



Staff Report for Council Meeting

Date of Meeting: February 24, 2021

Report Number: SRPI.21.004

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.21.004 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – D02-17038 and D03-17011**

Owners:

Fifth Avenue Homes (King West) Inc.
101B Roytec Road
Vaughan, Ontario L4L 8A9

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Vaughan, Ontario L4K 3P3

Location:

Legal Description: Lots 1, 2, and 3 and Block A, Plan 484
Municipal Addresses: 4, 6, 8, 10 and 12 McCachen Street

Purpose:

A request for approval concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 2 semi-detached and 34 townhouse dwelling units on the subject lands.

Recommendations:

- a) **That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Fifth Avenue Homes (King West) Inc. for lands known as Lots 1, 2 and 3 and Block A, Plan 484 (Municipal Addresses: 4, 6, 8, 10 and 12 McCachen Street), City Files D02-17038 and D03-17011, be approved, subject to the following:**
 - (i) **that the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Semi-Detached One (RD1) Zone**

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and Multiple Residential One (RM1) 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.21.004;

- (ii) that prior to the amending Zoning By-law being brought forward to a Council meeting for consideration and enactment, the applicant's Site Plan application (City File D06-19053) be substantially completed to the satisfaction of the Commissioner of Planning and Infrastructure and 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 as depicted on Map 7 to Staff Report SRPI.21.004 be draft approved, subject to the conditions as set out in Appendix "C" hereto; 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.**
- b) That the authority to assign 90.16 persons equivalent of additional servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the criteria in the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11; and,**
 - c) That all comments concerning the applicant's Site Plan application (City File D06-19053) be referred back to staff.**

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

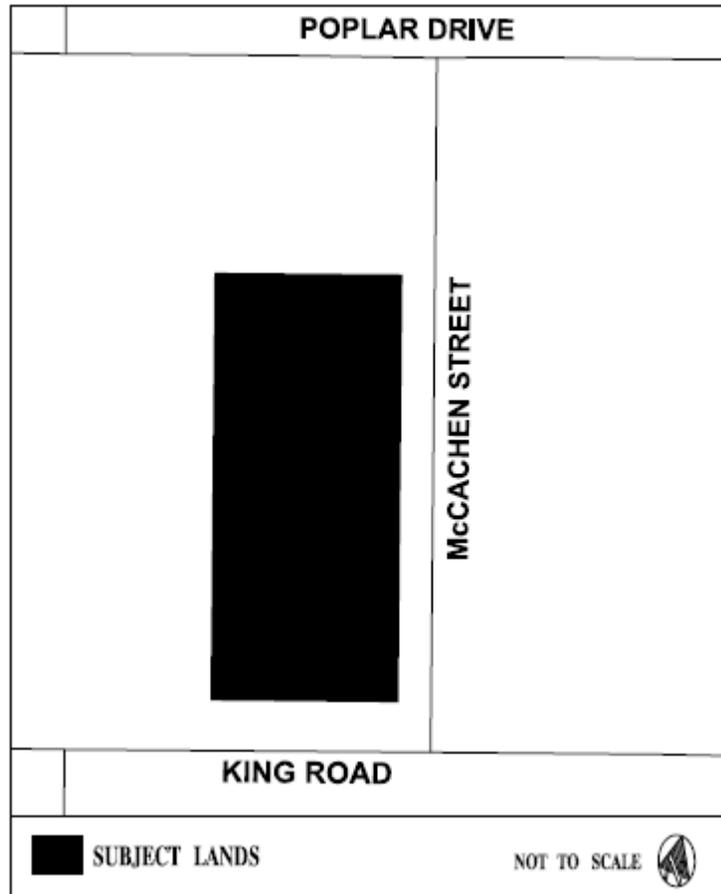
Approved by: Mary-Anne Dempster, City Manager

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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.18.084 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). Comments were received at the Council Public Meeting respecting the need for the applicant’s initial development proposal to coordinate with adjacent development proposals and be consistent with the principles of the Tertiary Plan approved by Council for the area. These matters are discussed in the later sections of this report.

It should be noted that the applicant also filed an Official Plan Amendment application (City File D01-17008) together with its initial Zoning By-law Amendment and draft Plan of Subdivision applications. Based on a revised development proposal submitted by the applicant in 2019, an Official Plan Amendment was deemed to no longer be required and the application was accordingly withdrawn at the request of the applicant. A more detailed discussion of the above will be provided later in this report.

The applicant filed resubmissions of its Zoning By-law Amendment and draft Plan of Subdivision applications, in addition to a Site Plan application (City File D06-19053) in November 2019, June 2020 and December 2020 to address various technical and planning matters. At the time of writing of this report, the review of the applicant’s development proposal has progressed to the point where Planning staff is in a position to support the revised Zoning By-law Amendment and draft Plan of Subdivision applications. A more detailed discussion of technical comments provided by circulated departments and agencies is outlined in the later sections of this report.

Accordingly, 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, and to seek comments from Council respecting the related Site Plan application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the northwest corner of King Road and McCachen Street, and have a total combined lot area of 0.748 hectares (1.85 acres) (refer to Map 1). The lands are comprised of five existing residential lots, each of which supports a single detached dwelling and various accessory structures that are to be demolished in order to facilitate the applicant’s development proposal. Adjacent and surrounding lands uses include existing and/or approved low and medium density residential uses.

A development proposal comprising 6 semi-detached dwelling units and 4 townhouse dwelling units has been approved for the abutting lands to the west, with the townhouse component along King Road currently being subject to an active Site Plan application which is currently under review (City File D06-20033). Additionally, a medium density residential development comprised of 10 semi-detached dwelling units and 37 townhouse dwelling units has been approved and is currently under construction by the

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applicant for the lands located on the east side of McCachen Street opposite the subject lands (City Files D02-16037, D03-16011, D05-19003 and D06-17088).

Revised Development Proposal

The applicant is seeking approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a common element condominium development comprising a total of 36 dwelling units and the construction of private roads on its land holdings (refer to Maps 6 to 10). The applicant's revised development proposal reflects, among other matters, modifications to its initial proposal as described below (refer to Map 5):

- while the total number of dwelling units remains unchanged, the applicant's revised development proposal includes 2 semi-detached dwelling units adjacent to the northerly boundary of the subject lands. Accordingly, the proposed number of townhouse dwelling units has been reduced from 36 to 34;
- a portion of the subject lands is to be zoned "**Semi-Detached One (RD1) Zone**" under By-law 313-96, as amended, to facilitate the construction of the proposed semi-detached dwelling units;
- the proposed number of dedicated visitor parking spaces has been reduced from 7 to 4 spaces and one additional barrier-free parking space has been added, pursuant to By-law 10-04; and,
- the private, east-west condominium road has been realigned to facilitate a vehicular interconnection between the subject lands and the adjacent development proposal to the west of the subject lands (City File D06-20033).

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:** **0.748 hectares (1.85 acres)**
- **Total Number of Dwelling Units:** **36**
 - **Semi-Detached:** **2**
 - **Townhouse:** **34**
- **Proposed Number of Storeys:** **3**
- **Proposed Building Height:** **Up to 13.2 metres (43.3 feet)**
- **Proposed Density:** **48.1 units per hectare (19.5 units per acre)**
- **Proposed Parking Supply:** **98 parking spaces**

The applicant has filed a related Site Plan application that remains under review at the time of 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 for this component of the development proposal, and to assign a street name(s) for the proposed private street within the development.

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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 subject to specific policy criteria as defined in Chapter 4 of the Plan.

In accordance with **Section 4.9.1.2**, medium density residential uses may be permitted on lands having frontage on an arterial street and on a local street in proximity to an existing medium density residential development as identified in a Tertiary Plan undertaken by the City and approved by Council or identified as part of a priority infill area. The subject lands are located within the boundaries of the expanded Puccini Drive Neighbourhood Infill Study in accordance with the Tertiary Plan approved by Council for the area.

The **Neighbourhood** policies of the Plan stipulate a maximum building height of 4 storeys on an arterial street and a maximum of 3 storeys in all other areas of the **Neighbourhood** designation. Where permitted, the maximum site density for medium density residential uses within the **Neighbourhood** designation shall be 50 units per hectare (20 units per acre). The applicant's revised development proposal conforms with the maximum site density and building height policies of the Plan for lands within the **Neighbourhood** designation.

In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the existing character of adjacent and surrounding areas with respect to predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, and general pattern of yard setbacks. Where development is subject to an infill plan or tertiary plan, the criteria as set out in the infill plan or tertiary plan that has been approved by Council shall apply. In addition, site design which would inhibit future infill development shall not be permitted.

In consideration of the context and evolving character within this area of the City, the proposed location of townhouses is compatible with the adjacent and surrounding land uses, which include a range of housing typologies both adjacent to and in the vicinity of the subject lands. As noted previously in this report, the design of the applicant's revised development proposal provides for a future vehicular connection between the subject lands and the proposed medium density residential development to the west.

The subject lands are located on the Oak Ridges Moraine and are located within the **Settlement Area** 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 within the **Settlement Area**.

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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 Hydrological Features (KHF) 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”) endorsed by Council in 1998 and updated in 2017. The Study recommends, among other matters, that the edges of the neighbourhood should be developed with higher density housing in the form of townhouses and walk-up apartments to serve as a buffer between the lower density housing and the arterial streets. With respect to development adjacent to King Road, the Study recommends that such development be oriented to King Road, that townhouses have lot frontages of at least 6.0 metres (20 feet) and that no additional driveways from King Road be permitted.

On November 27, 2017, Council approved the recommendations of Staff Report SRPRS.17.173 concerning a proposed expansion to the Puccini Drive Study through a Tertiary Plan. The Tertiary Plan comprises three demonstration scenarios that envision the development of medium density residential uses for a portion of the lands with frontage on Parker Avenue and McCachen Street, which are defined as Collector and Local streets respectively in the Plan (refer to Map 4). The remainder of the study area is to be developed for low density residential uses, such as single detached and semi-detached dwellings.

As set out in the Tertiary Plan, the purpose of the development scenarios included within the Tertiary Plan is to illustrate several potential development options for the study area; however, they are not intended to preclude alternate lotting patterns and site layouts where it is demonstrated that such alternative scenarios are consistent with the objectives of the Tertiary Plan.

Additionally, the Tertiary Plan does not recommend a specific zoning program. In this regard, the zone standards that are appropriate for new development are to be considered in the context of the City’s newer parent Zoning By-laws and established on a site-specific basis through the approval of the respective implementing by-law.

The objectives of the Tertiary Plan build upon the principles and recommendations contained within the Study, while refining and providing clear direction for the locations of various built form typologies, transportation infrastructure and neighbourhood character. In this regard, the Tertiary Plan outlines the following key objectives:

- ***The predominant land use within the Study Area shall be residential;***
- ***Focus medium-density residential development along King Road;***
- ***Maintain the established single-detached residential character of Poplar Drive; and,***
- ***Protect Environmental Features and Hazardous Lands.***

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The study area is intended to support a range of residential uses, while achieving an appropriate interface and transition in character with respect to the adjacent and surrounding low-density neighbourhood through variation in built form, height and site design. As established within the Tertiary Plan, the greatest intensity of residential development shall be oriented towards the King Road frontage, with medium density residential uses contemplated along the McCachen Street and Parker Avenue frontages in general alignment with the **Oak Ridges Local Centre** land use designation to the east.

The applicant's revised development proposal generally satisfies the objectives of the Tertiary Plan in achieving an appropriate transition to adjacent low density residential uses and is consistent with the general principles of the Tertiary Plan with respect to the location of medium density residential uses within the study area.

In this regard, the revised development proposal includes semi-detached dwelling units within the northerly portion of the subject lands, in addition to increased rear yard setbacks of up to approximately 11.0 metres (36.09 feet) adjacent to the approved low-density residential uses to the west. To this end, staff is satisfied that the objectives of the Tertiary Plan have been met.

As noted previously in this report, the applicant's initial development proposal included an Official Plan Amendment application to permit medium density residential uses within the entirety of the subject lands, notwithstanding the provisions of **Policy 4.9.1.2(2)** of the Plan. The applicant has subsequently filed its revised development proposal which, among other modifications, demonstrates an appropriate transition and meets the principles of the Tertiary Plan.

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 Plan and meets the general principles of the Study and Tertiary Plan that have been approved by Council for the area.

Revised Zoning By-law Amendment

The subject lands are currently zoned "**Residential Urban (RU) Zone**" under By-law 1275, as amended, which permits single detached dwelling units, among other uses (refer to Map 2). However, the existing zone category would not permit the land uses contemplated by the applicant's revised development proposal.

Accordingly, the applicant is proposing to rezone the subject lands to "**Multiple Residential One (RM1) Zone**" and "**Semi-Detached One (RD1) 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 highlighted in bold:

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Semi-Detached Dwelling Units (Block 6)

Development Standard	RD1 Zone Standard, Semi-Detached	Proposed Standards
Minimum Lot Frontage (Interior)	14.6 metres (47.9 feet)	7.0 metres (22.97 feet), per unit
Minimum Lot Area (Interior)	485.0 sq. metres (5,220.5 sq. feet)	185.0 sq. metres (1,991.32 sq. feet), per unit
Maximum Lot Coverage	50%	Complies
Minimum Front Yard	4.5 metres (14.76 feet)	3.0 metres (9.84 feet)
Minimum Side Yard	1.5 metres (4.92 feet), or 1.2 metres (3.94 feet), subject to additional criteria	Complies
Minimum Rear Yard	7.5 metres (24.61 feet)	9.5 metres (31.17 feet)
Maximum Height	11.0 metres (36.09 feet)	13.2 metres (43.31 feet)

Townhouse Dwelling Units (Blocks 1 to 5)

Development Standard	RM1 Zone Standard, Street Townhouse	Proposed Standards
Minimum Lot Frontage (Interior)	6.0 metres (19.69 feet)	5.9 metres (19.36 feet)
Minimum Lot Frontage (Corner)	9.0 metres (29.53 feet)	6.5 metres (21.33 feet)
Minimum Lot Area (Interior)	200.0 sq. metres (2,152.78 sq. feet)	150 sq. metres (1,614.59 sq. feet) (Blocks 4 and 5) 120 sq. metres (1,291.67 sq. feet) (Block 3) 130 sq. metres (1,399.31 sq. feet) (Blocks 1 and 2)
Minimum Lot Area (Corner)	300.0 sq. metres (3,229.17 sq. feet)	150 sq. metres (1,614.59 sq. feet)
Maximum Lot Coverage	50%	70% (Block 3) 65% (Blocks 1 and 2)
Minimum Front Yard	4.5 metres (14.76 feet), or 3.0 metres (9.84 feet) subject to additional criteria	3.0 metres (9.84 feet) (Blocks 4 and 5)
Minimum Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)
Minimum Flankage Yard	3.0 metres (9.84 feet)	1.8 metres (5.91 feet) (Unit 1) 1.3 metres (4.27 feet) (Unit 14)
Minimum Rear Yard	7.5 metres (24.61 feet)	9.5 metres (31.17 feet) (Blocks 4 and 5) 3.5 metres (11.48 feet) (Block 3) 5.0 metres (16.4 feet) (Blocks 1 and 2)
Maximum Height	11.0 metres (36.09 feet)	13.2 metres (43.31 feet)

In addition to the above, the applicant has requested site-specific development standards with respect to the minimum setback to a private garage, minimum setback to a daylighting triangle, and balcony encroachments, among other provisions. It should be noted that the proposed site-specific zoning standards generally reflect a “worst-case scenario” as it relates to the proposed development, whereby the individual standards may vary within the development. A more detailed breakdown of the proposed site-specific development standards is outlined in the draft Zoning By-law Amendment appended to this report (refer to Appendix “B”).

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The site-specific development standards requested with respect to the proposed townhouse and semi-detached dwelling units, including but not limited to, building height, lot size, setbacks, and lot coverage are generally in keeping with the character of similar residential built forms on adjacent and surrounding lands within this area of the City. As noted in the earlier sections of this report, the rear yard setbacks for the proposed townhouse dwelling units that abut existing or approved low density residential uses to the west will exceed the minimum provisions of By-law 313-96, as amended, on the basis of the plans submitted to the City.

The applicant's site design provides for a total of 4 dedicated visitor parking spaces, inclusive of 2 barrier-free parking spaces to serve the development. In order to meet the City's standard requirements for visitor parking spaces applicable to condominium developments, the revised development proposal provides a portion of the required visitor parking within the driveways of each townhouse dwelling unit (Blocks 1, 2 and 3). In this regard, a minimum of three parking spaces are to be provided on each lot within these blocks. Staff has reviewed the proposed parking supply, including supporting technical materials, and finds the proposed visitor and residential parking supply and arrangement to be appropriate.

Staff has reviewed the revised Zoning By-law Amendment and Site Plan applications and concludes that the applicant has satisfactorily addressed the comments and concerns as they relate to this stage of the approval process; however, a number of technical matters remain to be addressed prior to Site Plan approval and these may require refinements to the proposed site-specific development standards. On the basis of the preceding, it is recommended that the applicant's amending Zoning By-law be finalized and brought to a Council meeting for enactment at such time as the related Site Plan approval process has been substantially completed.

Planning staff has undertaken a review of the applicant's Zoning By-law Amendment request and is satisfied that the proposed **RM1** and **RD1** Zone categories, including site-specific provisions conform with the applicable policies of the Official Plan, meet the general principles established within the Tertiary Plan and are appropriate for the development of the lands.

Revised Draft Plan of Subdivision

The applicant's draft Plan of Subdivision application contemplates the creation of a residential development block and a road widening block to facilitate the proposed common element condominium development on the subject lands (refer to Map 7). The creation of a residential block within a registered Plan of Subdivision would allow for the creation of parcels through a Part Lot Control Exemption application process pursuant to Subsection 50(5) of the *Planning Act*. These parcels will ultimately form Parcels of Tied Land (POTLs) within a future Common Element Condominium.

Subject to the conditions of draft approval contained in Appendix "C" attached hereto, staff is of the opinion that the proposed development conforms with the applicable policies of the Plan and has appropriate regard for the criteria under Subsection 51(24) of the *Planning Act*.

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Proposed Site Plan Application

The applicant has submitted a related Site Plan application (City File D06-19053) that is currently under review by City departments and external agencies. The submitted Site Plan contemplates the construction of a total of 36 common element condominium dwelling units, including 2 semi-detached dwelling units fronting onto a proposed private road and 34 townhouse dwelling units having frontage on a proposed private road, King Road and McCachen Street.

The applicant's revised development proposal incorporates both a north-south and an east-west private condominium road that terminates west of McCachen Street. As such, primary vehicular access for the development is to be from McCachen Street. In addition, the applicant's Site Plan application contemplates a vehicular interconnection with the abutting lands immediately to the west of the subject lands through the alignment of the proposed private roads to be established within each respective development.

Public Comments:

At the Council Public Meeting held on April 11, 2018, a representative for the adjacent landowner at 356 King Road (City Files D02-17006 and D03-17002) expressed support for both the subject and adjacent development proposals to proceed in a coordinated and comprehensive manner (refer to Appendix "A"). In this regard, the design of the applicant's revised development proposal contemplates a vehicular interconnection between the subject lands and the adjacent medium density residential proposal immediately to the west.

In addition to the preceding, a concern was identified with regard to the applicant's initial development proposal, including its proposed Official Plan Amendment application and whether the principles of the Tertiary Plan would be maintained. As described earlier in this report, the applicant has filed a revised development proposal that provides for an appropriate transition to existing/proposed low density residential uses and aligns with the objectives of the Tertiary Plan.

City Department and External Agency Comments:

With respect to the applicant's draft Plan of Subdivision application, all circulated City departments and external agencies have indicated no objections and/or have provided conditions of draft approval, including the City's Development Engineering Division and the Regional Municipality of York. Applicable conditions of draft approval are contained in Appendix "C" attached hereto.

The following sections provide an overview of the applicable technical comments received from circulated departments and external agencies that remain to be addressed with respect to the applicant's Site Plan application. The applicant will be required to address all comments prior to final Site Plan approval.

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Development Engineering Division

The City's Development Engineering Division has provided technical comments with respect to servicing and grading, the City's Urban Master Environmental Servicing Plan (MESP), lighting, the submitted Functional Servicing and Stormwater Management Report and infrastructure to be captured within the future common element areas, among other matters. The Site Plan application remains under review by Development Engineering staff at the time of writing of this report.

Regional Municipality of York

The Regional Municipality of York ("Region") has provided comments on the applicant's Site Plan application with respect to road widening and daylighting requirements, transportation demand management, access, interconnection with the adjacent lands to the west, tree removals and landscaping requirements, among various other matters. The Region has requested to be a Party to the Site Plan Agreement and the Site Plan application remains under review with the Region.

Fire and Emergency Services Division

The City's Fire and Emergency Services Division has provided comments with respect to the placement of fire route signage.

Development Planning Division

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

- the proposed semi-detached dwellings are permitted within the **Neighbourhood** designation and the proposed townhouse dwelling units are permitted within the **Neighbourhood** designation subject to the policies of **Section 4.9.1.2** of the Plan;
- the applicant's revised development proposal contemplates the construction of semi-detached dwelling units within the northerly portion of the subject lands and the balance of the lands are to be developed with townhouse dwellings. The proposed built forms and respective locations of low and medium density residential uses are in keeping within the general principles and objectives of the Tertiary Plan approved by Council as an expansion to the Puccini Drive Neighbourhood Infill Study;
- the proposed residential development conforms with the maximum permitted site density of 50 units per hectare for medium density residential development within the **Neighbourhood** designation. In addition, the proposed dwellings conform with the maximum permitted building height of 3 storeys, or 4 storeys on an arterial road within the **Neighbourhood** designation;
- the proposed site design incorporates provisions for a proposed future vehicular interconnection between the subject development and the proposed townhouse development to the west of the subject lands;
- the proposed **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 appropriate in consideration of the context of the area and the newer standards for such development approved within the City;

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- as indicated in the earlier sections of this report, there are technical comments that must be addressed prior to the finalization of the related Site Plan application. In this regard, it is recommended that the Site Plan application process be substantially completed prior to the finalization and enactment of the amending Zoning By-law; and,
- the applicant will be required to submit draft Plan of Condominium, Part Lot Control Exemption, Private Street Naming and Municipal Addressing applications to facilitate the proposed residential development.

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 Zoning By-law Amendment and draft Plan of Subdivision applications be approved by Council.

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 applicant has submitted a Sustainability Metrics Tool (the "Metrics") in support of its development proposal, demonstrating an overall "Application" score of 32, which achieves a "good" score and meets the threshold score for Site Plan applications.

However, at the time of writing of this report, the applicant's Site Plan application and Metrics remain under review with respect to the feasibility and appropriateness of the proposed sustainability measures. In this regard, staff will continue to work with the applicant in meeting the City's minimum score requirements applicable to the subject development in order to enable the consideration of servicing allocation assignment in the future.

The subject lands are comprised of 5 existing single detached dwelling lots, resulting in a servicing allocation credit of 17.8 persons equivalent. In consideration of the fact that a total of 36 dwelling units comprising 34 townhouse dwelling units and 2 semi-detached dwelling units are proposed to be constructed on the subject lands, an additional 90.16 persons equivalent of municipal servicing allocation will be required to facilitate the applicant's revised development proposal.

In consideration of the preceding 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.

Financial/Staffing/Other Implications:

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

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Relationship to the Strategic Plan:

The recommendations of this report are generally aligned with **Goal Two – Better Choice in Richmond Hill** in providing for a range of housing options 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 a residential development comprised of 2 semi-detached and 34 townhouse dwelling units on its land holdings. Staff has undertaken 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 described under Subsection 51(24) of the *Planning Act*, represent good planning and are considered to be appropriate for the development of the area in which the lands are located. 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.

- Appendix A, Extract from Council Public Meeting C#11-18 held on April 11, 2018
- Appendix B, Draft Zoning By-law
- Appendix C, Schedule of Draft Plan of Subdivision Conditions
- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, Official Plan Designation
- Map 4, Tertiary Plan Scenarios "A", "B" and "C"
- Map 5, Initial Site Plan
- Map 6, Proposed Site Plan
- Map 7, Proposed Draft Plan of Subdivision
- Map 8, Sample Elevation Plans, Semi-Detached Units (Block 6)
- Map 9, Sample Elevation Plans, Townhouse Dwelling Units (Block 1)
- Map 10, Sample Elevation Plans, Townhouse Dwelling Units (Block 4)

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Report Approval Details

Document Title:	SRPI.21.004 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision Applications.docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.004 Appendix A.pdf- SRPI.21.004 Appendix B.pdf- SRPI.21.004 Appendix C.pdf- SRPI.21.004 - Map 1.pdf- SRPI.21.004 - Map 2.pdf- SRPI.21.004 - Map 3.pdf- SRPI.21.004 - Map 4.pdf- SRPI.21.004 - Map 5.pdf- SRPI.21.004 - Map 6.pdf- SRPI.21.004 - Map 7.pdf- SRPI.21.004 - Map 8.pdf- SRPI.21.004 - Map 9.pdf- SRPI.21.004 - Map 10.pdf
Final Approval Date:	Feb 9, 2021

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

Gus Galanis - Feb 8, 2021 - 12:34 PM

Kelvin Kwan - Feb 8, 2021 - 1:58 PM

MaryAnne Dempster - Feb 9, 2021 - 11:30 AM