- Map 6, Applicant's Conceptual Demonstration Plan
- Map 7, Puccini Drive Neighbourhood Infill Study Demonstration Area

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Report Approval Details

Document Title:	SRPI.20.032 - Zoning By-law Amendment and Draft Plan of Subdivision Applications - City Files D02-17041 and D03-17013.docx
Attachments:	<ul style="list-style-type: none">- SRPI.20.032 - Schedule A.pdf- SRPI.20.032 - Schedule B.pdf- SRPI.20.032 - Schedule C.pdf- SRPI.20.302 - Schedule D.pdf- SRPI.20.032 Map 1 Aerial Photo.pdf- SRPI.20.032 Map 2 Existing Zoning.pdf- SRPI.20.032 Map 3 OP Designation.pdf- SRPI.20.032 Map 4 Initial Draft Plan.pdf- SRPI.20.032 Map 5 Revised Draft Plan.pdf- SRPI.20.032 Map 6 Demonstration Plan.pdf- SRPI.20.032 Map 7 Infill Study.pdf
Final Approval Date:	Nov 17, 2020

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

Gus Galanis - Nov 16, 2020 - 5:22 PM

Kelvin Kwan - Nov 17, 2020 - 8:49 AM

MaryAnne Dempster - Nov 17, 2020 - 10:31 AM