



## **Staff Report for Council Meeting**

**Date of Meeting:** February 24, 2021

**Report Number:** SRPI.21.025

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** SRPI.21.025 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – 2702485 Ontario Inc. – City Files D02-19022 and D03-19006

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### **Owner:**

2702485 Ontario Inc.  
5400 Yonge Street, Suite 403  
Toronto, Ontario  
M2N 5R5

### **Agent:**

Jim Kotsopoulos  
JKO Planning Services Inc.  
27 Fieldflower Crescent  
Richmond Hill, Ontario  
L4E 5E9

### **Location:**

**Legal Description:** Part of Lot 47, Concession 1, E.Y.S.  
**Municipal Address:** 178 Centre Street East

### **Purpose:**

A request for approval concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 22 semi-detached and 2 single detached dwelling units on the subject lands.

### **Recommendations:**

- a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 2702485 Ontario Inc. for the lands known as Part of Lot 47, Concession 1, E.Y.S. (Municipal Address: 178 Centre Street East), City Files D02-19022 and D03-19006, be approved, subject to the following:

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- (i) that the subject lands be rezoned from Industrial Class 1 (I-C1) Zone to Residential Multiple First Density – Special (RM1-S) Zone under By-law 66-71, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.21.025;
- (ii) that prior to the amending Zoning By-law being brought forward to a Council meeting for consideration and enactment, confirmation be received that the applicant has registered restrictions over the subject lands under Section 118 of the *Land Titles Act*;
- (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 depicted on Map 6 to Staff Report SRPPI.21.025 be draft approved, subject to the conditions as set out in Appendix “C”; and,
- (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 105-20.

### 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

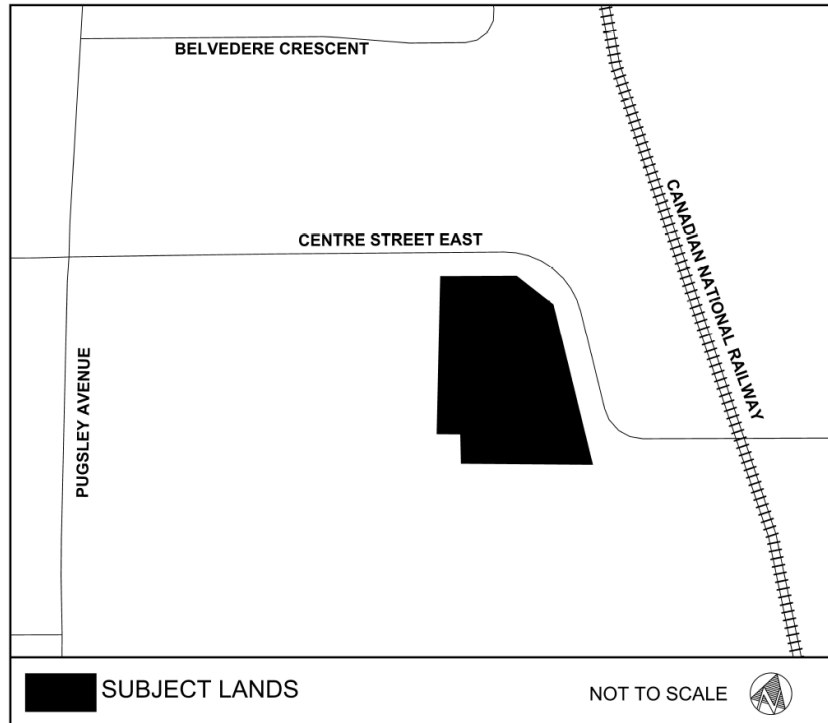
**Approved by:** Mary-Anne Dempster, City Manager

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.

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### Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under the “Contact Person” 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 February 19, 2020 wherein Council received Staff Report SRPRS.20.020 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). No concerns were raised by Council or members of the public; however, Lafarge Concrete submitted written correspondence expressing concerns with respect to the introduction of residential uses into a predominately industrial area. Specifically, Lafarge Concrete noted that their existing operations include a ready-mix concrete plant and on-site activities that include noise generated by operations and alarms, air emissions and dust, and light emanating from the facility. The correspondence requested that the facility operations be duly considered with respect to the proposed development. These issues are further addressed later in this report.

The applicant filed revised Zoning By-law Amendment and draft Plan of Subdivision applications on June 8, 2020 and December 23, 2020, respectively, to address the comments provided by City departments and external agencies with respect to the extent of the floodplain, site design, vehicular and pedestrian access, parking, site circulation and building setbacks. A more detailed discussion of these matters, as well as those requirements that remain to be addressed as part of the submission of a future Site Plan application, are addressed in later sections of this report.

The applicant has now satisfactorily addressed the main comments provided by circulated City departments and external agencies with respect to its revised development proposal. 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 to facilitate the proposed development on the subject lands.

### **Summary Analysis:**

#### **Site Location and Adjacent Uses**

The subject lands are located on the south side of Centre Street East, east of Pugsley Avenue, and have a total area of approximately 0.62 hectares (1.53 acres) (refer to Maps 1 and 2). The lands presently support a single storey automotive service building and associated outdoor vehicle storage area which is to be demolished and removed to facilitate the proposed development.

The site abuts an unopened road allowance (Station Street) and the Canadian National Rail Line to the east. The surrounding land uses include the Centre Green Cooperative Housing residential townhouses to the west and industrial commercial buildings and an existing low density residential subdivision to the north. Vacant industrial/commercial lands are located to the northeast and southeast of the site. The lands immediately to the south include a municipal park (Unity Park) and natural heritage lands containing a woodlot, German Mills Creek, and associated floodplain.

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### Revised Development Proposal

The applicant is seeking Council's approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a residential development comprised of 22 semi-detached and 2 single detached dwelling units. The property has frontage and access on Centre Street East, with vehicular access proposed from an internal condominium road. The applicant's revised development proposal contemplates, among other matters, modifications to the original site layout and development standards as described below (refer to Maps 5 to 9):

- the layout of the proposed development has been revised to remove the residential units from the proposed centre island and locate the units along the perimeter of the block. The centre island has been revised to be a community area containing visitor parking spaces, a pedestrian walkway, a playground and a community mailbox, all of which will be further evaluated at the Site Plan application stage;
- the proposed park block at the southwest corner of the lands and the proposed linear park along the Station Street road allowance have been removed to facilitate the altered internal unit layout;
- a future trailhead to connect the community to Unity Park and to provide additional ecological enhancements to the abutting woodlot has been provided at the southeast corner of the lands;
- a 2.5-metre environmental vegetation protection zone has been included at the southern limit of the subject lands, providing the remainder of the required 10 metre buffer from the identified natural heritage system located within Unity Park;
- vehicular access from Centre Street East has been revised to a right-in/right-out design to address the curvature and sightline issues associated with Centre Street East;
- the proposed private road has been redesigned to facilitate municipal curbside waste pick-up;
- all rear yards have been redesigned to provide a minimum of 5.2 metres of private outdoor amenity space;
- the proposed minimum side yard setbacks have been increased from 0.6 metres to 0.9 metres to provide a minimum separation of 1.8 metres between residential units;
- the proposed building heights have remained at 3 storeys, but have increased from 10.5 metres to 12.2 metres to accommodate the height of the peaked roofline;
- the proposed lot coverage for the proposed semi-detached lots has been decreased from 51% to 48% and the proposed lot coverage for the single detached lots has been increased from 35% to 41%; and,
- a 1.5 metre pedestrian walkway has been provided to connect the public sidewalk on Centre Street East to a future trail access to Unity Park.

The applicant's revised development proposal is based on input from City Departments and remains consistent with the original submission with respect to the number of residential units and a future common element laneway providing access from Centre Street East (refer to Map 8). The following is a summary outlining the relevant statistics

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of the applicant's revised development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.62 hectares (1.53 acres)
- **Total Number of Dwelling Units:** 24
  - **Single Detached:** 2
  - **Semi-Detached:** 22
- **Proposed Density:** 38.7 units per hectare (15.7 units per acre)
- **Proposed Building Height:** 12.12 metres (39.76 feet)
- **Proposed Number of Storeys:** 3
- **Proposed Parking Spaces:**
  - **Resident:** 48 spaces (2 spaces per unit)
  - **Visitor:** 5 spaces (0.20 spaces per unit)

It should be noted that the applicant has yet to file a Site Plan application at the time of the writing of this report. In addition, draft Plan of Condominium, Part Lot Control Exemption and Street Naming applications will be required to facilitate the proposed common element condominium tenure, to establish the future parcels of tied land, and to assign a street name(s), respectively, for the proposed private street to be established as part of the development.

## Planning Analysis:

### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 3). Permitted uses in the **Neighbourhood** designation include, among other uses, low density residential uses such as the single detached and semi-detached dwellings proposed within the applicant's development proposal. Development within this designation is permitted a maximum building height of 3 storeys, and in accordance with **Section 4.9.2** of the Plan, development shall also be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general street patterns, blocks and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

Additionally, the relevant Urban Design Guidelines that have been approved by Council shall be utilized in the review and evaluation of development applications. In this regard, the proposed 3-storey semi-detached and single detached dwellings are permitted within the **Neighbourhood** designation, and the proposed development is compatible with the existing townhouse dwellings to the west and the planned context for this area.

A portion of the site is also designated **Natural Core** which is associated with the floodplain of German Mills Creek and the natural heritage features to the south. The extent of the **Natural Core** designation is subject to the findings of an approved Natural Heritage Evaluation (NHE) and the limit of the floodplain, as determined through a

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Floodplain Analysis to the satisfaction of the Toronto and Region Conservation Authority (TRCA) and the City. Based on the review of the Floodplain Analysis submitted by the applicant, TRCA staff concur with the findings which demonstrate that the regulatory floodplain and its associated buffer no longer impact the subject lands. City staff and TRCA staff have also reviewed the submitted Natural Heritage Evaluation (NHE) with respect to the limit of vegetation associated with the woodlot in Unity Park and are satisfied that Blocks 2 and 3 on the revised draft Plan of Subdivision provide an appropriate vegetation protection area.

In this regard, the extent of the **Natural Core** designation may be refined to these blocks in accordance with **Sections 4.10.5.5** and **4.10.5.6** of the Plan, and will be zoned in an appropriate zone category to reflect the protection of these lands. Furthermore, in accordance with **Section 3.2.1.8** and **3.2.1.9** of the Plan, the City is to seek the dedication of natural features and their associated minimum protection zone to a public agency at no public expense through the approval of the draft Plan of Subdivision.

Given the above, as the subject lands are located on a collector street (Centre Street East) and the proposed development contemplates 3-storey semi-detached and single detached dwellings, the proposed development conforms with the Plan's policies applicable to the lands. In addition, the applicant's revised development proposal is compatible with the abutting residential lands with respect to permitted building heights demonstrating general compatibility with the character of the area. On the basis of the preceding, staff is of the opinion that the applicant's revised development proposal conforms with the land use and design policies of the Plan.

### Revised Zoning By-law Amendment Application

The subject lands are zoned **Industrial Class 1 (I-C1) Zone** in accordance with By-law 66-71, as amended, which permits manufacturing and industrial operations, warehousing and storage uses, banks, restaurants and a single unit for a caretaker in an establishment permitted in Section 8.2.1.1 of the By-law.

The applicant is proposing to rezone the lands to **Residential Multiple First Density – Special (RM1-S) Zone** and **Open Space (O) Zone** under By-law 66-71, as amended, to permit the construction of a low density residential development comprised of 22 semi-detached and 2 single detached residential dwellings on the subject lands.

The following table provides a general summary of the applicable development standards within the requested zone category, including the revised site-specific provisions proposed by the applicant highlighted in bold:

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<b>Development Standards</b>	<b>RM1-S Zone Standards under By-law 66-71, as amended</b>	<b>Proposed Semi-Detached Units</b>	<b>Proposed Single Detached Units</b>
Minimum Lot Area per Dwelling	275 square metres (2,960 square feet)	<b>135 square metres (1,453.13 square feet)</b>	<b>190.0 square metres (1,937.5 square feet)</b>
Minimum Lot Frontage per Dwelling	9.0 metres (29.5 feet)	<b>6.0 metres (19.69 feet)</b>	<b>7.0 metres (22.97 feet)</b>
Minimum Front Yard Setback	6.0 metres (19.68 feet)	<b>2.4 metres (7.87 feet)</b>	<b>4.2 metres (13.78 feet)</b>
Minimum Interior Side Yard Setback	1.0 metre (3.28 feet)	<b>0.9 metres (2.95 feet)</b>	<b>0.9 metres (2.95 feet)</b>
Minimum Exterior Side Yard Setback	4.0 metres (13.12 feet)	<b>2.4 metres (7.87 feet)</b>	<b>2.4 metres (7.87 feet)</b>
Maximum Building Height	10.67 metres (35.0 feet)	<b>12.2 metres (40.0 feet)</b>	<b>12.2 metres (40.0 feet)</b>
Minimum Rear Yard Setback	7.62 metres (25.0 feet)	<b>5.2 metres (17.06 feet)</b>	<b>5.2 metres (17.06 feet)</b>
Maximum Lot Coverage	35%	<b>48%</b>	<b>41 %</b>
Parking Spaces	1 space per dwelling	2 spaces per unit	2 spaces per unit
Visitor Parking	N/A	0.2 spaces per unit	0.2 spaces per unit

Planning staff has reviewed the applicant's Zoning By-law Amendment application and considers the proposal to rezone the subject lands to **RM1-S Zone** and **O Zone** under By-law 66-71, as amended, with the requested site specific development standards to be appropriate for the following reasons:

- the proposed reductions to the development standards identified in the above table are not anticipated to impact the character of the streetscape or impact abutting landowners. Furthermore, due to the nature of the future planned common element condominium tenure, the inclusion of a private road and common spaces such as the visitor parking and community parkette impact the ability to provide larger lots. However, the lots will substantially comply with newer development standards recently established in similar developments throughout the City. Lastly, it is noted that the reduced minimum lot frontage requirements are largely a function of the pie-shaped or tapered nature of many lots within the development;
- the proposed reduction in the minimum interior side yard setbacks of 0.9 metres (2.95 feet) is considered contextually and physically appropriate given the reduction is minor compared to the existing 1.0 metre setback requirement as set out in the provisions of the parent by-law applicable to the lands. The reduction will continue to provide sufficient space for rear yard access and maintenance, while continuing to provide sufficient land to address stormwater management and drainage issues. Furthermore, the requested reduced side yard setback is comparable to newer development standards in the City and still provides for adequate rear yard access and separation distance between buildings;

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- the proposed increase in the maximum permitted building height of 12.2 metres (40.0 feet) is appropriate to accommodate the proposed 3-storey built form with peaked roof designs. Furthermore, as the site abuts a public road, an unopened road allowance, a park block, and a parking lot for the Centre Green Cooperative Housing project, the proposed height increase is not anticipated to negatively impact the streetscape or the enjoyment or privacy of adjacent land uses; and,
- the proposed reduction in the minimum rear yard setback of approximately 5.2 metres (17.06 feet) will maintain the intent of the private outdoor amenity space for future residents, while maintaining privacy and adequate separation distance between the existing residential area and dwelling units. This will be achieved as the rear yard setback to the west directly abuts the existing visitor parking and internal driveway component of the Centre Green Cooperative Housing residential townhouses and an unopened road allowance to the east. Furthermore, the private community parkette located in the centre of the development, as well as a direct pedestrian linkage to Unity Park provides additional access to outdoor amenity space for the community. In this regard, the proposed minimum rear yard setback is deemed to be satisfactory as it relates to the provision of appropriate interfaces with adjacent land uses.

The draft Zoning By-law also seeks to add various site specific provisions to address the definitions of “Lot”, “Lane” and “Street” for the purposes of implementing the proposed common element condominium tenure. Additional detail with respect to the requested site specific provisions can be found in the draft Zoning By-law attached to this report (refer to Appendix B).

As noted previously, a Site Plan application will be required to facilitate the proposed development and the specific details will be evaluated through this process which will be required to comply with the Zoning By-law. It should also be noted that the City’s typical process is to withhold the passing of amending Zoning By-laws until such time as a Site Plan application has been submitted and has substantially progressed towards final approval. The purpose of this approach is to ensure that the amending Zoning By-law ultimately implements the final approved development proposal.

In this case, the applicant has requested that the amending Zoning By-law be finalized and enacted passed prior to the submission of a Site Plan application. The applicant is aware that all technical matters identified through the review of the Zoning By-law Amendment and draft Plan of Subdivision applications will be required to be satisfactorily addressed through the Site Plan application which may result in the need to modify the Site Plan to ensure compliance with the Zoning By-law. In this regard, it is noted that the draft Zoning By-law attached as Appendix B has been prepared on the basis of the current Concept Plan only, thereby increasing the risks that the final development proposal may not comply with the Zoning By-law.

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While this approach is not generally recommended, staff will proceed with finalizing the amending Zoning By-law for Council's consideration and enactment in the near future. The applicant acknowledges and ultimately assumes the risk of being impacted by the Planning Act's two year moratorium on the submission of future Minor Variance applications, including the resulting delays to finalizing development approvals and construction.

Planning staff has reviewed the applicant's revised development proposal and is satisfied that the proposed **RM1-S Zone** and **O Zone** categories, including site-specific provisions, conforms with the applicable policies of the Plan and is appropriate for the orderly development of the lands. In consideration of the above, staff is of the opinion that the revised Zoning By-law Amendment application implements the submitted draft Plan of Subdivision and Conceptual Site Plan, conforms to the Official Plan, and represents good planning.

### Revised Draft Plan of Subdivision

The applicant's revised draft Plan of Subdivision application contemplates the creation of a single residential development block to allow for the creation of parcels through a Part Lot Control Exemption application process pursuant to Subsection 50(5) of the *Planning Act* (refer to Map 6). These parcels will ultimately form Parcels of Tied Land (POTLs) within a future Common Element Condominium. The revised draft Plan of Subdivision also provides open space blocks to be conveyed to the City. Subject to the conditions of draft approval contained in Appendix C attached hereto, staff is of the opinion that the revised draft Plan of Subdivision application conforms with the Plan and has appropriate regard for the criteria under Section 51(24) of the *Planning Act*.

### Public Comments:

As noted previously, representatives for LaFarge Canada Inc. provided written correspondence at the Council Public Meeting held on February 19, 2020, citing concerns pertaining to the introduction of a sensitive residential land use into a predominantly industrial area. Lafarge Canada Inc. notes their operations at 50 Newkirk Road contain a ready-mix concrete plant which supports the development community within York Region.

The on-site operations include a number of point sources of noise and air emissions including the loading and unloading of materials, truck operations, alarms, generation of air and dust emissions, and light pollution emanating from the facility. Their correspondence cites concerns that the introduction of residential uses within close proximity to their operations may result in complaints from the new residents, potentially impacting the long-term viability of the existing facility.

To address the issues, the applicant has advised that they approached LaFarge Canada Inc. to gain access to their "Acoustic Assessment Report (AAR)" which provides additional information with respect to the required noise abatement recommendations to be implemented to mitigate noise emanating from the facility. The

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applicant intends to further integrate the findings into the Noise Study undertaken for the proposed development; however the applicant has been unable to obtain a copy of the AAR from Lafarge Canada Inc. to date.

Notwithstanding the preceding, the applicant will be required to revise the detailed noise assessment when the AAR is made available in order to verify compliance and requirements of noise mitigation measures. In advance of receiving the AAR from LaFarge Canada Inc., the applicant submitted a Noise and Vibration Study to the City which considers the abutting rail lands as well as the adjacent industrial land uses with respect to the necessary noise mitigation recommendations required to buffer the proposed residential development. While the report does not indicate any additional requirements with respect to vibration mitigation, it has been noted that insufficient information was available to do a complete assessment of the abutting point sources of noise. In this regard, further information is required to complete the noise abatement recommendations for the proposed development, which may include the installation of noise barrier fencing and/or the potential need to rezone the lands from Residential Class 1 or Class 4 with respect to noise classifications.

City staff note the applicant will be required to amend the submitted Noise and Vibration Study to address noise generated by the nearby ready-mix facility and the rail line, and to implement the recommendations of the report in order to ensure compliance with applicable City policies and noise guidelines in accordance with the Ministry of the Environment, Conservation and Parks. All noise abatement recommendations will be required to be implemented as part of a future Site Plan Agreement, as well as the inclusion of warning clauses for potential purchasers with respect to the adjacent industrial land uses.

In regard to LaFarge Canada Inc.'s concerns with respect to the protection of the City's existing employment lands, staff understands their concerns are related to the ongoing viability of their facility without being impacted by the changing land uses of the evolving community. Staff notes that while the subject lands are zoned for industrial and commercial uses, the lands are designated **Neighbourhood** in the Plan, and are not identified as part of the overall City's Employment Lands requirements, and as such, the proposed residential use is permitted. To address the protection of the existing ready-mix facility, at the time the applicant submits a Site Plan application, the applicant will be required to address all detailed design and technical matters at the review and approval stage, including any measures to all address noise mitigation and vibration issues.

### City Department and External Agency Comments:

All City departments and external agencies that were circulated on the applications have indicated no objections and/or have provided conditions of draft approval with respect to the proposed Zoning By-law Amendment and draft Plan of Subdivision applications, including the City's Development Engineering Division, Heritage and Urban Design Section, Park and Natural Heritage Planning Section and Fire and Emergency Services Division, in addition to the Toronto and Region Conservation

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Authority (TRCA), Metrolinx and the Regional Municipality of York (refer to Appendix C). Comments received to date that are to be addressed at the Site Plan approval stage are summarized as follows:

### Development Engineering Division

The City's Development Engineering Division has provided conditions of draft Plan of Subdivision approval and has no concerns with respect to matters associated with the implementing Zoning By-law, and defers all technical and transportation issues to the Site Plan application review process.

### Heritage and Urban Design Section

The City's Heritage and Urban Design staff have advised that they are generally satisfied with the applicant's revised Zoning By-law Amendment and draft Plan of Subdivision applications, and notes that detailed urban and architectural design comments will be provided upon the submission of a Site Plan application.

### Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided comments with respect to matters including rezoning the Natural Heritage System lands to **Open Space (O) Zone** (Blocks 2 and 3 on the draft plan), requiring these lands to be conveyed to a public agency, and the provision of a restoration and enhancement plan for same. Additional comments include requiring tree protection measures, boulevard tree planting and landscaping, and the preservation of mature healthy trees. These issues will need to be addressed and included in a future Site Plan application and Agreement.

### Fire and Emergency Services Division

The City's Fire and Emergency Services Division has no concerns regarding the proposed Zoning By-law Amendment and has specified that the future vehicular access will be required to provide a minimum fire access route width of 6.0 metres, while other matters associated with hydrant requirements, fire breaks and street addresses will be deferred to the Site Plan approval process.

### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the applicant's revised development proposal and is generally satisfied that the adjacent flood hazard limit associated with German Mills Creek not impact the subject lands. As a result, TRCA staff note that the extent of the **Natural Core** designation should be refined to encompass the environmental buffer associated with a woodlot within Unity Park. Furthermore, the TRCA has no concerns in principle with respect to matters associated with the implementing Zoning By-law and has provided their conditions of draft approval for the Plan of Subdivision. However, TRCA staff note the applicant has yet to address a number of outstanding ecological, engineering and geotechnical matters associated with the proposed development, and defers these technical issues to the future Site

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Plan application review process.

### Metrolinx

The subject lands abut lands owned by Metrolinx and are located within 300 metres of the CN Bala Rail Line which supports the Richmond Hill Go Train service. In this regard, Metrolinx has advised that they have no objection to the applicant's Zoning By-law Amendment application and have provided comments to be addressed as part of the future Site Plan application. This includes the provision of a Noise and Vibration Study to the satisfaction of Metrolinx, the insertion of warning clauses in future purchase and sale agreements, and the provision of an Environmental Easement to be registered on title in favour of Metrolinx.

### Regional Municipality of York

The Regional Municipality of York has reviewed the applicant's revised development applications and have no concerns with respect to the implementing Zoning By-law, subject to their conditions of draft approval for the Plan of Subdivision. The Region has also provided additional technical comments that will need to be addressed during the review of the future Site Plan application.

### Development Planning Division

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

- the proposed semi-detached and single detached dwellings are permitted in accordance with the land use policies of the **Neighbourhood** designation of the Plan;
- the proposed height of the residential units is three storeys, which conforms with the policies of the **Neighbourhood** designation of the Plan;
- the proposed land use is considered appropriate in consideration of the applicable Official Plan policies for low-density residential development, the abutting properties, and the surrounding uses;
- the proposed development is compatible with the existing and evolving character of the area by providing for appropriate built form, building types, massing, landscape areas and treatments, and yard setbacks in accordance with **Section 4.9.2** of the Plan;
- in accordance with **Sections 4.10.5.5** and **4.10.5.6** of the Plan, the applicant has demonstrated through the submitted NHE that Blocks 2 and 3 on the revised draft Plan of Subdivision shall provide an appropriate vegetative protection area associated with the woodlot located in Unity Park which will permit the refinement of the limits of the **Natural Core** designation. The blocks shall be zoned in an

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appropriate zone category and conveyed into public ownership in accordance with **Section 3.2.1.8** and **3.2.1.9** of the Plan;

- the proposed development provides opportunities for future trail connections in accordance with **Section 4.10.5.2.1** of the Plan;
- the applicant will be required to register Section 118 restrictions on the lands pursuant to the *Land Titles Act* prior to finalization of the draft amending Zoning By-law. This restriction is intended to prevent the transfer of lands unless consent is provided by the City's Commissioner of Planning and Infrastructure, thereby ensuring that a Site Plan and Common Element Condominium applications have been submitted and registered on title;
- staff recommends that no further notice be required with respect to any modifications to the draft Zoning By-law that are necessary in order to implement the proposed development on the subject lands;
- the proposed development shall be assessed for compliance with the City-wide Urban Design Guidelines as part of the future Site Plan approval process;
- the applicant will be required to address the outstanding technical requirements and comments identified by City departments and external agencies, including concerns expressed by LaFarge Canada Inc., through a future Site Plan application;
- the applicant will be required to submit Site Plan, draft Plan of Condominium (Common Element), Part Lot Control Exemption and Private Street Naming applications to facilitate its revised development proposal;
- the applicant will be required to submit a Sustainability Performance Metrics Tool in support of a future Site Plan application that satisfies the minimum threshold score for Site Plans; and,
- given the nature of the current use of the site, a Phase 1 Environmental Site Assessment will be required and the recommendations of that assessment will need to be implemented to ensure that any potential contaminants on the lands are mitigated to levels which are appropriate for residential land uses prior to construction. This may also include the requirement for a Phase 2 Environmental Site Assessment to be undertaken.

### 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 expanding the housing options available within 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 the construction of a residential

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development comprised of 22 semi-detached and 2 single detached dwelling units 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 City's Official Plan, have regard for the criteria under Section 51(24) of the *Planning Act*, and represent good planning. On the basis of the preceding, staff recommends that Council approve the subject applications, subject to 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.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Initial Draft Plan of Subdivision
- Map 6, Revised Draft Plan of Subdivision
- Map 7, Initial Conceptual Site Plan
- Map 8, Revised Conceptual Site Plan
- Map 9, Conceptual Elevations
- Appendix A, Extract from Council Public Meeting C#05-20 held February 19, 2020
- Appendix B, Draft Zoning By-law Amendment
- Appendix C, Schedule of Draft Plan of Subdivision Conditions

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### Report Approval Details

Document Title:	Request for Approval – Zoning By-law Amendment and Draft Plan of Sub - 178 Centre Street.docx
Attachments:	<ul style="list-style-type: none"><li>- Map 1 - Aerial Photograph.pdf</li><li>- Map 2 - Neighbourhood Context.pdf</li><li>- Map 3 - Official Plan Designation.pdf</li><li>- Map 4 - Existing Zoning.pdf</li><li>- Map 5 - Initial Draft Plan of Subdivision.pdf</li><li>- Map 6 - Revised Draft Plan of Subdivision.pdf</li><li>- Map 7 - Initial Conceptual Siteplan.pdf</li><li>- Map 8 - Revised Conceptual Siteplan.pdf</li><li>- Map 9 - Conceptual Elevations.pdf</li><li>- Appendix A Extract from C05-20.pdf</li><li>- Appendix B Draft Bylaw.pdf</li><li>- Appendix C Schedule of Draft Plan of Subdivision Conditions.pdf</li></ul>
Final Approval Date:	Feb 8, 2021

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

**Gus Galanis - Feb 2, 2021 - 4:50 PM**

**Kelvin Kwan - Feb 2, 2021 - 5:06 PM**

**MaryAnne Dempster - Feb 8, 2021 - 10:32 AM**