



## **Staff Report for Council Meeting**

**Date of Meeting:** July 6, 2022

**Report Number:** SRPI.22.086

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.22.086 – Request for Approval – Official Plan and Zoning By-law Amendment Applications – 2747883 Ontario Inc. and 275302 Ontario Inc. – City Files D01-20003 and D02-20009**

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### **Owner:**

2747883 Ontario Inc. and 275302 Ontario Inc.

75 Scarsdale Road, Suite 203

Toronto, ON

M3B 2R2

### **Agent:**

Evans Planning Inc.

9212 Yonge Street, Unit 1

Richmond Hill, ON

L4C 7A2

### **Location:**

**Legal Description:** Part of Lot 1, Registered Plan 200

**Municipal Addresses:** 13572 and 13586 Bayview Avenue

### **Purpose:**

A request for approval concerning proposed Official Plan and Zoning By-law Amendment applications to permit an eight storey residential apartment building on the subject lands.

### **Recommendations:**

- a) **That the Official Plan and Zoning By-law Amendment applications submitted by 2747883 Ontario Inc. and 275302 Ontario Inc. for lands known as Part of Lot 1, Registered Plan 200 (Municipal Addresses: 13572 and**

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13586 Bayview Avenue), City Files D01-20003 and D02-20009, be approved, subject to the following:

- (i) that the City's Official Plan be amended to include site specific policies as outlined in Staff Report SPRI.22.086;
  - (ii) that Official Plan Amendment 36 attached hereto as Appendix B be adopted at the July 6, 2022 Council meeting, and subsequently forwarded to York Region for approval;
  - (iii) that the subject lands be rezoned from Agricultural (A) Zone under By-law 1703, as amended, to Multiple Residential One (RM1) Zone and Environmental Protection Two (EPA2) Zone under By-law 313-96, as amended, with site specific development standards to facilitate the development proposal as outlined in Staff Report SRPI.22.086;
  - (iv) that the draft amending Zoning By-law as set out in Appendix "C" be brought forward to a regular meeting of Council for consideration and enactment; and,
- b) 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 amending Zoning By-law to implement the proposed development on the subject lands.

### Contact Person:

Simone Fiore, Senior Planner – Site Plans, phone number 905-771-2479 and/or  
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

### Report Approval:

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

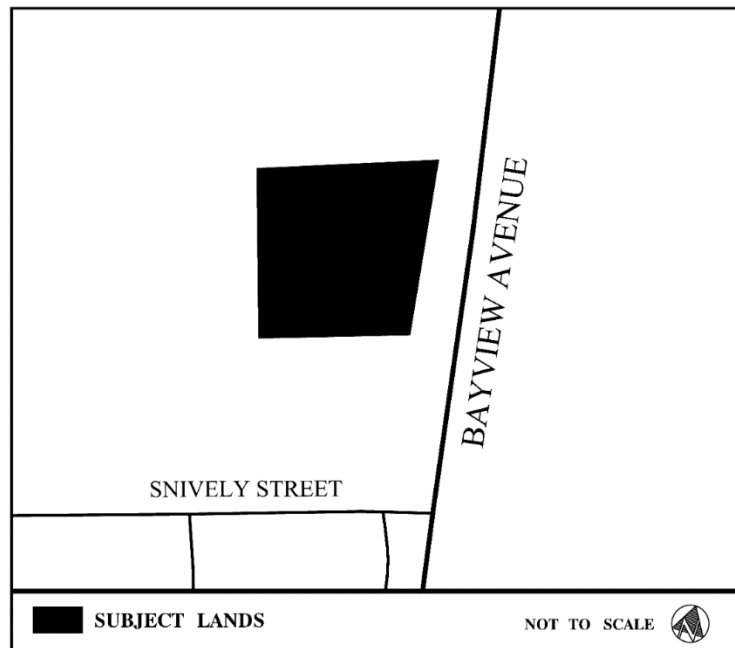
**Approved by:** Darlene Joslin, Interim City Manager

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:

A statutory Council Public Meeting was held on October 7, 2020 to consider the subject Official Plan and Zoning by-law Amendment applications wherein Council received Staff Report SRPRS.20.134 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). A number of comments and concerns were raised at the meeting related to height and density, massing, traffic and parking, noise and light pollution, and environmental concerns, which are discussed in detail in the later sections of this report.

The applicants have satisfactorily addressed the comments and technical requirements related to the subject Official Plan and Zoning By-law Amendment applications and all remaining technical matters are to be addressed as part of the related Site Plan approval process. Accordingly, the purpose of this report is to seek Council’s approval of the applicants’ Official Plan and Zoning By-law Amendment applications.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands form two existing residential lots that are located on the west side of Bayview Avenue, north of Snively Street having a total lot area of 1.0977 hectares (2.71 acres). Single detached dwellings are currently located on each lot, which are to be demolished to facilitate the proposed development. The topography of the subject lands is varied with a grade difference of approximately 5.0 metres (16.4 feet) between the

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highest elevation at the northeast corner of the site and the southerly lot line. The lands abut the Wilcox-St. George Provincially Significant Wetland Complex to the north, south and west, Bayview Avenue beyond which is the Bloomington Downs Golf Course further to the east, and a single detached dwelling to the immediate south (refer to Map 1).

### Development Proposal

The applicants are seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of an eight storey residential apartment building to be comprised of 103 units on its land holdings (refer to Maps 4 to 7). The following is a summary outlining the pertinent statistics of the applicants' development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 10,977.0 sq. m. (118,155.44 sq. ft.)
  - **Development Area:** 4,738.00 sq. m (50,999.41 sq. ft.)
  - **Area of Lands to be Conveyed:** 6,239.00 sq. m. (67,156.04 sq. ft.)
- **Total Dwelling Units:** 103
- **Total Building Height:** 8 storeys or 35.75 m (117.29 ft.)
- **Gross Floor Area (GFA):** 13,400.21 sq. m. (144,239 sq. ft.)
- **Total Amenity Space:** 831.7 sq. m. (8,952 sq. ft.)
  - **Indoor Amenity:** 465.23 sq. m. (5,008 sq. ft.)
  - **Outdoor Amenity:** 366.47 sq. m. (3,945 sq. ft.)
- **Floor Space Index (FSI):** 2.83
- **Density:** 217.3 units/ha (88.03 units/ac)
- **Total Parking Spaces:** 182 (154 resident spaces, 26 visitor spaces, 2 small car spaces)
- **Total Bicycle Parking Spaces:** 77

The proposed eight storey building is to be comprised of three levels of above grade parking and five floors of residential uses directly on top. Vehicular access for the proposed building is to be provided via a driveway at the south end of the site from Bayview Avenue. The proposed driveway leads directly into the first level of the parking structure at the ground floor which also includes a loading space, a lay-by drop off area which leads into the residential lobby, and access to the visitor and residential parking (refer to Maps 8 to 11).

In response to the comments and concerns regarding the proposed development, including those provided by City departments, the applicants have made modifications to the original development proposal including, but not limited to, the following:

- a reduction in height from 11 storeys to 8 storeys in order to conform with the angular view plane policies of the City's Official Plan and to provide transition to abutting residential uses;

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- modifications to the massing of the proposed building as well as the incorporation of architectural articulation to the facades to mitigate shadow impacts on adjacent properties and the Bayview Avenue streetscape;
- a reduction in the overall dwelling unit count from 122 units to 103 units;
- a reduction in the overall gross floor area from 14,303 square metres (153,956 square feet) to 13,400.21 square metres (144,239 square feet);
- an increase to the proposed parking supply from 159 spaces (including 20 visitor spaces) to 182 spaces (including 26 visitor spaces and 2 small car spaces); and,
- removal of the encroachment into the buffer of the adjacent environmental lands.

At the time of writing of this report, associated Site Plan and draft Plan of Condominium applications had not been submitted to the City. A comprehensive technical review of the development proposal will be undertaken as part of the Site Plan and draft Plan of Condominium approval process.

### Planning Analysis:

City staff has undertaken a comprehensive review and evaluation of the applicants' development proposal based on the policy framework as outlined within the *Provincial Policy Statement* ("PPS") (2020), the *Growth Plan for the Greater Golden Horseshoe* ("Growth Plan") (2020), the York Region Official Plan ("ROP") (2010) and the City's Official Plan ("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 have been updated. At the time of writing of this report, both York Region ("Region") and the City are undertaking a mandatory Municipal Comprehensive Review (MCR) and Official Plan update. A more detailed outline of the applicants' proposal relative to the relevant policies of the ROP and the Plan is provided in the sections below.

### York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP. Lands designated **Urban Area** are intended to support a full range and mix of urban uses and to accommodate a significant portion of intensification and planned growth within the Region, including mid-rise residential uses as proposed by the subject applications. Therefore the proposed development is considered to conform with the ROP.

The Region has reviewed the subject applications and has not advised of any objections to the proposed development. They have advised that the appropriateness of the increased height and density and the consideration of compatibility are to be determined by the local municipality. Notwithstanding, the proposed Official Plan Amendment will require Regional approval following adoption by the City.

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### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 - Land Use of the Plan (refer to Map 2). Further, the lands are located within and about the **Greenway System** and are situated within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan (ORMCP)*.

Uses permitted within the **Neighbourhood** designation (where the subject lands front an arterial street) include medium density residential uses such as townhouses and multi-unit walk up apartments with building heights of up to four storeys. Further, **Section 4.9.1.2 (3)** of the Plan permits a maximum density of 50 units per hectare (20 units per acre) for medium density residential development fronting onto arterial streets within the **Neighbourhood** designation.

**Section 3.4.1** of the Plan sets out design criteria for all development which includes specific policies for development abutting low and medium-density residential areas. Specifically, **Section 3.4.1.55** states that development must adhere to the principle of a 45 degree angular plane measured from adjacent low density residential areas. As per the above, the **Neighbourhood** designation contemplates apartment land uses as proposed by the applicants. Contextually, the subject lands are located adjacent to an environmental feature to the north, west and south, as well as a single detached dwelling to the south which has the potential to be redeveloped into a medium density use in accordance with the policies of the Plan. The lands about Bayview Avenue to the east, beyond which is a golf course.

It should be noted that the intent of the angular plane provision is to ensure that the proposed development does not negatively impact sunlight and sky views of abutting residential uses. The proposed development meets the 45 degree angular plane except for the protrusion at the southwest portion of the proposed parking garage. Staff are satisfied that this protrusion is minimal and will not negatively impact sunlight or sky views of the adjacent single detached dwelling.

The proposed increase in permitted height from four storeys to eight storeys is not expected to negatively impact any of the abutting land uses. Staff note that the first three storeys of the proposed building are solely to be used for parking purposes as the site cannot accommodate underground parking due to a high water table condition on the lands. Therefore, the residential component of the proposed building is only five storeys, being only one more storey than the **Neighbourhood** designation permits along an arterial road (such as Bayview Avenue).

While the proposed density of the development exceeds that of the Plan's permitted density for the lands, regard must be had for the fact that the applicants will be conveying the Provincially Significant Wetland and the associated buffer lands located on its land holdings to a public authority which total approximately 6,239.00 square metres (67,156.04 square feet) of the total 10,977.0 square metres (118,155.44 square

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feet) of the subject properties, thereby reducing the developable lot area and resulting in an increased density.

In accordance with **Section 4.9.2** of the Plan, development within the **Neighbourhood** designation shall be compatible with the character of the adjacent/surrounding area with respect to the predominant building forms and types, massing, general pattern of street, blocks, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks. The Plan defines “compatible” as “*...land uses or development which are mutually tolerant of one another and capable of co-existing together in harmony in the same area.*”

Staff has evaluated the applicants’ revised development proposal in relation to the land use, design and compatibility policies of the Plan and is satisfied that the proposal has regard for, and is compatible with existing development in the area. As noted above, the test of compatibility under the Plan does not require that new development be exactly the same as what currently exists on adjacent lands. In this regard, the proposed development shall provide for a building type that is envisioned in the Plan (i.e. an apartment building) and the proposed built form presents an appropriate contextual fit within the existing neighbourhood and surrounding land uses.

**Section 3.1.5.3** of the Plan provides that a minimum of 25% of new housing units within the **Settlement Area** shall be affordable and should be coordinated across the City including in Secondary Plan and Tertiary Plan areas. A portion of these units should also be designed to be accessible, and affordable housing units should include a mix and range of unit sizes, among other variables. While the subject development proposal does not provide an affordable housing component, it does contemplate a range of unit sizes ranging from 1-bedroom to 3-bedroom units. The proposed 3-bedroom units will comprise approximately 20% of the total proposed number of units which would contribute to a diversified range of housing typologies and sizes within the City.

The **Natural Core** designation is intended on maintaining, and/or improving or restoring the ecological integrity of natural features and functions. **Section 3.4.1.61** of the Plan requires that development in the **Settlement Area** that abuts the **Greenway System** shall provide a naturalized transition to the **Greenway System**. The applicants are not proposing any development on the portion of lands designated **Natural Core**. In accordance with Schedule A1 – Urban Structure and Schedule A4 – Key Natural Heritage Features (KNHF) and Key Hydrological Features of the Plan (KHF), the subject lands contain portions of the **Greenway System**, specifically the Wilcox-St. George Provincially Significant Wetland Complex feature to the north, south and west, a Significant Woodland and a significant wildlife habitat. Lands within the Greenway System shall be protected, enhanced and actively managed. The **Greenway System** includes core natural features and linkages on the ORMCP Area.

In this regard, Table 3 of **Section 3.2.1.1** of the Plan establishes the minimum area of influence and the minimum vegetation protection zones that relate to a key natural heritage feature (KNHF), key hydrological feature (KHF), or Areas of Natural and

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Scientific Interest. The minimum vegetation protection zone (buffer) required from any portion of a wetland and significant woodland is 30 metres (98.43 feet) unless a reduction can be justified through a Natural Heritage Evaluation approved by the City and TRCA. As part of this proposal, the applicants are proposing the establishment of buffers ranging from 10 metres (32.81 feet) to 30.0 metres (98.43 feet).

The applicants have submitted a Natural Heritage Evaluation (NHE) in support of the proposed development, which identifies a number of KNHFs, KHF's and their associated minimum vegetation protection zones ("MVPZs")/buffers on and in proximity to the applicants' land holdings. As per the above, the applicants are providing the required 30.0 metre MVPZ to the wetland on the north and west, and a reduced 10.0 metre MVPZ to the wetland at the south end of the subject lands. The submitted NHE and additional addendum materials provide justification on the reduced southerly MVPZ which indicated that given the size, linear dimension and species composition of this portion of the wetland, and in combination with the proposed restoration planting, a reduction as proposed will not negatively impact the ecological function of the wetland. Further, the NHE provides mitigation measures including restoration planting for both the 30.0 metre and 10.0 metre MVPZs which will result in a net area gain to the natural environment and for the KHF's, KNHFs and their MVPZs to be conveyed into public ownership which will be secured as part of a future Site Plan application.

The Toronto and Region Conservation Authority ("TRCA") and the City's Park and Natural Heritage Planning Section have reviewed the subject development proposal, including the aforementioned supporting studies, and have identified no objections with respect to the proposed development limits as identified above. Accordingly, staff is satisfied that the proposed development will not result in negative impacts to the **Greenway System** and that the associated KNHFs and KHF's and their functions have been appropriately protected and enhanced. Pursuant to **Policy 3.2.1.8** of the Plan, the dedication of KNHFs and KHF's and their associated MVPZs will be required to be dedicated to a public agency at no expense. The lands to be conveyed will be required to be restored and enhanced to the satisfaction of the City and the TRCA and will remain within the City's **Greenway System**.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the ORMCP. In accordance with **Section 3.2.1.1 (18)** of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of **Sections 19(3)** and **31(4)** of the ORMCP. A more detailed review of the subject applications will be undertaken to ensure the proposed development is in keeping with the policies of the ORMCP and the Plan.

Staff has carefully reviewed the applicants' development proposal and considers that the proposed land use and built form are appropriate and compatible with existing land uses within the adjacent and surrounding area. On the basis of the preceding, staff is of



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the opinion that the revised development proposal has appropriate regard for and is consistent with the overarching planning principles of the Plan and that it represents good planning.

### Zoning By-law Amendment

The applicants are seeking approval to rezone their land holdings from **Agricultural (A) Zone** under By-law 1703, as amended, to a site-specific **Multiple Residential One (RM1) Zone** and **Environmental Protection Two (EPA2) Zone** under By-law 313-96, as amended, to permit an apartment dwelling and to establish site-specific development standards to facilitate its revised development proposal (refer to Map 3). Staff notes that the proposed **RM1 Zone** does not permit an apartment building and the applicants are proposing to add this use as a permitted use. The following table provides a summary of the requested site specific development standards of the **RM1 Zone** under By-law 313-96:

Development Standard	Proposed Standards, RM1 Zone under By-law 313-96, as amended
Minimum Lot Frontage	110 metres (360.89 feet)
Minimum Lot Area	10,975 sq. metres (118,133.92 sq. feet)
Maximum Lot Coverage	30%
Minimum Front Yard	2.0 metres (9.84 feet)
Minimum Side Yard	6.4 metres (21.0 feet)
Minimum Rear Yard	29.0 metres (95.14 feet)
Maximum Height	35.0 metres (137.55 feet)
Maximum Gross Floor Area	13,900 sq. metres (154,031.56 sq. feet)
Minimum Front Yard Landscape Strip	2.0 metres (9.84 feet)
Maximum Number of Parking Spaces	185 spaces (including 25 visitor spaces)
Minimum Number of Bicycle Spaces	75 spaces
Minimum Outdoor Amenity Space Per Unit	2.0 square metres (21.53 square feet)

Staff have undertaken a comprehensive review and analysis of the subject zoning by-law amendment and consider the proposed development standards to be appropriate for the development of the lands. Staff recommends minor changes to some of the proposed development standards as follows:

- calculating the density using the net lot area instead of gross lot area to ensure consistency with the Plan's calculation of density;
- having a minimum number of parking spaces instead of maximum number of spaces' calculating the maximum lot coverage using the net lot area;
- further utilizing a parking rate based on unit types; and increasing the height exception slightly to provide flexibility).

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The applicants have agreed to staff's recommended changes which will be secured in the finalized amending Zoning By-law. A copy of the draft Zoning By-law can be found in Appendix "C" to this report.

In consideration of the preceding, the proposed development standards are considered to be sufficient to provide for appropriate setbacks and separation with respect to adjacent land uses, limit shadowing impacts and achieve sky view and establish suitable minimum standards with respect to parking and landscaping, among other matters for the development of the subject lands.

### **Council and Public Comments:**

As noted previously, comments from members of Council and the public were raised at the Council Public Meeting held on October 7, 2020 held in consideration of the proposed development. A summary of the comments received and staff responses are outlined in the sections below.

#### **Height, Density and Compatibility**

Concerns were raised with regard to the proposed height and density and the resulting incompatibility of the proposed built form with respect to adjacent and surrounding land uses. As noted previously, the height of the proposed building has been modified relative to the applicants' original submission wherein the proposed building has been reduced from 11 storeys to eight storeys. As a result of the aforementioned modifications, the proposal conforms with the angular view plane policies of the Plan and achieves transition to the abutting the existing low density residential uses thereby minimizing the impact of the proposed development on surrounding lands.

#### **Massing, Shadowing and Privacy**

Concerns were identified regarding the proposed massing of the development and its impact on privacy and shadowing on adjacent residential properties. To this end, the applicants have reduced the height of the proposed building by three storeys. Additionally, revisions to the elevations have been made including terracing and step backs where it abuts the existing single detached dwellings to the south. This reduces the massing and visual impacts of the development and addresses concerns related to transition with the tallest portions of the proposed development to be focused away from the abutting low-rise residential uses. Further, as noted previously, the proposed development conforms with the angular view plane policies of the Plan in relation to the abutting low density residential uses and the abutting Wilcox-St. George Provincially Significant Wetland Complex provides additional buffering to the existing adjacent uses to the north, south and west.

#### **Traffic, Parking and Light Pollution**

Concerns regarding the potential impacts of increased traffic and the appropriateness of parking were raised with respect to the proposed development. The Region of York and the City's Transportation Planning Section have reviewed the proposed development,

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including studies submitted in support of same and have identified no objections to the proposed development as it relates to transportation related matters. Specifically, as it relates to parking, the City's Transportation Planning staff have advised that the proposed parking ratios are consistent with the applicable standards for this type of development.

Concern regarding increased light pollution as a result of the proposed development was also raised. As part of the applicants' related Site Plan application, a comprehensive technical review of the required Lighting Plan will be conducted by City staff in accordance with City standards.

### Environmental Impacts

Concerns have been identified regarding the potential impacts on sensitive environmental features located in proximity to the proposed high-density residential development. A Natural Heritage Evaluation (NHE) was required to identify and evaluate environmental features and constraints on and adjacent to the subject lands pursuant to the policies of the Plan. Both the TRCA and City staff have reviewed the NHE and are satisfied that the proposed development will not impact the identified KNHFs, KHF's and natural hazards and ensure that adequate buffers to the features are provided. Further, as a condition of approval, the conveyance of KNHFs, KHF's and their associated MVPZs as well as hazard lands and their minimum buffers into public ownership will be required in addition to an appropriate and robust restoration plan for the natural heritage system, to be completed to the satisfaction of the City and the TRCA as part of the technical review through the Site Plan application process.

### Recommendation:

Planning staff has undertaken a comprehensive review and evaluation of the subject Official Plan and Zoning By-law Amendment applications and are in support of same, for the following principle reasons:

- the high-density residential land use, as proposed, is permitted within the **Urban Area** land use designation in accordance with the in-force ROP;
- the proposed development of the lands will not result in negative impacts to the **Greenway System** and that the associated KNHFs and KHF's and their functions shall be appropriately protected and enhanced. In addition, the dedication of the environmental and hazard lands in accordance with the policies of the Plan will be acquired as part of the Site Plan application;
- the proposed development satisfies the intent and principles of **Sections 3.4.1.55 and 4.9.2** of the Plan respecting transition and compatibility;
- the proposal contemplates a range of unit sizes, in particular larger units, which contributes to a diversified range of housing typologies and sizes within the City;
- the comments received from Council and members of the public have been satisfactorily addressed; and,

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- the applicants have satisfactorily addressed all City Department and external agency comments as it relates to their Official Plan and Zoning By-law Amendment applications. The remaining technical matters will be required to be addressed as part of the related Site Plan approval process to the satisfaction of the City and relevant external agencies.

On the basis of the preceding, it is recommended that the proposed Official Plan and Zoning By-law Amendment applications be approved.

### **City Department and External Agency Comments**

The following sections provide a summary of the comments received from circulated City departments and external agencies at the time of writing of this report that are required to be addressed as part of the detailed design review of the applicants' development proposal. As noted above, the applicants have not yet submitted a Site Plan application.

### **Park and Natural Heritage Planning Section**

Park and Natural Heritage Planning staff have advised that all environmental and hazard lands and their minimum vegetation protection zones/buffers will be required to be dedicated to a public authority. In addition, staff are requesting additional information on the proposed retaining wall located at the north portion of the lands where private lands will abut lands to be conveyed into public ownership. Further, the applicants are required to revise the Erosion and Sediment Control Plan to ensure it matches with the tree protection fencing as shown on the Tree Preservation Plan.

### **Development Engineering Division**

Development Engineering staff have provided technical comments related to such matters as functional servicing and stormwater management to be addressed through the future Site Plan application process.

### **Urban Design and Heritage Section**

Urban Design staff have reviewed the applicants' development proposal and recommend that the applicants consider the provision of dense landscaping immediately around that portion of the development that is to puncture the angular plane in order to soften and minimize any visual impact. This is to be undertaken through the future Site Plan application process.

### **Toronto and Region Conservation Authority**

The subject lands are located within the TRCA's Regulated Area and as such, a permit will be required from the TRCA with respect to any proposed works to occur within the regulation limit in accordance with Ontario Regulation 166/06. The TRCA recommends the transfer of the natural system, where appropriate, into public ownership and has also provided various technical comments related to such matters as storm storage

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facilities, storm quantity control and erosion and sediment control among other comments to be addressed as part of the Site Plan application process.

### **Interim Growth Management Strategy**

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility 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.*
- 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.*

In accordance with Council direction, as part of the review of the above noted IGMS Criteria 5 (Sustainable and Innovative Community and Building Design), the applicants will be required to submit a Sustainability Performance Metrics Tool in support of a future Site Plan application to demonstrate how the proposed development achieves the minimum threshold score of 32 points in order to receive Site Plan approval.

### **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** in supporting an appropriate level of intensification together with the enhancement and protection of the City's Greenway System. The recommendations of this report are also generally aligned with **Strong Sense of Belonging** on the basis that the development proposal supports a diversified range of dwelling unit sizes within the City.

### **Climate Change Considerations:**

The recommendations of this report are generally aligned with Council's climate change considerations as the design of the proposed development includes bicycle parking which supports options for zero-emission modes of transportation and public transit usage. Notwithstanding the above and as indicated in the earlier sections of this report, a more detailed evaluation of technical and design-related matters will be undertaken as part of the review of the related Site Plan application.

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### **Conclusion:**

The applicants are seeking Council's approval of its revised Official Plan and Zoning By-law Amendment applications to permit the construction of an eight storey mid-rise apartment building on the subject lands. Staff has completed a comprehensive review and evaluation of the proposed development and is of the opinion that the submitted applications conform with the overarching principles of the Plan, are appropriate in the context of the area and represent good planning. On the basis of the preceding, staff recommends that Council approval the subject applications, subject to the conditions and direction outlined in this report.

### **Attachments:**

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#43-20, held October 7, 2020
- Appendix "B", Official Plan Amendment 36
- Appendix "C", Zoning By-law Amendment, Draft By-law XX-22
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Proposed Site Plan
- Map 5, Proposed East and West Elevations
- Map 6, Proposed North and South Elevations
- Map 7, Proposed 3D Renderings
- Map 8, Original Site Plan
- Map 9, Original East and West Elevations
- Map 10, Original North and South Elevations
- Map 11, Original 3D Rendering

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### Report Approval Details

Document Title:	SRPI.22.086 - Request for Approval - 13572 and 13586 Bayview Avenue - D01-20003 and D02-20009.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - Extract.doc</li><li>- Appendix B - OPA 36.docx</li><li>- Appendix C - Draft By-law XX-22.docx</li><li>- Appendix C - Draft Schedule A, By-law XX-22.docx</li><li>- Map 1 - Aerial Photograph.docx</li><li>- Map 2 - Official Plan Designation.docx</li><li>- Map 3 - Existing Zoning.docx</li><li>- Map 4 - Proposed Site Plan.docx</li><li>- Map 5 - Proposed East and West Elevations.docx</li><li>- Map 6 - Proposed North and South Elevations.docx</li><li>- Map 7 - Proposed 3D Renderings.docx</li><li>- Map 8 - Original Site Plan.docx</li><li>- Map 9 - Original East and West Elevations.docx</li><li>- Map 10 - Original North and South Elevations.docx</li><li>- Map 11 - Original 3D Rendering.docx</li></ul>
Final Approval Date:	Jun 20, 2022

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

**Gus Galanis - Jun 17, 2022 - 4:03 PM**

**Kelvin Kwan - Jun 17, 2022 - 4:29 PM**

**Darlene Joslin - Jun 20, 2022 - 9:09 AM**