



## **Staff Report for Council Meeting**

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

**Report Number:** SRPI.22.081

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.22.081 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Leslie View Developments 11580 Inc. – City Files D02-18006 and D03-18005 (Related Files: D05-18001 and D06-19032)**

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### **Owner:**

Leslie View Developments 11580 Inc.  
181 Eglinton Avenue East, Suite 204  
Toronto, Ontario  
M4P 1J4

### **Agent:**

Evans Planning Inc.  
9212 Yonge Street, Unit 1  
Richmond Hill, Ontario  
L4C 7A2

### **Location:**

**Legal Description:** Part of Lot 31, Concession 2, E.Y.S.  
**Municipal Address:** 11580 Leslie Street

### **Purpose:**

A request for approval concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a medium density residential development to be comprised of 19 townhouse dwelling units on the subject lands.

### **Recommendations:**

- a) **That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Leslie View Developments 11580 Inc. for lands known as Part of Lot 31, Concession 2, E.Y.S. (Municipal Address: 11580**

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**Leslie Street), City Files D02-18006 and D03-18005, be approved, subject to the following:**

- (i) that the subject lands be rezoned from Oak Ridges Moraine Countryside (ORMCO) Zone under By-law 128-04, as amended, to Multiple Residential Four (RM4) 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.22.081;**
  - (ii) that Future Development Block 209 contained in draft approved Plan of Subdivision 19T(R)-03013 and identified in Schedules “A” and “B” of Appendix “B” to Staff Report SRPI.22.081 be rezoned from Oak Ridges Moraine Countryside (ORMCO) Zone under By-law 128-04, as amended, to Multiple Residential Four (RM4) Zone under By-law 55-15, as amended, and developed in conjunction with the proposed development of the subject lands;**
  - (iii) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands;**
  - (iv) that the draft amending Zoning By-law as set out in Appendix “B” be finalized and that prior to the final amending Zoning By-law being brought forward to Council for consideration and enactment, the applicant’s Site Plan application (City File D06-19032) be substantially completed to the satisfaction of the Commissioner of Planning and Infrastructure;**
  - (v) that the Plan of Subdivision as depicted on Map 7 to Staff Report SRPI.22.081 be draft approved, subject to the conditions of draft approval as set out in Appendix “C”;**
  - (vi) that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City’s Tariff of Fees By-law 68-21, as amended;**
- b) That the authority to assign 56.81 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 City’s Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with By-law 109-11, as amended; and,**

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- c) That all comments concerning the applicant's related Site Plan Application (City File D06-19032) be referred back to staff.

### Contact Person:

Leigh Ann Penner, Senior Planner – Subdivisions, phone number 905-771-2462 and/or Denis Beaulieu, Manager of Development - Subdivisions, phone number 905-771-2540

### Report Approval:

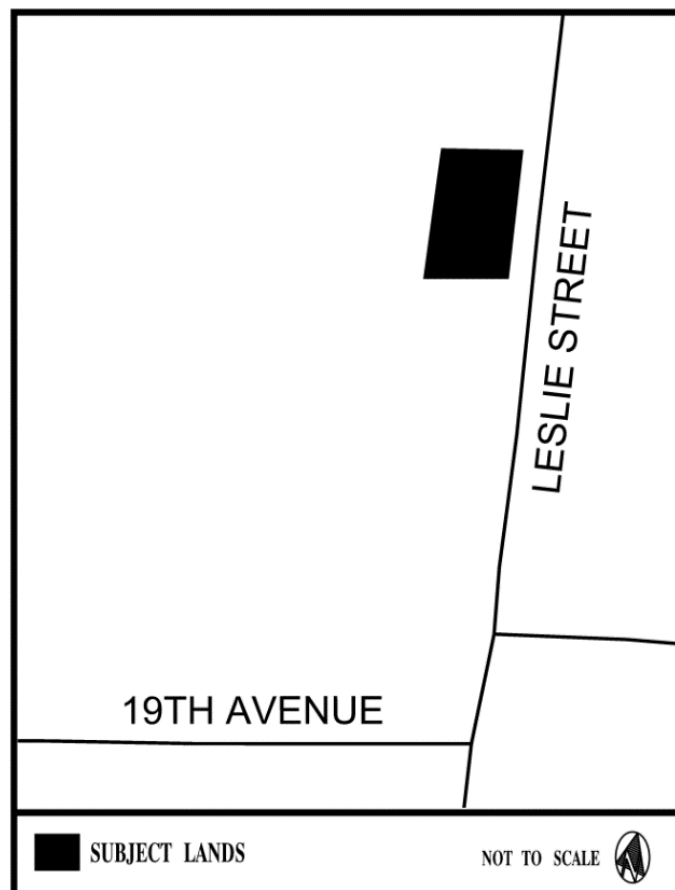
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**Approved by:** 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 "Contact Person" above.



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### Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications, in addition to a related draft Plan of Condominium application, were considered at a statutory Council Public Meeting held on June 20, 2018 wherein Council received Staff Report SRPRS.18.149 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). No members of the public spoke in respect of the applicant’s development proposal at the Council Public Meeting; however, questions and concerns were raised by members of Council respecting the current zoning and limits of the **Settlement Area** boundary on the applicant’s land holding, in addition to the proposed height of the development along Leslie Street. These comments are addressed in the later sections of this report. The applicant’s related Site Plan application was received by the City and deemed complete on April 26, 2019.

The applicant has filed revised submissions with the City in order to address various planning, design and technical matters. All comments from circulated City departments and external agencies as they relate to this stage of the approval process have now been satisfactorily addressed by the applicant. All remaining technical comments will be addressed through the related 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 Zoning By-law Amendment and draft Plan of Subdivision applications.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the west side of Leslie Street, north of 19<sup>th</sup> Avenue within the North Leslie Secondary Plan area (refer to Maps 1 to 3). The lands have a total lot area of approximately 0.381 hectares (0.941 acres) and a lot frontage of approximately 76.23 metres (250.1 feet) along Leslie Street. The lands presently support a single detached dwelling with several accessory buildings that are to be demolished to facilitate the proposed development.

Adjacent and surrounding land uses include existing and/or approved low and medium density residential uses; in addition to existing rural residential uses (refer to Maps 2 and 3). More specifically, the lands about a draft approved Plan of Subdivision by Deergate Holdings Inc. (City File D03-03013) to facilitate low and medium density residential uses to the north and west, Leslie Street to the east, and an existing single detached dwelling to the south at 11560 Leslie Street.

#### Revised Development Proposal

The applicant is seeking Council’s approval of its revised development proposal to permit the construction of a medium density residential development to be comprised of 19 rear lane condominium townhouse dwelling units on its land holding (refer to Maps 9 to 12). The revised development proposal includes 11 townhouse dwelling units fronting

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onto Leslie Street and 8 townhouse dwelling units fronting onto an internal future public street within the adjoining draft approved Plan of Subdivision (Deergate Holdings Inc., D03-03013).

The applicant has submitted revised submissions to the City in response to comments provided by City departments and external agencies. In this regard, the applicant's original draft Plan of Subdivision and Conceptual Development Plan are appended as Maps 6 and 8 respectively, while the revised draft Plan of Subdivision and Site Plan are appended as Maps 7 and 9 respectively. The revised development proposal maintains the same general overall design and layout as the original development proposal presented to Council in June 2018, but contains several revisions, as follows:

- the addition of details including landscape and snow storage areas, decorative columns, sidewalks, walkways, street and bollard lighting, fire hydrants, and signage, utility and community mailbox locations;
- consolidation of Blocks 3 and 4 on the original Conceptual Development Plan into a single townhouse block (Building 3) on the revised Site Plan. However, the total unit count remains unchanged;
- adjustments to the siting and orientation of the visitor parking spaces;
- the addition of a retaining wall and wood privacy fence along the northerly property limit, and a wood privacy fence along the southerly property limit; and,
- refinements to the blocks within the draft Plan of Subdivision.

The following is a summary outlining the pertinent statistics of the applicant's revised development proposal based on the plans and drawings submitted to the City (refer to Maps 9 to 12):

- **Total Site Area:** **0.381 hectares (0.941 acres)**
  - **Development Block:** **0.334 hectares (0.825 acres)**
  - **Road Widening Block:** **0.047 hectares (0.116 acres)**
- **Total Number of Blocks:** **3**
- **Total Number of Dwelling Units:** **19**
- **Dwelling Unit Widths:** **6.0 to 6.15 metres (19.69 to 20.18 feet)**
- **Floor Area Ratio (FAR):** **0.923 <sup>(1)</sup>**
- **Number of Storeys:** **3**
- **Building Height:** **12.2 metres (40.03 feet)**
- **Total Parking Spaces:** **43**
  - **Residential:** **38 (2.0 spaces per dwelling unit)**
  - **Visitor:** **5 (0.25 spaces per dwelling unit), including 2 barrier free spaces**
- **Bicycle Parking Spaces:** **4 (0.21 spaces per dwelling unit)**

(1) The Floor Area Ratio (FAR) is based on a total proposed gross floor area of 3,569.24 square metres and a total lot area of 0.387 hectares (0.956 acres), being the total area of the subject lands (0.381 hectares) plus the area of Block 209 (0.006 hectares) in the adjoining Deergate draft approved Plan of Subdivision 19T(R)-03013.

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The approval of Site Plan, draft Plan of Condominium and Part Lot Control Exemption applications will also be required in the future to facilitate the intended form of development and to implement common element condominium tenure. This includes establishing the future Parcels of Tied Land (POTLs).

### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood Commercial** in accordance with Schedule A (Land Use Plan) in the North Leslie Secondary Plan (refer to Map 4). The **Neighbourhood Commercial** designation, which applies to the subject lands and lands to the south along Leslie Street and 19<sup>th</sup> Avenue, permits a range of commercial and institutional uses as well as **Medium/High Density Residential** uses including townhouses, stacked townhouses, back-to-back townhouses, and low-rise to mid-rise apartment buildings (**Policy 9.6.2.3**).

In accordance with **Policy 9.6.2.3 (f)**, the **Neighbourhood Commercial** designation contemplates a density range between 1.0 and 2.0 Floor Area Ratio (FAR). The density of the applicant's current development proposal is approximately 0.923 FAR, which maintains the intent of this policy and results in a unit yield that is consistent with a typical density range of 35 to 60 units per hectare for medium density residential uses. Notwithstanding, staff will continue to work with the applicant through the finalization of their related Site Plan application to achieve a minimum density of 1.0 FAR.

Staff has evaluated the applicant's 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 and planned development in the area. The proposed development provides for building types that are envisioned in the Secondary Plan, and is similar in density, form and scale to approved or planned development to the north and west of the subject lands. Furthermore, the height and massing of the proposed townhouse dwelling units are compatible with the existing dwellings and Zoning By-law permissions in the area.

The submitted Natural Heritage Evaluation (NHE) investigated Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF) on and within the *minimum area of influence* of the proposed development. The report concluded that there are no KNHFs or KHF on the site or within 30 metres of the subject lands based on field assessment and secondary sources. City and TRCA staff have undertaken a comprehensive review of the NHE submitted in support of the subject development and are satisfied that no KNHFs or KHF exist on the site.

Based on the preceding, staff is of the opinion that the applicant's revised development proposal conforms with the North Leslie Secondary Plan.

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### Oak Ridges Moraine Conservation Plan

The subject lands are identified as being located within the **Settlement Area** in accordance with the *Oak Ridges Moraine Conservation Plan* (the “ORMCP”). Permitted uses within this designation include all uses permitted by the applicable Official Plan (i.e. the North Leslie Secondary Plan), subject to compliance with a number of provisions of the ORMCP relating to the identification and protection of natural heritage and hydrological features. Based on the preceding, staff is of the opinion that the applicant’s development proposal conforms to the ORMCP.

### Revised Zoning By-law Amendment Application

The subject lands are presently zoned **Oak Ridges Moraine Countryside (ORMCO) Zone** under By-law 128-04, as amended (refer to Map 5). Permitted uses in the **ORMCO Zone** include uses lawfully in existence as of November 15, 2001, bed and breakfast establishments, public infrastructure, one single detached dwelling and home occupations. The existing zoning of the lands does not permit the uses envisioned by the **Settlement Area** designation in the ORMCP, the North Leslie Secondary Plan, nor the townhouse uses proposed by the subject development applications.

By-law 55-15 is the parent Zoning By-law for the North Leslie Secondary Plan area. The applicant is proposing to rezone the subject lands to **Multiple Residential Four (RM4) Zone** under By-law 55-15, as amended, in order to facilitate the construction of 19 rear lane townhouse dwelling units (refer to Appendix “B”). The following table provides a summary of the applicable development standards within the **Multiple Residential Four (RM4) Zone** under By-law 55-15, as amended, including site specific provisions proposed by the applicant highlighted in bold:

Development Standard	RM4 Zone Standard, Rear Lane Townhouse	Proposed Standards
Minimum Lot Frontage (Interior Lot)	6.0 metres (19.69 feet)	Complies
Minimum Lot Frontage (Corner Lot)	8.4 metres (27.56 feet)	<b>6.0 metres (19.69 feet)</b>
Minimum Lot Area (Interior Lot)	105.0 square metres (1,130.21 square feet)	Complies
Minimum Lot Area (Corner Lot)	135.0 square metres (1,453.13 square feet)	Complies
Maximum Lot Coverage	90%	Complies
Minimum Required Front Yard	3.0 metres (9.84 feet)	Complies
Minimum Required Side Yard	1.2 metres (3.94 feet)	<b>0.9 metres (2.95 feet) (2)(3)(4)</b>
Minimum Required Flankage Yard	2.4 metres (7.87 feet)	<b>1.0 metres (3.28 feet) (1)</b>
Minimum Required Rear Yard	0.5 metres (1.64 feet)	Complies
Maximum Height	3.5 Storeys	Complies
Parking Requirement	2.0 parking spaces per unit	Complies

- (1) The minimum required flankage yard in Parcel C adjacent to a private driveway shall be 1.0 metre (3.28 feet).

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- (2) The minimum required side yard for the northerly dwelling unit in Parcel A and the southerly dwelling unit in Parcel B shall be 0.9 metres (2.95 feet).
- (3) The minimum required side yard from the porch for the southerly dwelling unit in Parcel A and the northerly dwelling unit in Parcel B shall be 0.30 metres (0.98 feet).
- (4) In the case of a lot abutting a driveway with a curved corner, the side lot line shall be deemed to extend to its hypothetical point of intersection with the extension of the front lot line or the rear lot line for the purposes of calculating minimum required yard setbacks, provided no portion of a structure is located within the driveway.

In addition to the site specific provisions noted above, the applicant is seeking approval to amend the general provisions of By-law 55-15, as amended, pertaining to the definitions of “lane”, “lot” and “street” in order to facilitate its development proposal. Additional details with respect to the requested site specific provisions can be found in the draft Zoning By-law attached to this report (refer to Appendix “B”).

The applicant recently registered Section 118 restrictions on the lands pursuant to the *Land Titles Act*, and therefore, the draft amending Zoning By-law has been structured to facilitate the creation of the future individual Parcels of Tied Land (POTLs) prior to condominium registration. Additional revisions to the amending Zoning By-law are likely as the applicant finalizes the Site Plan approval process and the content of the by-law is refined to be consistent with the City’s formatting.

Staff has undertaken a comprehensive review of the site specific provisions as proposed by the applicant and considers same to be appropriate in consideration of the proposed land use, overall design and common element condominium tenure of the development proposal. In this regard, staff notes the following:

- the proposed reductions to the minimum lot frontage and minimum flankage yard setbacks only affect the two proposed corner units, and are largely a function of the common element condominium nature of the development and “pinch points” created by the radii of the private driveway and sidewalks at the rear of the lots. In this regard, the corner lots are up to 8.3 metres (37.23 feet) in width and the flankage yard setback is up to 1.8 metres (5.91 feet);
- the proposed reductions to the minimum side yard setbacks only affect the proposed northerly end unit within Building 1 (Unit 1) and the southerly end unit within Building 2 (Unit 11). The proposed reductions are limited to the westerly corners of these end units due to the orientation of the northerly and southerly lot lines and the location of the proposed hydro transformer. In this regard, the rear corners of the end units will maintain a minimum side yard setback of 1.23 metres (4.0 feet) respecting Building 1 (Unit 1) and 3.0 metre (9.8 feet) respecting Building 2 (Unit 11); and,
- a provision related to visitor parking is incorporated in the draft implementing Zoning By-law to ensure adequate at-grade visitor parking is provided to serve the proposed common element condominium development. In this regard, the site



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design provides for a total of 5 dedicated visitor parking spaces, inclusive of 2 barrier-free parking spaces. Staff has reviewed the proposed parking supply, including supporting technical materials, and finds the proposed visitor and residential parking supply and arrangement to be appropriate.

Staff note that the POTL boundaries and development standards will be confirmed and refined through finalization of the related Site Plan and draft Plan of Condominium applications. Based on the preceding, staff is of the opinion that the subject Zoning By-law Amendment application implements the applicant's revised draft Plan of Subdivision and overall development proposal, conforms with the applicable policies of the Plan, the ORMCP, and represents good planning. Should Council approve the development proposal, the final form of the by-law will be forwarded to Council for enactment at such time as the applicant finalizes the related Site Plan application.

### **Revised Draft Plan of Subdivision Application**

The applicant has submitted a revised draft Plan of Subdivision application that proposes the creation of two blocks; being one block for residential purposes and one block for road widening purposes (refer to Map 7). The purpose of the draft Plan of Subdivision is to place the subject lands within a registered Plan of Subdivision in order to facilitate the approval of a future Part Lot Control Exemption to enable the creation of the lots for the Parcels of Tied Land as part of the proposed common element condominium. It is noted that Future Development Block 209 within the abutting Deergate draft approved Plan of Subdivision is labeled on the subject draft Plan of Subdivision and related Site Plan as lands to be included as part of the subject development. In accordance with the conditions of draft plan approval for Deergate, Block 209 is to be developed in conjunction with the subject lands. In this regard, acquisition of Block 209 is required by the applicant and a separate draft plan condition reflecting same is incorporated in the Schedule of Conditions for the applicant's plan.

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

### **Revised Draft Plan of Condominium Application**

The applicant has submitted a revised draft Plan of Common Element Condominium application to facilitate the creation of common element condominium tenure within the proposed townhouse development. The common elements will consist of the driveway/private street, visitor parking, bicycle racks, community mailbox, utility boxes, retaining wall with privacy fence, fire hydrants, landscape areas, decorative columns, sidewalk, walkway, street and bollard lighting and signage. The subject draft Plan of Condominium application remains under review and will be brought back to Council for consideration following the receipt of draft plan conditions and the issuance of Site Plan approval.

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### Revised Site Plan Application

The applicant has submitted a revised Site Plan application in support of its development proposal, including matters such as architectural design, building and siting setbacks, landscaping, tree planting, site servicing, grading, drainage and lighting (refer to Maps 9 to 12). Amenity space for each individual townhouse dwelling unit is to be provided through above-grade balcony and rooftop terraces. Vehicular access to the site is proposed via a private driveway from Crake Street within the Deergate draft approved Plan of Subdivision.

The revised Site Plan application remains under review at this time as technical matters still need to be addressed prior to final approval, including the exploration of opportunities to increase the total amount of gross floor area to achieve a minimum density of 1.0 FAR. Furthermore, design conformity with the adjoining Deergate draft approved Plan of Subdivision must be addressed prior to bringing forward the amending Zoning By-law to Council for consideration and passage.

### Council and Public Comments:

The following is an overview of and response to comments and/or concerns expressed by members of Council at the Council Public Meeting held on June 20, 2018 with respect to the applicant's development proposal:

- **Oak Ridges Moraine Countryside (ORMCO) Zone**

A concern was raised with respect to the current zoning of the subject lands being amended for the purpose of facilitating urban development. In this regard, it is noted that the existing zoning of the lands under By-law 128-04 predates the approval of the North Leslie Secondary Plan and the designation of these lands to accommodate urban development.

At the time that the Ministry of Municipal Affairs and Housing was considering the City's ORMCP conformity documents (OPA 218 and By-law 128-04), the Ministry deferred its decisions respecting the appropriate land use designations for lands in North Leslie pending the outcome of ongoing Ontario Municipal Board (OMB) appeals. Upon the OMB's approval of the North Leslie Secondary Plan, the subject lands were confirmed to be within a **Settlement Area** of the ORMCP and the subject application serves to bring the lands within By-law 55-15, being the parent Zoning By-law for the North Leslie Secondary Plan area.

- **Proposed Building Height Along Leslie Street**

A question was raised with respect to the proposed building height of the townhouse dwellings fronting onto Leslie Street. In this regard, the proposed 3-storey built form lands conforms with the maximum height policies of the North Leslie Secondary Plan and is consistent with the zoning permissions on adjacent lands to the north and west.

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- **Settlement Area Boundary**

A question was raised with respect to the subject lands in relation to the **Settlement Area** boundary of the ORMCP. As previously noted, the **Settlement Area** boundary and land use designation was confirmed through the former Ontario Municipal Board's approval of the North Leslie Secondary Plan.

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

All circulated City departments and external agencies have either indicated no objections, have provided comments to be addressed through the Site Plan approval process, and/or have provided conditions of draft approval with respect to the applicant's revised draft Plan of Subdivision application, including the City's Development Engineering Division and Park and Natural Heritage Planning Section, in addition to the Regional Municipality of York and the Toronto and Region Conservation Authority. The schedule of draft plan conditions is attached as Appendix "C" hereto. Technical comments that need to be addressed through the Site Plan application process are summarized below.

#### **Development Engineering Division**

The City's Development Engineering Division has confirmed that the City is protecting for a future road connection to the adjacent lands to the south and access easements to facilitate this interconnection will be required through the development approval process. Furthermore, the subject development is dependent on the adjoining Deergate Subdivision for both access and servicing. Prior to Site Plan approval, engineering approval of the Deergate Subdivision is required. In this regard, a conformity letter from the consulting engineer for the Deergate Subdivision certifying that the site grading, servicing and stormwater management have been designed in accordance with the approved engineering drawings is required, in addition to demonstrating capacity to accommodate the subject development.

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

The City's Park and Natural Heritage Planning Section has provided comments related to landscaping matters and recommends that all proposed decorative columns, retaining walls and fencing be located within the common elements of the condominium as these features will be shared and maintained by multiple property owners. Parks staff advise that cash-in-lieu of parkland for this development proposal is recommended as the planned new municipal park within the Deergate draft approved Plan of Subdivision is less than 400 metres walking distance from the subject lands.

#### **Toronto and Region Conservation Authority (TRCA)**

The Toronto and Region Conservation Authority (TRCA) has reviewed the applicant's revised draft Plan of Subdivision and is satisfied that the remaining application specific comments can be addressed through the approval of the related Site Plan Agreement. Further to the preceding, TRCA staff has provided comments to be addressed by the

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applicant prior to any development occurring on the lands, which include but are not limited to, demonstration that the stormwater management pond servicing the subject lands is constructed and fully operational and certification that the design of the stormwater management pond has capacity to accommodate the subject development.

### Development Planning Division

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

- the proposed medium density residential development is consistent with the applicable **Medium/High Density Residential** land uses that are permitted within the **Neighbourhood Commercial** designation of the North Leslie Secondary Plan;
- the subject development proposal consists of a 3-storey built form that conforms with the maximum building height policies in the North Leslie Secondary Plan and the provisions of By-law 55-15;
- the **Medium/High Density Residential** designation permits a density of between 1.0 and 2.0 Floor Area Ratio (FAR) in accordance with **Policy 9.6.2.3 (f)**. The applicant's development proposal currently results in a density of 0.923 FAR. Staff will continue to work with the applicant through their related Site Plan application to explore opportunities to increase the total amount of gross floor area to achieve a minimum density of 1.0 FAR;
- the proposed site specific **RM4 Zone** category under By-law 55-15, as amended, is generally consistent with the surrounding context of the neighbourhood;
- staff supports the applicant's proposed development standards and finds them appropriate for the subject development and in the context of the area in which the lands are located. The amending by-law and details of the site specific provisions will be refined through the finalization of the Site Plan approval process;
- the subject development shall protect for and provide a future vehicular and pedestrian interconnection to the adjacent property to the south of the subject lands. In this regard, the applicant will be required to provide the appropriate access easements to facilitate this interconnection through the related Site Plan and Condominium approval processes;
- the Site Plan approval process must be substantially completed and all technical comments addressed before bringing forward the implementing Zoning By-law to Council for enactment;
- the applicant shall confirm the lands that are to be included within the future common elements (i.e. landscaping, street and bollard lighting, fire hydrants, decorative columns and proposed retaining walls and fencing);
- staff acknowledge that the applicant has recently registered Section 118 restrictions on the lands pursuant to the *Land Titles Act*, as required, in order to ensure that the related Plan of Condominium is registered prior to the conveyance of parcels to future homebuyers; and,

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- the applicant will be required to submit Part Lot Control Exemption and Private Street Naming applications to facilitate final approval and construction of the proposed development.

### **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.*
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 (the “Metrics”) in support of IGMS Criteria 5, and for consideration by the City as part of its review and approval of the related Site Plan application, including the allocation of servicing capacity. The applicant’s submitted Metrics demonstrates an overall “Application Score” of 33, which achieves a “good” score and meets the threshold score for Site Plan applications.

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

The proposed total unit count of 19 townhouse dwelling units is equivalent to 56.81 persons for the purposes of municipal servicing allocation. In consideration of the preceding and in order to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council authorize the Commissioner of Planning and Infrastructure to allocate municipal servicing, subject to compliance with the City’s IGMS.

Staff further note that the Metrics proposed by the applicant in support of its allocation request are comprised of both site works and building design measures. These commitments will be secured through the Site Plan approval process and reflected in the Site Plan Agreement, where applicable. The approved plans forming part of the Site

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Plan Agreement must denote the applicable metrics and depict the requisite information on said plans.

### **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 Growth and Green** in recognizing the balance between economic development and environmental protection and with a **Strong Sense of Belonging** by providing new housing in a new community area of the City.

### **Climate Change Considerations:**

The recommendations of this report are aligned with Council's climate change mitigation as the proposed development is incorporating sustainability components such as low impact development (LID) measures which will minimize runoff, maximize on-site stormwater retention and reduce demand on public infrastructure. All exterior lighting fixtures greater than 1,000 lumens will be shielded which will prevent night sky lighting/light pollution. Furthermore, the proposed internal sidewalk and pedestrian walkways will provide connections to the proposed sidewalk along Crake Street within the adjoining Deergate Plan of Subdivision and provide a direct connection to Leslie Street. This will enable pedestrian access to parkland, the future community centre at the south west corner of Leslie Street and 19<sup>th</sup> Avenue, as well as bus stops, thereby contributing to encouraging zero-emission modes of transportation.

### **Conclusion:**

The applicant is seeking Council's approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development to be comprised of 19 townhouse dwelling units on its land holdings. Staff has completed a comprehensive review and evaluation of the applicant's revised development proposal and is of the opinion that the submitted applications conform with the applicable policies of the North Leslie Secondary Plan and have regard for the criteria described under Subsection 51(24) of the *Planning Act*. Staff is also of the opinion that the applicant's revised Zoning By-law Amendment and draft Plan of Subdivision applications are appropriate and represent good planning. On the basis of the preceding, staff recommends that Council approve the subject applications in accordance with the conditions and directions outlined in this report.

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### 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#22-18 held June 20, 2018
- Appendix “B”, Draft Zoning By-law
- Appendix “C”, Schedule of Conditions of Draft Plan Approval 19T(R)-18005
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, North Leslie (West) Overall Concept Plan
- Map 4, North Leslie Secondary Plan Schedule “A”
- Map 5, Existing Zoning
- Map 6, Original Draft Plan of Subdivision
- Map 7, Revised Draft Plan of Subdivision
- Map 8, Conceptual Development Plan
- Map 9, Revised Site Plan
- Map 10, Building 1 Block Elevations
- Map 11, Building 2 Block Elevations
- Map 12, Building 3 Block Elevations

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### Report Approval Details

Document Title:	SRPI.22.081 - Request for Approval - Leslie View Developments 11580 Inc. - D02-18006 and D03-18005.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - Extract from Council Public Meeting C22-18 AODA.pdf</li><li>- Appendix B - Draft Zoning By-law.docx</li><li>- Appendix B - Draft Zoning By-law Schedule A.docx</li><li>- Appendix B - Draft Zoning By-law Schedule B.docx</li><li>- Appendix C - Schedule of Conditions 19T(R)-18005.docx</li><li>- SRPI.22.081 - Map 1 - Aerial Photograph AODA.docx</li><li>- SRPI.22.081 - Map 2 - Neighbourhood Context AODA.docx</li><li>- SRPI.22.081 - Map 3 - North Leslie (West) Overall Concept Plan AODA.docx</li><li>- SRPI.22.081 - Map 4 - North Leslie Secondary Plan Schedule A AODA.docx</li><li>- SRPI.22.081 - Map 5 - Existing Zoning AODA.docx</li><li>- SRPI.22.081 - Map 6 - Original Draft Plan of Subdivision AODA.docx</li><li>- SRPI.22.081 - Map 7 - Revised Draft Plan of Subdivision AODA.docx</li><li>- SRPI.22.081 - Map 8 - Conceptual Development Plan AODA.docx</li><li>- SRPI.22.081 - Map 9 - Revised Site Plan AODA.docx</li><li>- SRPI.22.081 - Map 10 - Building 1 Block Elevations AODA.docx</li><li>- SRPI.22.081 - Map 11 - Building 2 Block Elevations AODA.docx</li><li>- SRPI.22.081 - Map 12 - Building 3 Block Elevations AODA.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 20, 2022 - 12:01 PM**

**Kelvin Kwan - Jun 20, 2022 - 12:57 PM**

**Darlene Joslin - Jun 20, 2022 - 2:45 PM**