



Staff Report for Council Meeting

Date of Meeting: July 7, 2021

Report Number: SRPI.21.070

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.070 – Request for Approval - Official Plan Amendment, Zoning By-law Amendment, and Site Plan Applications – Leslie Elgin Developments Inc. – City Files D01-20002, D02-20007 and D06-20054

Owner:

Leslie Elgin Developments Inc.
600 Applewood Crescent
Vaughan, ON
L4K 4B4

Agent:

Malone Given Parsons
140 Renfrew Drive, Suite 201
Markham ON
L3R 6B3

Location:

Legal Description: Block 284, Plan 65M-4571
Municipal Address: 0 McCague Avenue

Purpose:

A request for approval of proposed Official Plan and Zoning By-law Amendment applications to permit a medium density residential development to be comprised of 19 live-work and 16 back-to-back townhouse dwelling units on the subject lands.

Recommendations:

- a) That the revised Official Plan Amendment and Zoning By-law Amendment applications submitted by Leslie Elgin Developments Inc. for the lands known as Block 284, Plan 65M-4571 (Municipal Address: 0 McCague

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Avenue), City Files D01-20002 and D02-20007, be approved, subject to the following:

- (i) that Policy 9.6.3.2(j) of the North Leslie Secondary Plan be amended to add residential uses on the subject lands, as outlined in Staff Report SRPI.21.070;**
 - (ii) that the Official Plan Amendment be adopted at the July 7, 2021 Council meeting;**
 - (iii) that the subject lands be rezoned from Mixed Use Three (MU3) Zone to Mixed Use One (MU1) Zone under By-law 55-15, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.21.070;**
 - (iv) 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 D06-20054) 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 *Lands Titles Act*;**
 - (v) 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;**
- b) That all comments concerning the applicant's Site Plan application (City File D06-20054) be referred back to staff; and,**
- c) That the authority to assign 104.65 persons equivalent of servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the criteria in the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11.**

Contact Person:

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

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Report Approval:

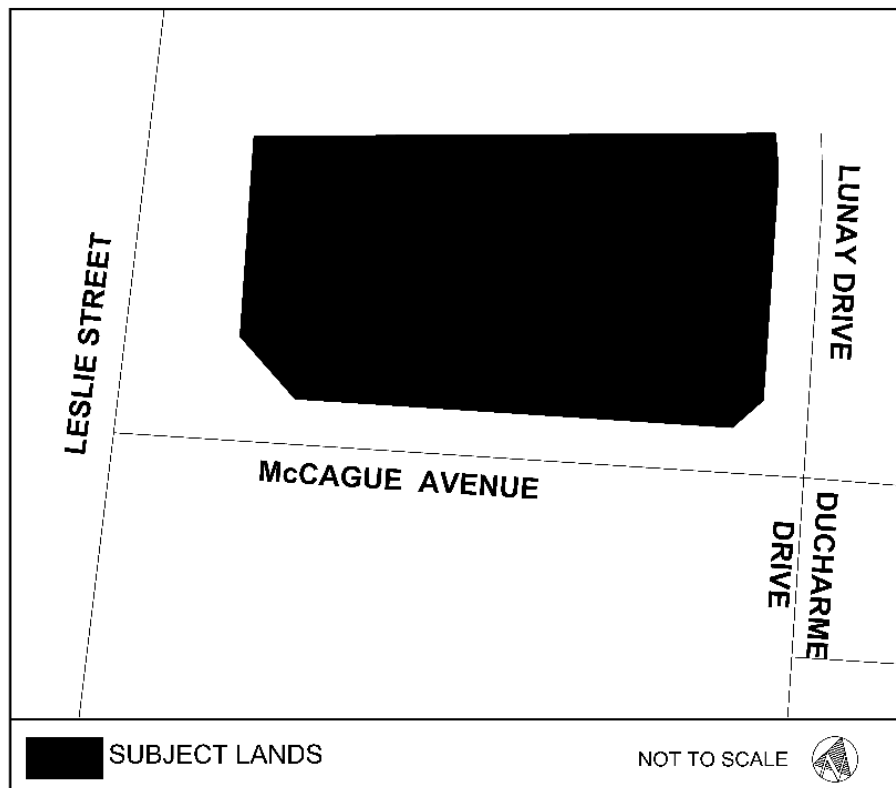
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, Acting 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 the “Contact Person” above.



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Background Information:

The subject Official Plan and Zoning By-law Amendment applications were considered at a statutory Council Public Meeting held on June 17, 2020, wherein Council received Staff Report SRPRS.20.091 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). The main concern raised by Council at the public meeting and in subsequent written correspondence from a resident related to the loss of employment lands. This concern is discussed in a subsequent section of this report. Since the Council Public Meeting, the applicant submitted a related Site Plan application which was received and deemed complete on November 27, 2020.

The applicant has made minor refinements to its Official Plan and Zoning By-law Amendment applications to address the comments received from circulated departments, external agencies, Council and members of the public. In this regard, the revised applications propose to retain the existing commercial land use permissions on the subject lands and simply seek to include residential uses as an additional permitted use. While the overall design of the development proposal has not been substantially altered, the remaining technical comments will be addressed as part of the finalization of the associated Site Plan application. A more detailed discussion of these matters is contained in the later sections of this report.

Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s revised Official Plan and Zoning By-law Amendment applications and to seek comments from Council with respect to the applicant’s Site Plan application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the northeast corner of Leslie Street and McCague Avenue and are presently vacant (refer to Map 1). The lands have a total lot area of 0.958 hectares (2.37 acres) and were created as part of the first phase registration of draft approved Plan of Subdivision 19T-04009 (refer to Map 6). The lands have frontage on Leslie Street, McCague Avenue and Lunay Drive, and abut the York Hills Centre for Children, Youth and Families to the north.

Revised Development Proposal

The applicant is seeking Council’s approval of its revised Official Plan and Zoning By-law Amendment applications to permit a medium density residential development to be comprised of 19 live-work and 16 back-to-back townhouse dwelling units on a private condominium road (refer to Maps 7 to 9). The proposed development is also to include 117 parking spaces which are to be accessed through a private condominium road from Lunay Drive. The following is a summary table outlining the relevant statistics of the applicant’s revised development proposal based on the plans and drawings submitted to the City:

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- **Total Lot Area:** **0.952 hectares (2.35 acres)**
 - **Open Space Area:** **0.114 hectares (0.28 acres)**
 - **Net Residential Area:** **0.838 hectares (2.07 acres)**
- **Total Number of Units:** **35**
 - **Live-Work Townhouses:** **19**
 - **Back-to-Back Townhouses:** **16**
- **Total Density:** **41.77 units per net residential hectare (16.9 units per net residential acre)**
- **Building Height:** **3.5 storeys (Live-Work Townhouses)**
4 storeys (Back-to-Back Townhouses)
- **Total Parking Spaces:** **117**
 - **Resident Spaces:** **108**
 - **Barrier Free Spaces:** **1**
 - **Visitor Spaces:** **8**

Planning Analysis:

Staff has undertaken a comprehensive review and evaluation of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement (PPS, 2020)*, the *Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2020)*, the *Greenbelt Plan (2017)*, the *Regional Official Plan (ROP, 2010)* and the *City's Official Plan (the "Plan")*.

Staff notes that the City's in-force Plan is consistent with the PPS, and conforms to the Growth Plan, the Greenbelt Plan and the ROP that were in-force at the time of approval. Since the Plan's approval, the PPS, the Growth Plan and the Greenbelt Plan were updated in 2020 and 2017 respectively. In this regard, both York Region and the City are currently conducting Municipal Comprehensive Reviews (MCRs) to update their respective Official Plans as necessary to align with more recent Provincial planning direction.

Planning staff can advise that the applicant's development proposal is consistent with the PPS, conforms with the Growth Plan, the Greenbelt Plan and the ROP and furthermore, maintains the general intent of the goals, objectives and policies of the Plan. Outlined below is a more detailed discussion of the applicant's development proposal relative to the ROP and the City's Official Plan.

York Region Official Plan (ROP)

The subject lands are designated **Urban Area** and **Greenbelt Protected Countryside** in accordance with Map 1 - Regional Structure of the ROP. The **Urban Area** policies permit a full range and mix of urban uses, which would permit the applicant's proposal, while a portion of the subject lands are located within the **Greenbelt Protected Countryside**. The **Greenbelt Protected Countryside** designation is subject to the **Regional Greenlands System** policies of the ROP that serve to identify, protect and enhance Natural Heritage Features and provide an opportunity for passive recreation

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systems. Development and site alteration are prohibited within this designation and the applicable policies require that any development located within 120 metres of the designation shall provide sufficient environmental studies to measure impacts on nearby Natural Heritage Features.

The applicant submitted an Environmental Management Plan and an Environmental Impact Statement as part of its original draft Plan of Subdivision which was reviewed and accepted by City and Regional staff. It should be noted that the applicant is not requesting to alter the land use designation or zoning of the lands within the **Greenbelt Protected Countryside** designation. In this regard, as the proposed development conforms to the policies of the York Region Official Plan, York Region staff has confirmed that the proposed Official Plan Amendment does not adversely affect Regional planning policies or interests, and is considered a routine matter of local significance and is therefore exempt from Regional approval.

City of Richmond Hill Official Plan

The subject lands are designated **Mixed Use Commercial/Residential** and **Protected Countryside** on Schedule “A” - Land Use Plan in the North Leslie Secondary Plan (refer to Map 4). The overall intent of the **Mixed Use Commercial/Residential** designation is to provide for low-rise forms of development that address the street, and may include commercial, residential and live-work built forms. Notwithstanding the overall intent of the **Mixed Use Commercial/Residential** designation, the subject lands are also subject to site specific **Policy 9.6.3.2 (j)** which states:

“Notwithstanding policy 9.6.3.2 (b) of this Secondary Plan, for the lands designated Mixed Use Commercial/ Residential east of Leslie Street, north and east of Major Tributary 2, and south of the Storm Water Pond, the development may include a mix of uses which must include commercial or other employment uses and may include live-work built forms. Different combinations of use are intended for certain portions of the development as follows:

Firstly, for the portion of the Mixed Use Commercial/Residential lands (located east of Leslie Street, north of Tributary 2 and south of the York Children’s School), which portion has frontage on either side of the proposed east-west collector road, that these main street lands be permitted for retail/commercial uses at grade and either residential or offices (business or professional) for any level above that.

Secondly, for the portion of these Mixed Use Commercial/Residential lands which lie north of main street lands just described and south of the York Children’s School, that these lands be permitted to be used for business and professional offices and accessory retail uses to serve the office uses (such as printing shops, etc.) but that residential uses not be permitted.

In this regard, while residential uses may be permitted above retail and commercial uses, stand-alone residential uses are not permitted on the subject lands.

With respect to the **Protected Countryside** designation, **Policy 9.6.8 (h)** states:

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“Lands identified as part of the Protected Countryside shall be zoned in an appropriate environmental protection or open space zone satisfactory to the Town at such time as applications for Zoning Bylaw Amendment or Draft Plan of Subdivision are submitted. Prohibited uses in the Protected Countryside area shall include any urban use or any use associated with, accessory to or serving, an urban use, such as schools, community centres, arenas, library, parks, condominiums and subdivisions.”

The applicant is not proposing any policy revisions to the lands designated **Protected Countryside**, but has filed a revised Official Plan Amendment application to amend the **Mixed Use Commercial/Residential** policies to permit stand-alone residential uses on the subject lands, which is described in greater detail below.

Revised Official Plan Amendment Application

The applicant has revised its original Official Plan Amendment application which sought to delete **Policy 9.6.3.2 (j)** in its entirety, to retaining the policy and amending the third paragraph (as noted above) to permit residential uses and to facilitate its development proposal on the subject lands. The draft Official Plan Amendment is included as Appendix “B” to this report.

The policies of the **Mixed Use Commercial/Residential** designation generally permit a mix of uses that may include commercial, residential and live-work built forms, while the general intent of this designation is to provide a low-rise form of development that addresses the street. However, the current site specific policies prohibit stand-alone residential uses on the subject lands.

The applicant’s revised Official Plan Amendment application maintains the intent of the policy through the provision of live-work units along the arterial and collector roads, resulting in an interior land area that has no public road frontage. The proposed deletion of the prohibition of stand-alone residential uses will provide the opportunity to accommodate back-to-back townhouses within the interior of the subject lands, thus adding to the housing stock diversity in the North Leslie neighbourhood.

Staff has considered the viability of commercial uses on the subject lands and is of the opinion that notwithstanding the request for residential land use permissions, the applicant’s revised Official Plan Amendment application maintains the general intent and purpose of the Secondary Plan by providing commercial and retail opportunities to serve the local community through the inclusion of live-work units.

With respect to the **Protected Countryside** designation, the related policies stipulate that the lands are intended for environmental protection, and are to be acquired by a public authority, at minimal or no cost. In this regard, it is noted that the parkland dedication requirements and the conveyance of environmental lands for the applicant’s entire landholding were largely satisfied through the approved Plan of Subdivision, and no additional land conveyances have been requested by the City’s Park and Natural Heritage Planning Section in consideration of the subject development proposal.

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While the applicant's original development proposal intended to use the **Protected Countryside** lands as a private amenity space for the residents of this development, the land use policies of this designation prohibit "**any urban use or any use associated with, accessory to or serving, an urban use**", including private parks and amenity areas. As such, the proposed private amenity area within the **Protected Countryside** lands is not permitted. In this regard, the applicant has confirmed that the lands will be left to naturalize in accordance with the policies of the Plan.

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

Zoning By-law Amendment Application

The subject lands are currently zoned **Mixed Use Three (MU3) Zone** and **Environmental Protection Two (EPA2) Zone** under By-law 55-15, as amended (the North Leslie Secondary Plan Area Zoning By-law), as amended (refer to Map 3). The **MU3 Zone** allows for a range of uses including clinics, offices, personal service shops, daycares, medical offices, restaurants and retail stores, with a site specific provision stipulating that where a building is used for a single non-residential use, the building shall not exceed 929 square metres (9,999.67 square feet) in Gross Leasable Floor Area (GLFA).

The existing **MU3 Zone** does not permit residential uses and therefore an amendment to the Zoning By-law is required to facilitate the proposed development of live-work and back-to-back townhouses on the subject lands. Furthermore, the **EPA2 Zone** permits uses including agriculture, conservation, forestry and stormwater management facilities; however public and private parks are not permitted.

The applicant has submitted a Zoning By-law Amendment application that proposes to rezone a portion of the subject lands from **Mixed Use Three (MU3) Zone** to **Mixed Use One (MU1) Zone** under Zoning By-law 55-15, as amended, with site specific development standards to facilitate the subject development proposal. No amendments are proposed to the existing **Environmental Protection Two (EPA2) Zone** on the subject lands. The detailed design of the development continues to be considered as part of the related Site Plan application, which is addressed later in this report.

The following is a summary of the relevant development standards currently permitted under By-law 55-15 in comparison to the applicant's original and revised development proposals. The final site specific changes to the proposed **MU1 Zone** development standards are identified in bold.

Page 9**Proposed Live-Work, Rear Lane Townhouses**

Development Standard	MU1 Zone Standards	Original Proposed MU1 Zone Standards for Blocks 1, 2 and 3	Final Proposed MU1 Zone Standards for Blocks 1, 2, and 3
Minimum Lot Frontage Interior Lot	6.0 metres (19.7 feet)	6.0 metres (19.7 feet)	6.0 metres (19.7 feet)
Corner Lot	8.4 metres (27.6 feet)	7.2 metres (23.6 feet)	8.4 metres (27.6 feet)
Minimum Lot Area Interior Lot	105 square metres (1,130.2 square feet)	105.0 square metres (1,130.2 square feet)	105.0 square metres (1,130.2 square feet)
Corner Lot	135 square metres (1,453.1 square feet)	135 square metres (1,453.1 square feet)	135 square metres (1,453.1 square feet)
Maximum Lot Coverage	90%	60%	90%
Minimum Front Yard	3.0 metres (9.84 feet)	1.0 metre (3.3 feet)	1.5 metres (4.9 feet)
Minimum Side Yard	1.2 metres (3.9 feet)	0.75 metres (2.5 feet)	0.75 metres (2.5 feet)
Minimum Flankage Yard	2.4 metres (7.9 feet)	1.0 metre(3.3 feet)	2.0 metres (6.5 feet)
Minimum Rear Yard	6.3 metres (20.7 feet)	5.8 metres (19.0 feet)	5.8 metres (19.0 feet)
Minimum Residential Parking	2 spaces per unit	4 spaces per unit	4 spaces per unit
Required Visitor Parking	N/A	0.25 spaces per unit	0.25 spaces per unit
Maximum Height	3.5 storeys	3.5 storeys	3.5 storeys

Proposed Back-to-Back Townhouses

Development Standards	MU1 Zone Standards	Original Proposed MU1 Zone Standards for Block 4	Final Proposed MU1 Zone Standards for Block 4
Minimum Lot Frontage Interior Lot	6.0 metres (19.7 feet)	6.0 metres (19.7 feet)	6.0 metres (19.7 feet)
Corner Lot	8.4 metres (27.6 feet)	8.3 metres(27.2 feet)	8.3 metres (27.2 feet)
Minimum Lot Area Interior Lot	90 square metres (968.8 square feet)	TBD	90 square metres (968.8 square feet)
Corner Lot	110 square metres (1,184.0 square feet)	TBD	110 square metres (1,184.0 square feet)
Maximum Lot Coverage	60%	70%	75%
Minimum Front Yard Setback			
- to dwelling	3.5 metres (11.5 feet)	2.2 metres (7.2 feet)	3.5 metres (11.5 feet)
- to garage	5.8 metres (19.0 feet)	5.8 metres (19.0 feet)	5.8 metres (19.0 feet)
Minimum Side Yard	1.2 metres (3.9 feet)	1.2 metres (3.9 feet)	1.2 metres (3.9 feet)
Minimum Flankage Yard	3.0 metres (9.8 feet)	1.0 metre (3.3 feet)	1.2 metre (3.9 feet)
Minimum Rear Yard	0 metres	0 metres	0 metres
Minimum Residential Parking	1.25 spaces per unit	2 spaces per unit	1.5 spaces per unit
Required Visitor Parking	0.25 spaces per unit	0.25 spaces per unit	0.25 spaces per unit
Maximum Height	4 storeys	4 storeys	4 storeys

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Staff have reviewed the applicant's revised development proposal and are satisfied that the proposed site-specific zoning provisions are appropriate for the orderly development of the lands.

Given the above, staff is of the opinion that the subject Zoning By-law Amendment application will implement the submitted Site Plan application, will conform with the proposed amendment to the North Leslie Secondary Plan and represents good planning. It is the City's practice to withhold passage of the implementing Zoning By-law where applicants require Site Plan approval from the City. Once the Site Plan approval process has been substantially completed and the applicant has registered Section 118 restrictions on the subject lands pursuant to the *Land Titles Act*, the amending Zoning By-law will be finalized and forwarded to Council for enactment.

Site Plan Application:

As noted earlier in this report, the applicant has submitted a Site Plan application (City File D06-20054) for the subject lands, comprised of 19 live-work and 16 back-to-back townhouse dwelling units on a private condominium road (accessed from Lunay Drive), and includes a total of 117 resident and visitor parking spaces.

In the original submission, the applicant included a proposal to use the portion of the subject lands zoned **Environmental Protection Two (EPA2) Zone** and located within the **Protected Countryside** designation as a private amenity area for the proposed development. Staff advised the applicant that in accordance with **Policy 9.6.8 (h)** of the Secondary Plan, the **Protected Countryside** designation prohibits any urban use or any use associated with, accessory to, or servicing an urban use. As such, the proposed private amenity space is not permitted. While the applicant has included these lands within the proposed development, no change to the designation or zone category has been requested in order to ensure conformity with the *Greenbelt Plan*. In this regard, the applicant has revised the proposal to remove the proposed private amenity space and will be required to provide a restoration and enhancement plan to support the naturalization of the **Protected Countryside** lands in accordance with **Policy 9.6.8 (h)**.

The City has received and circulated the second submission of the Site Plan application to City departments and external commenting agencies for review. The applicant is in the process of addressing all outstanding comments and technical matters identified through the Site Plan review process. City staff continue to work closely with the applicant to finalize the remaining Site Plan matters and do not anticipate the remaining matters will significantly impact the structure or contents of the proposed Zoning By-law. Final Site Plan approval shall not be granted until such time as all outstanding comments have been satisfactorily addressed. Furthermore, any conditions provided by relevant City departments and external agencies shall be included in the Site Plan Agreement.

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Council and Public Comments:

As noted previously, the applicant's original development proposal was considered by Council at its statutory Public Meeting held on June 17, 2020 wherein concerns with respect to the retention of employment lands, including retail, commercial and office permissions on this site, were raised through written correspondence from a resident and also expressed by a member of Council.

To address this concern, the applicant has provided written correspondence confirming that the subject lands are not identified as "Employment Lands" in the York Region or City of Richmond Hill Official Plan, although they are recognized as mixed-use commercial/residential lands in the North Leslie Secondary Plan and are intended to accommodate some jobs in the form of live-work units, retail uses, professional offices, and accessory uses. In this regard, the applicant notes that amending the Official Plan and Zoning By-law to permit stand-alone residential uses is not considered a loss of employment lands. Further, the applicant notes that the intent of the Official Plan and Zoning By-law Amendment applications is to facilitate a development proposal that not only includes stand-alone residential uses but also live-work opportunities and jobs along the public street frontage.

The applicant has provided an analysis to estimate the number of jobs that might be generated should the parcel be developed in compliance with the current **Mixed Use Commercial/Residential** designation and associated **Mixed Use Three (MU3) Zone**. Based on an approximate job rate of 1 job per 350 square feet per employee, the applicant has estimated that the subject lands could accommodate a development proposal comprised of live-work townhouses and a single storey commercial building of approximately 522 square metres (5,618 square feet) with associated parking, yielding approximately 16 jobs for the stand-alone commercial building.

City staff undertook a similar analysis as the applicant, but assumed a single storey retail commercial plaza with required parking for the entire subject lands, resulting in approximately 1,300 square metres (13,993 square feet) of commercial floor space which would yield an estimated 28 jobs using the same job rate. While it is difficult to quantify the number of jobs that may be generated by the live-work units, a minimum of approximately 16 jobs can be anticipated should all future owners utilize the live-work opportunity. In this regard, live-work units would provide alternative opportunities for job creation and employment within the local community.

The original intent of the Plan was to establish a "Main Street" community character as a focal point at the entrance to this community, thus providing population-serving office and service commercial uses in an integrated, pedestrian-scale built form. Staff is of the opinion that the provision of live-work units along Leslie Street and McCague Avenue in a built-form resembling traditional mixed-use buildings is appropriate, particularly given the site's proximity to the significant retail, personal service, office and restaurant uses that already serve the needs of this neighbourhood at Leslie Street and Elgin Mills Road East.

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As noted previously, the applicant is now proposing to retain the existing policy permissions for retail, commercial and office uses, and instead is seeking to remove the prohibition of stand-alone residential uses (refer to Appendix “B”). While it is not the applicant’s intention to pursue a commercial or retail development, the revision to its Official Plan Amendment application provides flexibility for additional commercial opportunities should the applicant choose to revise the development proposal.

In consideration of the preceding, staff is of the opinion that the proposed Official Plan Amendment application to remove the prohibition of stand-alone residential land uses and the inclusion of live-work townhouses within the proposed development maintains the general intent of providing office and commercial opportunities to support the local neighbourhood, while contributing to the diversified housing stock in the City.

City Department and External Agency Comments:

All City departments and external agencies that were circulated the proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan applications have indicated no objections or have provided comments to be addressed through the Site Plan approval process, including the City’s Development Engineering Division, Park and Natural Heritage Planning Section, Urban Design and Heritage Section and Building Services Division - Zoning Section, in addition York Region.

Other departments and external agencies citing no objections subject to their requirements being implemented through the Site Plan approval process include the City’s Community Services Department – Public Works Operations, Building Services Division, Financial Services Division, and Fire and Emergency Services Division, in addition to the Toronto and Region Conservation Authority (TRCA), Alectra Utilities, Rogers Cable Communications, Hydro One, and Bell Canada.

The following sections provide an overview of the comments received from circulated departments and external agencies based on the review of the subject applications and the associated background studies and reports submitted in support of same. Technical comments will be addressed through the Site Plan application review and approval process.

Regional Municipality of York

York Region staff have reviewed the proposed Official Plan and Zoning By-law Amendment applications and have advised that the applications appear to be of local significance, and as such, do not adversely affect Regional planning policies or interests. In this regard, the subject Official Plan Amendment application is exempted from Regional approval. Further, as the lands abut a Regional Road (Leslie Street), the Region has provided comments regarding right-of-way encroachments that will need to be addressed through the review and approval of the related Site Plan application.

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Development Engineering Division

The City's Development Engineering Division has reviewed the Official Plan and Zoning By-law Amendment applications and have no further comments or objections subject to the amending Zoning By-law including a site specific parking standard to accommodate the live-work units. The detailed review of transportation, servicing, grading, water balance and stormwater management requirements will be addressed during the review of the Site Plan application.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has reviewed the Official Plan and Zoning By-law Amendment applications and advise that an Environmental Management Plan and manual will need to be submitted to outline the purpose of the **Protected Countryside** lands, to identify the permitted uses, and to confirm how the lands will be maintained and utilized by the future condominium corporation to ensure its long-term protection and enhancement. Staff will also require the preparation of this document and the preparation of a Restoration and Enhancement Plan as a condition of the future Site Plan and draft Plan of Condominium applications. Additional comments with respect to construction staging, landscaping and an entrance feature design will be addressed through the Site Plan application review.

Urban Design and Heritage Section

The City's Urban Design and Heritage Section has reviewed the applicant's Official Plan and Zoning By-law Amendment applications and have no further comments. However, staff note that additional information will be required to support the proposed Site Plan, including Floor Plans and Elevation Plans for each block, the provision of an exterior cladding materials and colour schedule, and architectural drawings stamped by the Control Architect as part of the next submission.

Building Services Division – Zoning Section

The City's Zoning Section has reviewed the draft Zoning By-law Amendment submitted by the applicant and has provided preliminary comments based on the Site Plan and Elevation Plans available at this time. A final comprehensive review will be required upon the finalization of the Site Plan application.

Development Planning Division

Planning staff has completed a review of the applicant's revised development proposal and recommends that Council approve the subject Official Plan Amendment and Zoning By-law Amendment applications on the basis of the following:

- the proposed development conforms with the overall **Mixed Use Commercial/Residential** policies of the Plan by providing locations for service commercial uses as well as businesses and offices to service the local community through the provision of live-work units;

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- in accordance with **Policy 9.6.8 (h)**, parks or private amenity spaces associated with an urban use are prohibited in the **Protected Countryside** Lands. Further, the lands are zoned **Environmental Protection Two (EPA2) Zone** which permits uses including conservation and forestry; however public and private parks are not permitted. The applicant has revised the application to leave the lands to naturalize. In this regard, the proposed development conforms with the provisions of the City's Official Plan, the North Leslie Secondary Plan, and the Greenbelt Plan with respect to the environmental protection of the **Protected Countryside** designation and the existing zoning permissions;
- the proposed development conforms with **Policy 9.6.3.2 (d)** of the Secondary Plan, where the designation permits a maximum density of 60 units per net residential hectare (25 units per net acre) and the maximum permitted building height is 4 storeys;
- the applicant has satisfactorily addressed the comments raised through the circulation of the applications and concerns raised at the Council Public Meeting as it relates to the subject Official Plan Amendment application. The applicant will be required to address the remaining Site Plan related comments through the approval process, prior to City Staff bringing forward the amending Zoning By-law to Council for enactment;
- staff support the applicant's revised Official Plan Amendment application and the final form of the OPA is attached to this report for adoption by Council;
- staff supports the applicant's proposed zoning category and site specific provisions and find them appropriate to facilitate the proposed development, as the intent of the **Mixed Use Commercial/Residential** policies of the Plan are maintained. The by-law structure and details of the site specific provisions will be finalized prior to enactment by Council;
- the applicant will be required to obtain Site Plan approval for the proposed development;
- the applicant will be required to submit draft Plan of Condominium and Part Lot Control Exemption applications in order to facilitate Common Element Condominium tenure and the creation of Parcels of Tied Land (POTL);
- the applicant will be required to submit a Private Street Naming application for the proposed private streets to be established within the development; and,
- the applicant will be required to submit an updated Sustainability Performance Metrics Tool in support of the Site Plan application for the subject lands.

Interim Growth Management Strategy

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*

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4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the City as part of the review and approval of its related Site Plan application. The applicant's Sustainability Performance Metrics submission remains under review by City staff. The applicant's commitments to the Sustainability Performance Metrics submission will be secured through a future Site Plan agreement as part of the related Site Plan application.

In consideration of the above and in order to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council delegate its authority to assign allocation to the Commissioner of Planning and Infrastructure.

Financial/Staffing/Other Implications:

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

Relationship to Council's Strategic Priorities 2020-2022:

The recommendations of this report are aligned with **Balancing Green and Growth** by establishing land use policies that protect natural heritage areas while implementing a by-law that reflects modern development trends and standards while promoting alternative economic opportunities in the form of live-work units. The proposal also aligns with a **Strong Sense of Belonging** by providing alternative housing and alternative employment opportunities, contributing to the building of the North Leslie community. Finally, the application also aligns with **Getting Around the City** by providing direct pedestrian connections from the proposed development to a future public transit stop on Leslie Street.

Climate Change Considerations:

The recommendations of this report are aligned with Council's Climate Change Considerations as the proposed development will include sidewalks and bicycle parking spaces which contributes to climate change mitigation by encouraging zero-emission modes of transportation. The proposed pedestrian connection from the development to the public transit stops also enables and encourages residents to use public transit which will reduce the need for single occupancy vehicle trips and help to lower emissions in Richmond Hill. Lastly, the proposed new buildings will also address a number of green infrastructure enhancements including but not limited to designing the

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buildings for solar readiness and installing water conserving fixtures that will be finalized through the Site Plan application.

Conclusion:

The applicant is seeking Council's approval of its revised Official Plan and Zoning By-law Amendment applications to permit the construction of a medium density residential development 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 it is consistent with the principles of the North Leslie Secondary Plan and represents good planning. On the basis of the preceding, staff recommends that Council approve the subject Official Plan and Zoning By-law Amendment applications, subject to the directions outlined in this report.

Appendix Contents and Maps:

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

- Appendix "A", Extract from Council Public Meeting C#25-20 held on June 17, 2020
- Appendix "B", Draft Official Plan Amendment
- Appendix "C", Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, North Leslie Secondary Plan – Schedule 'A' - Land Use
- Map 5, North Leslie (East) Block Plan
- Map 6, Draft Approved Plan of Subdivision
- Map 7, Proposed Site Plan
- Map 8, Proposed Elevations
- Map 9, Proposed Live-Work Elevations

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Report Approval Details

Document Title:	SRPI.21.070 Request for Approval - OPA, ZBA and SP applications - Leslie Elgin D01-20002, D02-20007 and D06-20054.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.docx- Appendix B - OPA 27.docx- Appendix C- Draft By-law.docx- Map 1 - Aerial Photograph.pdf- Map 2 - Neighbourhood Context.pdf- Map 3 - Existing Zoning.pdf- Map 4 - NLSP - Schedule A.docx- Map 5 - North Leslie (East) Block Plan.docx- Map 6 - Draft Approved Subdivision.docx- Map 7 - Proposed Site Plan.docx- Map 8 Proposed Elevations.docx- Map 9 - Proposed Live-Work Elevations.docx
Final Approval Date:	Jun 17, 2021

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

Gus Galanis - Jun 16, 2021 - 2:04 PM

Kelvin Kwan - Jun 16, 2021 - 4:13 PM

Darlene Joslin on behalf of MaryAnne Dempster - Jun 17, 2021 - 7:50 AM