



Staff Report for Council Public Meeting

Date of Meeting: November 17, 2021

Report Number: SRPI.21.095

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.095 – Request for Comments – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Leslie Richmond Developments Limited – City Files D01-21002, D02-21003 and SUB-21-0001 (D03-21001)

Owner:

Leslie Richmond Developments Limited
2 St. Clair Avenue West, 16th Floor
Toronto, ON M4V 1L5

Agent:

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

Location:

Legal Description: Part of Lot 30, Concession 3, E.Y.S.
Municipal Address: 11491 Leslie Street

Purpose:

A request for comments concerning proposed Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development on the subject lands.

Recommendation:

- a) That Staff Report SRPI.21.095 with respect to the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Leslie Richmond Developments Limited for the lands known as Part of Lot 30, Concession 3, E.Y.S. (Municipal Address: 11491 Leslie

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Street), City Files D01-21002, D02-21003 and SUB-21-0001 (D03-21001), be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Sandra DeMaria, Senior Planner – Subdivisions, phone number 905-747-6312 and/or Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

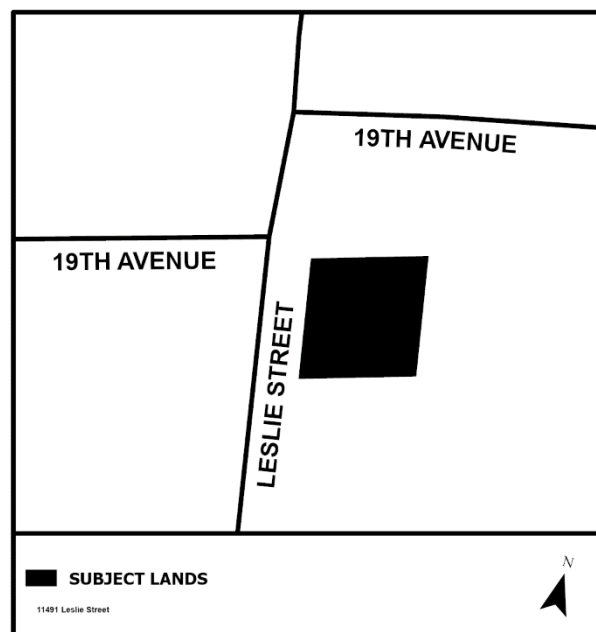
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Mary-Ann Dempster, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under the “Contact Person” above.



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Background Information:

The subject Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications were received by the City on March 25, 2021 and deemed complete on April 7, 2021. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the applicant's development proposal, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Leslie Street, south of 19th Avenue and north of Elgin Mills Road East within the North Leslie Secondary Plan Area (refer to Map 1). The lands have a total lot area of 0.355 hectares (0.877 acres), 60.98 metres (200 feet) of frontage on Leslie Street, and currently accommodates a kennel (Pet Chateau) which will cease operation to facilitate the applicant's development proposal.

The lands are to be integrated into the adjacent draft approved Plan of Subdivision (File 19T(R)-15007) and a townhouse development block which is in the final stages of the Site Plan approval process (File D06-18030) (refer to Maps 6 and 8 respectively). The lands abut an existing rural residential use at the corner of 19th Avenue and Leslie Street to the north, Leslie Street to the west, and a townhouse development block within the applicant's draft approved Plan of Subdivision to the south and east.

Development Proposal

The applicant is seeking Council's approval of its Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development to be comprised of 17 townhouse dwelling units on a private condominium road (refer to Maps 7 to 9). The proposed condominium road is intended to be an extension of a proposed private road within the adjacent townhouse development proposal on Block 2 of draft approved Plan of Subdivision 19T(R)-15007 (also owned by the applicant). The following is a summary outlining the relevant statistics of the subject development proposal:

- **Total Lot Area:** 0.36 hectares (0.89 acres)
 - **Development Block:** 0.34 hectares (0.84 acres)
 - **Road Widening Block:** 0.02 hectares (0.05 acres)
- **Total Number of Units:** 17 Rear Lane Townhouses
- **Density:** 52 units per hectare (21 units per acre)
- **Building Height:** 3 storeys
- **Unit Widths:**
 - **Interior lots:** 6.0 metres (19.7 feet)
 - **Exterior lots:** 7.7 metres (25.26 feet)

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Applications for Site Plan approval, draft Plan of Condominium, Part Lot Control Exemption and Street Naming will be required to facilitate the intended form and tenure of the development proposal. This includes establishing the future Parcels of Tied Land (POTLs). At the time of preparation of this report, the aforementioned applications had not been submitted to the City.

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of the proposed development:

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Property Survey;
- Draft Plan of Subdivision;
- Statistics Plan;
- Site Plan;
- Elevation Plans; and,
- Arborist Report.

Official Plan Amendment Application

The subject lands are designated **Employment Corridor** on Schedule “A” - Land Use Plan of the North Leslie Secondary Plan (refer to Map 4). The applicant has submitted an Official Plan Amendment application that seeks to redesignate its land holdings from **Employment Corridor** to **Medium Density Residential** in order to facilitate the proposed development.

Zoning By-law Amendment Application

The subject lands are zoned **Agricultural (A1) Zone** under By-law 2325-68, as amended (refer to Map 3). Permitted uses under the **A1 Zone** category include agricultural uses, one single family detached dwelling, kennels and veterinary establishments, places of worship and home occupation uses. The proposed townhouse development is not permitted under the **A1 Zone** category. Accordingly, the applicant is seeking Council’s approval to rezone its land holdings to **Multiple Residential Four (RM4) Zone** under By-law 55-15, as amended, which would permit a variety of townhouse dwelling unit types, quadruplex dwellings, apartment dwellings, home occupations, private home daycares, apartment retail stores, day nurseries, and senior citizen dwellings, retirement residences or long term care facilities. The applicant is also proposing to include semi-detached and live-work units as additional permitted uses.

Outlined below is a comparison of the applicant’s proposed development standards relative to those of the associated parent **RM4 Zone**, with requested and required site specific development standards noted in bold:

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Development Standards	RM4 Zone Standards under By-law 55-15, as amended	Proposed Standards Rear Lane Townhouses
Minimum Lot Frontage (Interior Lot)	6.0 metres (19.69 feet)	Complies
Minimum Lot Frontage (Corner Lot)	8.4 metres (27.56 feet)	7.8 metres (25.29 feet)
Minimum Lot Area (Interior Lot)	105 square metres (1,130.21 square feet)	Complies
Minimum Lot Area (Corner Lot)	135 square metres (1,453.13 square feet)	Complies
Maximum Lot Coverage	90%	Complies
Minimum Required Front Yard	3.0 metres (9.84 feet)	2.3 metres (7.55 feet)
Minimum Required Side Yard	1.2 metres (3.94 feet)	0.75 metres (2.46 feet)
Minimum Required Flankage Yard	2.4 metres (7.87 feet)	1.75 metres (5.74 feet)
Minimum Required Rear Yard	6.3 metres (20.67 feet)	Complies
Maximum Height	3.5 storeys	Complies
Minimum Parking Spaces	2 parking spaces per unit	Complies

The draft Zoning By-law submitted in support of the development proposal is currently under review. The appropriateness of the proposed land uses, site-specific zoning provisions and exceptions, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the submitted development applications with regard to policy conformity, compatibility, design and function.

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Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that seeks approval to create a development block to be comprised of 17 townhouse dwelling units and a road widening block (Leslie Street) to be dedicated to York Region (refer to Map 7). As previously identified, the subject lands and the applicant's development proposal are proposed to be integrated into their adjacent draft approved Plan of Subdivision (File 19T(R)-15007) comprised of a townhouse development block which is in the final stages of the Site Plan approval process (File D06-18030) (refer to Maps 6 and 8 respectively). In this regard, it is noted that two of the proposed townhouse dwelling units are partially located on other lands owned by the applicant.

Planning Analysis:

Staff has undertaken a preliminary review of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement* (2020) (the "PPS"), the *Growth Plan for the Greater Golden Horseshoe* (2020) (the "Growth Plan"), the *Regional Official Plan* (2010) (the "ROP"), and the City's Official Plan (the "Plan"). Staff notes that the City's in-force Plan is consistent with the PPS, and conforms with the *Growth Plan* and the ROP that were in-force at the time of approval. Since the Plan's approval, the PPS and the *Growth Plan* were both updated in 2020. In this regard, both York Region and the City are currently conducting Municipal Comprehensive Reviews (MCRs) to update their Official Plans as necessary to align with more recent Provincial planning direction. Below is a more detailed outline of the proposal relative to the PPS, the Growth Plan, the ROP and the Plan.

Provincial Policy Statement/Growth Plan

The *Provincial Policy Statement* (2020) (PPS) sets the policy foundation for land use planning in the Province of Ontario. It is complemented by the *Growth Plan for the Greater Golden Horseshoe*, which focuses on development challenges and opportunities. Through these policies, the documents provide direction on growth management, transportation, infrastructure, urban form, housing, jobs, natural heritage and resource protection. Municipalities are responsible for implementing the Provincial Policy framework at the local level.

The proposed development seeks to convert lands designated **Employment Corridor** in the Official Plan to facilitate the development of residential uses on the subject lands. Both the PPS and the *Growth Plan* contain policies with respect to planning for and protection employment areas. For example, in accordance with Policies 1.3.2.4 and 1.3.2.5 of the PPS, where lands are not identified as being Provincially or Regionally Significant, planning authorities may consider the conversion of employment lands outside of an MCR process (i.e. site specific planning application) to permit non-employment uses, subject to the following:

- there is an identified need for the conversion and the land is not required for employment purposes over the long term;

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- the proposed uses would not adversely affect the overall viability of the employment area; and,
- existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.

A more detailed review and evaluation of the applicable Provincial policies will be brought forward (as appropriate) as part of a future recommendation report.

York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the York Region's Official Plan (the "ROP"). Lands designated **Urban Area** are intended to support a wide range and mix of uses to accommodate a significant portion of planned growth within the Region.

York Region is undertaking a comprehensive update to the 2010 ROP to reflect a number of Provincial policy updates affecting population and employment projections and forecasted density targets. The objective of the ROP update is to provide revised policies to manage growth for an extended planning horizon to 2041.

At its meeting of February 26, 2020, City Council considered Staff Report SRPRS.20.003 entitled "*York Region's Municipal Comprehensive Review (Part 1): Requests for Employment Area Conversions*". The Staff Report outlined the Regional Municipal Comprehensive Review (MCR) Process currently underway to respond to evolving employment land trends within the Region as well as emerging policy changes to be considered as part of the update to the ROP. The report considered a number of landowner-initiated employment land conversion requests received by the City and the Region, however, the subject lands did not form part of that report.

Presently, these lands and surrounding properties are not identified on the Region's Employment Land Inventory, and do not currently appear on the Region's proposed employment land mapping as part of the MCR. Formal comments from and discussions with York Region will be required to determine the appropriateness of the applicant's site specific employment land conversion request.

City of Richmond Hill Official Plan

The subject lands are designated **Employment Corridor** on Schedule "A" - Land Use Plan of the North Leslie Secondary Plan (refer to Map 4). Lands designated **Employment Corridor** are intended to accommodate a range of high performance industrial and office uses, in addition to limited types of institutional, retail and personal service uses which serve the office and industrial uses, subject to the locational criteria and additional policies set out in the Secondary Plan.

The applicant is proposing to re-designate the subject lands to **Medium Density Residential**, which permits a range of residential uses including single detached, semi-detached, duplex, triplex, quadraplexes, street townhouses, block townhouses and back

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to back townhouses at a minimum density of 35 units per net residential hectare (14 units per net residential acre) and a maximum density of 60 units per net residential hectare (25 units per net residential acre). The applicant is proposing to construct a townhouse development at a density of approximately 47.88 units per net residential hectare (19.38 units per net residential acre) on the subject lands.

A more detailed review and evaluation of the proposed amendments in the context of the applicable Plan policies will be completed following the receipt of comments from Council, the public, City departments and external agencies and will form part of the future recommendation report to Council.

City Department and External Agency Comments:

The subject Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications, in addition to the associated background studies and reports submitted in support of same, have been circulated to various City departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of the writing of this report.

Development Planning Division

In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed Official Plan Amendment application represents a conversion of designated employment lands to non-employment uses. The proposal will need to be further evaluated in the context of the Provincial criteria and policies, including a demonstrated need for the conversion. Furthermore, the application will need to be assessed based on the broader goals, objectives and policies of the City's Official Plan, including the ability to meet the City's overall employment needs and economic objectives;
- a comprehensive zoning review will be conducted through the review process. Should there be any areas of non-compliance with respect to the proposed Zoning By-law, the design will need to be revised to comply, or alternatively, appropriate relief will need to be sought from the provisions of the by-law;
- applications for Site Plan approval and draft Plan of Condominium will be required to facilitate the proposed development;
- the Architectural Control Guidelines for the adjacent draft Plan of Subdivision 19T(R)-15007 will need to be updated to include the subject lands;
- servicing allocation will need to be granted to the subject lands at the Site Plan approval stage; and,
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal.

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Other City Department and External Agency Comments

Comments have been received from the City's Urban Design Section and Park and Natural Heritage Planning Section, in addition to Enbridge Gas, Rogers Cable, Alectra Utilities, and the York Catholic District School Board. These City departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. All of the comments have been forwarded to the applicant for consideration but have not been appended to this report. The development proposal is still under review by the City's Development Engineering Section, Building Services Division and Fire and Emergency Services Division, in addition to the Toronto and Region Conservation Authority and York Region.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to the Council's Strategic Priorities 2020-2022:

The recommendation of this report does not have any direct implications with respect to Council's Strategic Priorities. An overview of how the subject applications are aligned with Council's Strategic Priorities will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision application to permit a medium density residential development to be comprised of 17 townhouse dwelling units on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

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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.

- 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 19T-15007
- Map 7, Proposed Draft Plan of Subdivision
- Map 8, Proposed Concept Site Plan
- Map 9, Proposed Elevations

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Report Approval Details

Document Title:	SRPI.21.095 - Request for Comments Leslie Richmond Development D01-21002, D02-21003 and D03-21001 .docx
Attachments:	<ul style="list-style-type: none">- Map 1 - Aerial Photograph.docx- Map 2 - Neighbourhood Context.docx- Map 3 - Existing Zoning.docx- Map 4 - North Leslie Sec Plan schedule A.docx- Map 5 - North Leslie East Block Plan.docx- Map 6 - Draft Plan of Subdivision.docx- Map 7 - Proposed Draft Plan.docx- Map 8 - Concept Site Plan.docx- Map 9 - Elevations.docx
Final Approval Date:	Nov 8, 2021

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

Gus Galanis - Nov 5, 2021 - 11:06 AM

Kelvin Kwan - Nov 5, 2021 - 1:40 PM

MaryAnne Dempster - Nov 8, 2021 - 10:12 AM