



## **Staff Report for Council Public Meeting**

**Date of Meeting:** September 7, 2022

**Report Number:** SRPI.22.099

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.22.099 – Request for Comments – Zoning By-law Amendment Application – Neuhaus Puccini Villas Ltd. – City File D02-22009**

---

### **Owner and Agent:**

Neuhaus Puccini Villas Ltd.  
410 Chrislea Road, Unit 20  
Woodbridge, Ontario  
L4L 8B5

### **Location:**

**Legal Description:** Part of Lots 6 and 7, and Lots 9 and 10, Plan 484  
**Municipal Addresses:** 7 Poplar Drive and 11, 15 and 17 McCachen Street

### **Purpose:**

A request for comments concerning a proposed Zoning By-law Amendment application to permit a low density residential development on the subject lands.

### **Recommendation:**

- a) **That Staff Report SRPI.22.099 with respect to the Zoning By-law Amendment application submitted by Neuhaus Puccini Villas Ltd. for lands known as Part of Lots 6 and 7, and Lots 9 and 10, Plan 484 (Municipal Addresses: 7 Poplar Drive and 11, 15 and 17 McCachen Street), City File D02-22009, be received for information purposes only and that all comments be referred back to staff.**

### **Contact Person:**

Simone Fiore, Senior Planner – Site Plans, phone number 905-771-2479 and/or  
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

## Page 2

### Report Approval:

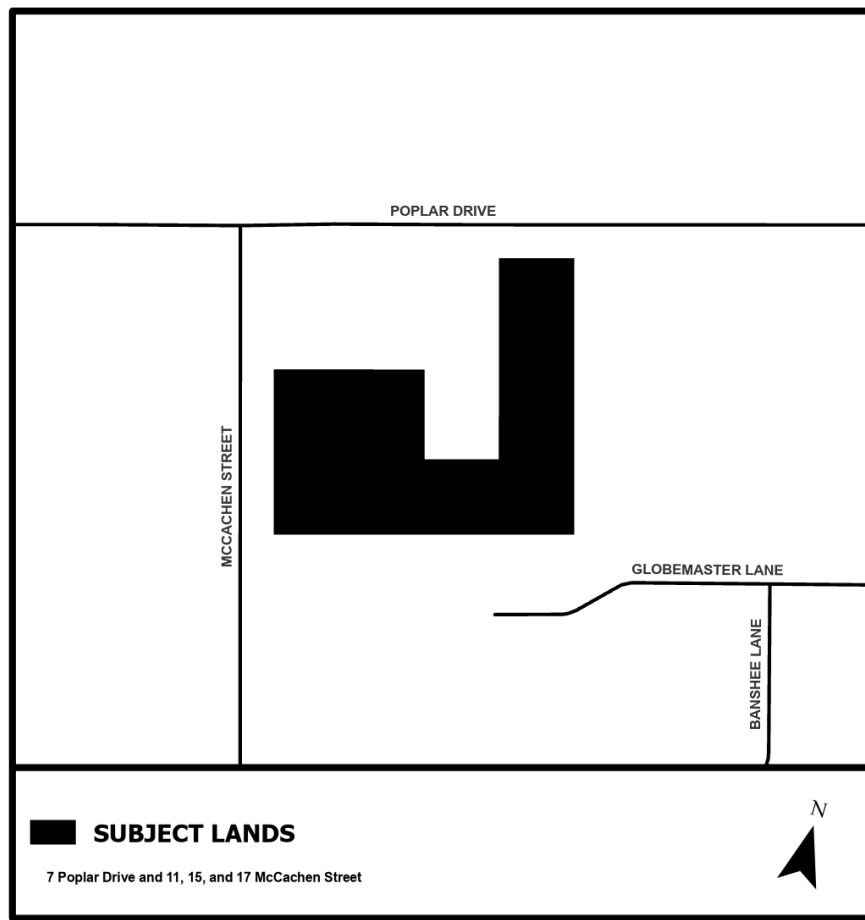
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**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.



Path: \\northonondrillocal\division\IT\GIS\IT\_Logs and Metrics\Request\2022\20220420\_COC\_Poplar\_Drive\_11\_15\_17\_McCachen\_Street\_LocationMap\_Ticket538389\tools\Poplar\_Drive\_11\_15\_17\_McCachen\_Street\_Poplar\_Drive\_11\_15\_17\_McCachen\_Street.aprx

## Page 3

### Background Information:

The subject Zoning By-law Amendment application was received and deemed complete by the City on March 29, 2022. The application 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 subject application 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 comprised of four contiguous parcels, including one lot with frontage on Poplar Drive and three lots with frontage on McCachen Street, and have a total lot area of approximately 0.47 hectares (1.16 acres). The lands presently support one single detached dwelling that is to be demolished to facilitate the applicant's development proposal. The lands abut McCachen Street to the west, single detached dwellings and Poplar Drive to the north, single detached dwellings to the east, and semi-detached dwellings to the south (refer to Map 1).

#### Development Proposal

The applicant is seeking Council's approval of its Zoning Bylaw Amendment application to permit the construction of a residential development to be comprised of five single detached dwelling units and ten semi-detached dwelling units on its land holdings (refer to Maps 5 and 6). In this regard, one single detached dwelling and six semi-detached dwelling units are proposed to have frontage on existing public streets (McCachen Street, Poplar Drive), while four single detached dwellings and four semi-detached dwelling units are proposed to have frontage on a private condominium road to be accessed from McCachen Street.

The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans submitted to the City:

- **Total Lot Area:** 0.47 hectares (1.16 acres)
- **Total Number of Units:** 15
  - **Single Detached:** 5
  - **Semi-Detached:** 10
- **Proposed Lot Frontages:**
  - **Single Detached (Freehold):** 22.86 metres (75.0 feet)
  - **Single Detached (Condominium):** 9.11 metres (29.89 feet) to 11.44 metres (37.53 feet)
  - **Semi-Detached (Freehold):** 13.64 metres (44.75 feet) to 15.19 metres (49.84 feet)
  - **Semi-Detached (Condominium):** 15.01 metres (49.25 feet) to 15.12 metres (46.61 feet)

## Page 4

- **Proposed Building Height:**
  - **Single Detached (Freehold):** 10.45 metres (34.28 feet)
  - **Single Detached (Condominium):** 11.58 metres (37.99 feet) to 11.65 metres (38.22 feet)
  - **Semi-Detached (Freehold):** 11.59 metres (38.02 feet) to 11.74 metres (38.52 feet)
  - **Semi-Detached (Condominium):** 11.61 metres (38.09 feet) to 11.62 metres (38.12 feet)
- **Proposed Number of Storeys:**
  - **Single Detached (Freehold):** 2
  - **Single Detached (Condominium)** 3
  - **Semi-Detached (Freehold):** 3
  - **Semi-Detached (Condominium):** 3
- **Proposed Parking:**
  - **Single Detached (Freehold):** 6 (6 spaces/unit)
  - **Single Detached (Condominium):** 8 (2 spaces/unit)
  - **Semi-Detached:** 20 (2 spaces/unit)
  - **Visitor:** 2 (0.25 spaces/unit)
- **Proposed Density:** 31.91 units/hectare (12.93 units/acre)

With respect to the provision of outdoor amenity space, each dwelling unit/lot is proposed to have access to a private rear yard, and all units have been designed with rooftop amenity areas above the third storey, save and except for the proposed single detached dwelling on Poplar Drive (Lot 7). With respect to parking, all dwellings are to contain an attached private garage and are to accommodate a minimum of one parking space on a private driveway and one parking in an attached garage. Two visitor parking spaces are proposed to serve the dwellings with frontages along the private lane.

Staff acknowledge that the applicant has expressed a desire to revise its development proposal in order to create a total of two single detached dwelling lots fronting onto Poplar Drive, whereas currently only one lot is proposed. The additional lot would result in two lots with frontages of approximately 11.43 metres (37.5 feet), which is not consistent with the Council-approved Puccini Drive Neighbourhood Residential Infill Study where minimum lot frontages of 15.0 metres (49.21 feet) are recommended along existing streets. Staff has advised the applicant that should they wish to move forward with the revised development proposal, appropriate planning justification will be required in relation to the applicable compatibility policies of the City's Official Plan and the recommendations of the Infill Study.

Lastly, the applicant is proposing an alternative form of housing that includes single and semi-detached dwellings to be accessed by and fronting on a private, condominium lane. Given that the applicant is not currently proposing a conventional Plan of Subdivision with public streets, staff is of the opinion that Site Plan Control will need to be imposed in order to secure the overall site design and layout, including common element condominium aspects such as the lane, servicing, sidewalks and visitor

## Page 5

parking. In this regard, submission requirements for a Site Plan application were provided to the applicant at the pre-consultation stage. Additionally, draft Plan of Condominium, Part Lot Control Exemption and/or Consent applications will be required to facilitate the proposed common element condominium tenure and to establish the future Parcels of Tied Land (POTLs) on the applicant's land holdings.

### Supporting Documentation/Reports

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

- Planning Justification Report;
- Urban Design Brief;
- Legal Survey;
- Concept Plan;
- Site Plan;
- Elevation Plans, Floor Plans and Coloured 3D Renderings;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Investigation;
- Hydrogeological Investigation and Water Balance Analysis;
- Construction Management Plan;
- Exterior Lighting Plan;
- Landscape Plan;
- Arborist Report and Tree Preservation Plans;
- Oak Ridges Moraine Conformity Statement;
- Phase One Environmental Site Assessment;
- Sustainability Metrics Tool;
- Traffic Brief; and,
- Waste Management Plan.

### Zoning By-law Amendment Application

The subject lands are currently split-zoned **Residential Urban (RU) Zone** under By-law 1275, as amended (7 Poplar Drive and 11 McCachen Street), and **Single Detached Five (R5) Zone** under By-law 313-96, as amended (15 and 17 McCachen Street) (refer to Map 4). Both the **RU Zone** and **R5 Zone** permit single detached dwellings; however, neither zone category permits semi-detached dwellings as proposed by the applicant. Further, the proposed single detached dwellings and lots do not comply with the development standards in either zone category. Accordingly, the applicant is proposing to rezone the subject lands to **Semi-Detached One (RD1) Zone** and **Single Detached Six (R6) Zone** under By-law 313-96, as amended, and to establish site specific development standards to permit the proposed residential development.

The following tables provide a general summary outlining the applicable development standards within the proposed **Semi-Detached One (RD1) Zone** and the **Single**

## Page 6

**Detached Six (R6) Zone** under By-law 313-96, as amended, including key site-specific provisions proposed by the applicant highlighted in bold (refer to Appendix “A”):

### Parcel A (Single Detached Dwellings)

| Development Standard            | RD1 Zone Standards under By-law 313-96, as amended | Proposed RD1 Zone Standards for Parcel A          |
|---------------------------------|--|---|
| Minimum Lot Frontage (Interior) | 9.0 metres (29.53 feet)                            | To Comply   |
| Minimum Lot Area (Interior)     | 300.0 square metres (3,229.17 square feet)         | <b>249.0 square metres (2,680.21 square feet)</b> |
| Maximum Lot Coverage            | 40%  | <b>48%</b>  |
| Minimum Front Yard              | 4.5 metres (14.76 feet)                            | To Comply   |
| Minimum Side Yard               | 1.5 metres (4.92 feet)                             | <b>0.65 metres (2.13 feet)</b>                    |
| Minimum Rear Yard               | 7.5 metres (24.61 feet)                            | To Comply   |
| Maximum Height                  | 11.0 metres (36.09 feet)                           | <b>11.6 metres (38.06 feet)</b>                   |

### Parcel B (Semi-Detached Dwellings)

| Development Standard          | RD1 Zone Standards under By-law 313-96, as amended | Proposed RD1 Zone Standards for Parcel B          |
|-------------------------------|--|---|
| Minimum Lot Frontage (Corner) | 16.6 metres (54.46 feet)                           | <b>15.0 metres (49.21 feet)</b>                   |
| Minimum Lot Area (Corner)     | 555.0 square metres (5,973.97 square feet)         | <b>416.0 square metres (4,477.79 square feet)</b> |
| Maximum Lot Coverage          | 50%  | <b>53%</b>  |
| Minimum Front Yard            | 4.5 metres (14.76 feet)                            | <b>3.0 metres (9.84 feet)</b>                     |
| Minimum Side Yard             | 1.5 metres (4.92 feet)                             | <b>1.2 metres (3.94 feet)</b>                     |
| Minimum Flankage Yard         | 3.0 metres (9.84 feet)                             | <b>1.2 metres (3.94 feet)</b>                     |
| Minimum Rear Yard             | 7.5 metres (24.61 feet)                            | <b>6.0 metres (19.69 feet)</b>                    |
| Maximum Height                | 11.0 metres (36.09 feet)                           | <b>11.75 metres (38.55 feet)</b>                  |

## Page 7

### Parcel C (Semi-Detached Dwelling)

| Development Standard                 | RD1 Zone Standards under By-law 313-96, as amended | Proposed RD1 Zone Standards for Parcel C          |
|--------------------------------------|--|---|
| <b>Minimum Lot Frontage (Corner)</b> | 16.6 metres (54.46 feet)                           | <b>13.6 metres (44.62 feet)</b>                   |
| <b>Minimum Lot Area (Corner)</b>     | 555.0 square metres (5,973.97 square feet)         | <b>370.0 square metres (3,982.65 square feet)</b> |
| <b>Maximum Lot Coverage</b>          | 50%  | To Comply   |
| <b>Minimum Front Yard</b>            | 4.5 metres (14.76 feet)                            | <b>4.4 metres (14.44 feet)</b>                    |
| <b>Minimum Side Yard</b>             | 1.5 metres (4.92 feet)                             | <b>1.25 metres (4.1 feet)</b>                     |
| <b>Minimum Flankage Yard</b>         | 3.0 metres (9.84 feet)                             | <b>1.24 metres (4.07 feet)</b>                    |
| <b>Minimum Rear Yard</b>             | 7.5 metres (24.61 feet)                            | To Comply   |
| <b>Maximum Height</b>                | 11.0 metres (36.09 feet)                           | <b>11.7 metres (38.39 feet)</b>                   |

### Parcel D (Single Detached Dwelling)

| Development Standard                   | R6 Zone Standards under By-law 313-96, as amended | Proposed R6 Zone Standards for Parcel D |
|--|---|---|
| <b>Minimum Lot Frontage (Interior)</b> | 15.0 metres (49.21 feet)                          | To Comply                               |
| <b>Minimum Lot Area (Interior)</b>     | 500.0 square metres (5,381.96 square feet)        | To Comply                               |
| <b>Maximum Lot Coverage</b>            | 40%   | <b>55%</b>                              |
| <b>Minimum Front Yard</b>              | 4.5 metres (14.76 feet)                           | To Comply                               |
| <b>Minimum Side Yard</b>               | 1.5 metres (4.91 feet)                            | To Comply                               |
| <b>Minimum Rear Yard</b>               | 7.5 metres (24.61 feet)                           | To Comply                               |
| <b>Maximum Height</b>                  | 11.0 metres (36.09 feet)                          | To Comply                               |

Site specific provisions have also been requested by the applicant with respect to redefining a “lane”, “lot”, “street”, “lot coverage” and “rear yard”. In addition, the applicant has requested site specific provisions to address the driveway setbacks from

## Page 8

side lot lines and the maximum driveway width. It should be noted that the appropriateness of the proposed zoning provisions, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the subject application with regard to policy conformity, compatibility, design and function.

### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the City’s Official Plan (“the Plan”) (refer to Map 2). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”) and are within the boundaries of the Puccini Drive Neighbourhood Residential Infill Study.

In accordance with **Section 4.9.1** of the Plan, uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, such as single detached dwellings and semi-detached dwellings, as well as medium density residential and various other land uses subject to specific criteria. Building heights within the **Neighbourhood** designation shall be a maximum of three storeys, except on an arterial street where the maximum building height may be four storeys. As set out in **Section 4.9.2.4**, development within the **Neighbourhood** designation shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments and the general pattern of yard setbacks. Further, development within an Infill Plan or Tertiary Plan shall be subject to the criteria approved by Council.

Additionally, the relevant Urban Design Guidelines which have been approved by Council shall be utilized in the review and evaluation of development applications in accordance with **Sections 3.4.1.2** and **4.9.2.3** of the Plan. Furthermore, applications for development within the **Neighbourhood** designation may be required to submit Concept Plans that demonstrate how the proposed development meets the applicable land use and design policies of the Plan, to be prepared in accordance with **Section 5.2** of the Plan. Site design that would inhibit future infill development is not permitted. The applicant has submitted a Concept Plan that does not meet the requirements of **Section 5.2** and will need to be updated.

The subject lands are located on the Oak Ridges Moraine and are located within the **Settlement Area** designation as defined in accordance with the ORMCP, which shall focus and contain growth within the ORMCP area. Pursuant to **Section 3.2.1.1** of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plans, as amended from time to time, shall be permitted within the **Settlement Area**.



## Page 9

A more detailed review and evaluation of the submitted application will be completed following the receipt of comments from Council, the public and City departments and external agencies.

### **Puccini Drive Neighbourhood Residential Infill Study**

The subject lands are located within the boundaries of the Puccini Drive Neighbourhood Infill Study (“Study”) originally endorsed by Council in 1998 and revised in November 2017 through Council’s approval of the recommendations in Staff Report SRPRS.17.173 which served to expand the Puccini Drive Study easterly to Parker Avenue through a Tertiary Plan. The Tertiary Plan comprises three demonstration scenarios that envision the development of medium density residential uses along King Road and low density residential uses such as single detached and semi-detached dwellings in the remainder of the Study Area, including the subject lands (refer to Map 3).

As set out in the Tertiary Plan, the purpose of the development scenarios included within the Tertiary Plan is to illustrate several potential development options for the Study Area; however, they are not intended to preclude alternate lotting patterns and site layouts where it is demonstrated that such alternative scenarios are consistent with the objectives of the Tertiary Plan. Additionally, the Tertiary Plan does not recommend a specific zoning program. In this regard, the zone standards that are appropriate for new development are to be considered in the context of the City’s newer parent Zoning By-laws and established on a site-specific basis through the approval of the respective implementing by-law.

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

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

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

## Page 10

As per the original Study, lot frontages along existing streets are intended to be no less than 15.24 metres (50.0 feet), whereas the applicant is proposing minimum lot frontages of 13.64 metres (44.75 feet) along McCachen Street.

The following are staff's preliminary comments respecting the applicant's development proposal in the context of the approved Tertiary Plan:

- the subject lands are located within the Tertiary Plan Study Area;
- all three development scenarios in the Tertiary Plan envision low density residential uses such as semi-detached dwellings and single detached dwellings on the subject lands to provide a transition between the townhouse dwelling units to the south and the existing single detached dwellings to the north;
- the proposed minimum lot frontages of 13.64 metres (44.75 feet) along McCachen Street do not comply with the recommended minimum lot frontage requirement of 15.24 metres (50.0 feet) along existing streets;
- the proposed minimum side yard setbacks of 1.2 metres (3.94 feet) along McCachen Street and Poplar Drive do not comply with the recommended minimum side yard setback requirement of 1.5 metres (4.92 feet) along existing streets; and,
- as noted previously, a portion of the proposed development is to be accessed via a private street network. In this regard, the applicant must demonstrate how the proposal shall be integrated with future redevelopment on adjacent properties in conformity with the recommendations of the Tertiary Plan. A key consideration includes providing continuous vehicular and pedestrian connections throughout the Study Area, and ensuring that the proposed site design will not inhibit future infill development on adjacent lands.

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

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

### **Urban Design Section**

The City's Urban Design Section has provided comments with respect to the need for a revised Concept Plan which demonstrates how the proposal will allow other adjacent properties to develop in a seamless manner. In addition, Urban Design staff have provided specific comments related to site organization, built form, landscaping, public realm and streetscape matters (refer to Appendix "B").

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

The City's Park and Natural Heritage Planning Section has advised that the applicant's development proposal will result in the removal of over 25 native and non-native trees that are in fair to good health. The applicant will be required to compensate for the loss of the urban tree canopy through the development approval process.

## Page 11

### Development Engineering Division

The City's Development Engineering Division has provided detailed technical comments related to the submitted Functional Servicing Report, the submitted Hydrogeological Investigation, and transportation/parking matters as they relate to the submitted draft Zoning By-law (refer to Appendix "C").

### Development Planning Division

Development Planning staff has completed a preliminary review of the applicant's development proposal, including the plans and materials submitted in support of same. In consideration of the policies of the Plan which are relevant to the review and evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed single detached dwellings and semi-detached dwellings are permitted within the **Neighbourhood** designation applicable to the subject lands;
- the lands are located within the Puccini Drive Neighbourhood Residential Infill Study boundaries and the proposed land uses are contemplated by the Tertiary Plan;
- the applicant's development proposal contemplates building heights of two and three storeys, which conform with the maximum building height policies of the Plan for development along local streets within the **Neighbourhood** designation. Notwithstanding, the applicant is also requesting to increase the maximum allowable building height from 11.0 metres (36.09 feet) to 11.75 metres (38.55 feet), and is proposing a flat roof design with rooftop amenity areas above the third storey. In this regard, further review and evaluation of the proposal is needed to determine the appropriateness of the proposed design, building heights and rooftop amenity areas from a compatibility and impact perspective;
- the submission of a revised Concept Plan prepared in accordance with **Section 5.2** of the Plan is required. In this regard, the applicant shall demonstrate how the proposed development shall integrate with adjacent properties and not preclude adjacent redevelopment in a manner that is consistent with the recommendations of the Tertiary Plan;
- as noted previously, the applicant has expressed a desire to revise its development proposal in order to create a total of two single detached dwelling lots fronting onto Poplar Drive, whereas currently only one lot is proposed. The additional lot would result in two lots with frontages of approximately 11.43 metres (37.5 feet). In this regard, the applicant must submit appropriate planning justification in relation to the applicable compatibility policies of the City's Official Plan and the recommendations of the Infill Study;
- the applicant has proposed two visitor parking spaces for the condominium development. However, as per the City's Municipal Code Chapter 1106, a minimum of two accessible parking spaces are required. In this regard, the applicant must revise the development proposal to incorporate said accessible parking spaces in order to comply with the Municipal Code;

## Page 12

- the proposed private laneway(s) must be named and municipal addresses must be assigned to the proposed residential units in accordance with the City's Municipal Street Naming and Addressing policies;
- the subject applications shall be assessed on the basis of the City-wide Urban Design Guidelines;
- 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;
- in the absence of a draft Plan of Subdivision application, the applicant must confirm how they intend to create the future lots and Parcel of Tied Land (POTLs). Furthermore, the applicant must confirm whether Plan 484 has been deemed not to be a registered Plan of Subdivision for the purposes of Section 50(3) of the *Planning Act* as this may impact to ability to utilize the Part Lot Control Exemption provisions of the Act;
- staff will continue to review the applicant's draft Zoning By-law Amendment with respect to form, content and appropriateness of the proposed site specific exceptions, zoning categories and development standards. As it relates to the proposed condominium tenure and associated creation of the future POTLs, the registration of restrictive covenants over the subject lands under Section 118 of the *Land Titles Act* will be required prior to the enactment of the applicant's Zoning By-law Amendment; and,
- the submission of Site Plan, draft Plan of Condominium, Private Street Naming and Municipal Addressing, and Part Lot Control Exemption/Consent applications will be required to facilitate the applicant's development proposal. Prior to finalization of the implementing Zoning By-law, the Site Plan application process will need to be substantially completed.

A comprehensive review of the subject application will be conducted following receipt of comments and feedback from City departments, external agencies, Council and members of the public.

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

Comments on the applicant's initial submission have also been received from the City's Corporate and Financial Services Department, Fire and Emergency Services Division, Community Services Division (Waste Management) and Building Services Division (Zoning Section), in addition to the Regional Municipality of York, Enbridge Gas Inc. and Alectra Utilities. These City departments and external agencies have no objections to the applicant's proposal and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the approval process. These comments have not been appended to this report.

At the time of preparation of this report, the subject applications remain under review by Bell Canada, Canada Post, York Catholic District School Board, York Region District School Board, and the Toronto and Region Conservation Authority.

## **Page 13**

### **Financial/Staffing/Other Implications:**

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

### **Relationship to 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 application is aligned with the 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 a Zoning By-law Amendment application to permit a residential development to be comprised of ten semi-detached dwelling and five single detached 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 this planning application. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

### **Appendix Contents and Maps:**

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

- Appendix “A”, Applicant’s Draft Zoning By-law
- Appendix “B”, Memo from the Urban Design Section dated May 31, 2022
- Appendix “C”, Memo from the Development Engineering Division dated July 12, 2022
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Tertiary Plan Scenarios “A”, “B” and “C”
- Map 4, Existing Zoning
- Map 5, Proposed Site Plan
- Map 6, Coloured 3D Elevation Renderings

## Page 14

### Report Approval Details

|                      |  |
|----------------------|--|
| Document Title:      | SRPI.22.099 - Request for Comments - Zoning By-law Amendment Application - 7 Poplar Drive and 11, 15 and 17 McCachen Sreet.docx  |
| Attachments:         | <ul style="list-style-type: none"><li>- Appendix A, Draft Zoning By-law.pdf</li><li>- Appendix B, Memo from Urban Design.pdf</li><li>- Appendix C, Memo from Development Engineering.pdf</li><li>- Map 1 - Aerial Photograph.docx</li><li>- Map 2 - Official Plan Designation.docx</li><li>- Map 3 - Tertiary Plan Scenarios A B and C.docx</li><li>- Map 4 - Existing Zoning.docx</li><li>- Map 5 - Proposed Site Plan.docx</li><li>- Map 6 - Coloured 3D Elevation Renderings.docx</li></ul> |
| Final Approval Date: | Aug 18, 2022   |

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

**Gus Galanis - Aug 17, 2022 - 10:02 AM**

**Kelvin Kwan - Aug 17, 2022 - 10:13 AM**

**Darlene Joslin - Aug 18, 2022 - 8:56 AM**