



Staff Report for Council Meeting

Date of Meeting: December 7, 2022

Report Number: SRPI.22.109

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.22.109 – Request for Approval – Zoning By-law Amendment Application – Bellegate Developments Ltd. – City File D02-20021 (Related File D06-20048)

Owner:

Bellegate Developments Ltd.
11851 Woodbine Avenue
Gormley, Ontario
L0H 1G0

Agent:

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

Location:

Legal Description: Part of Lot 68 and All of Lot 69, Plan 2300

Municipal Address: 109 Benson Avenue

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to permit the construction of a residential development to be comprised of two (2) semi-detached and three (3) street townhouse dwelling units on the subject lands.

Recommendations:

- a) That the Zoning By-law Amendment application submitted by Bellegate Developments Ltd. for lands known as Part of Lot 68 and All of Lot 69, Plan 2300 (Municipal Address: 109 Benson Avenue), City File D02-20021, be approved, subject to the following:

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- (i) that the subject lands be rezoned from Residential Second Density (R2) Zone to Residential Multiple First Density (RM1) Zone and Residential Multiple Second Density (RM2) Zone under By-law 66-71, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.22.109;
 - (ii) that the draft amending Zoning By-law as set out in Appendix “B” to Staff Report SRPI.22.109 be finalized to the satisfaction of the Commissioner of Planning and Infrastructure, and be brought forward to a future Council meeting for consideration and enactment;
 - (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; and,
- b) That the authority to assign municipal servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the criteria in the City’s Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with By-law 109-11, as amended.

Contact Person:

Amanda Dunn, Senior Planner – Zoning, phone number 905-747-6480 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

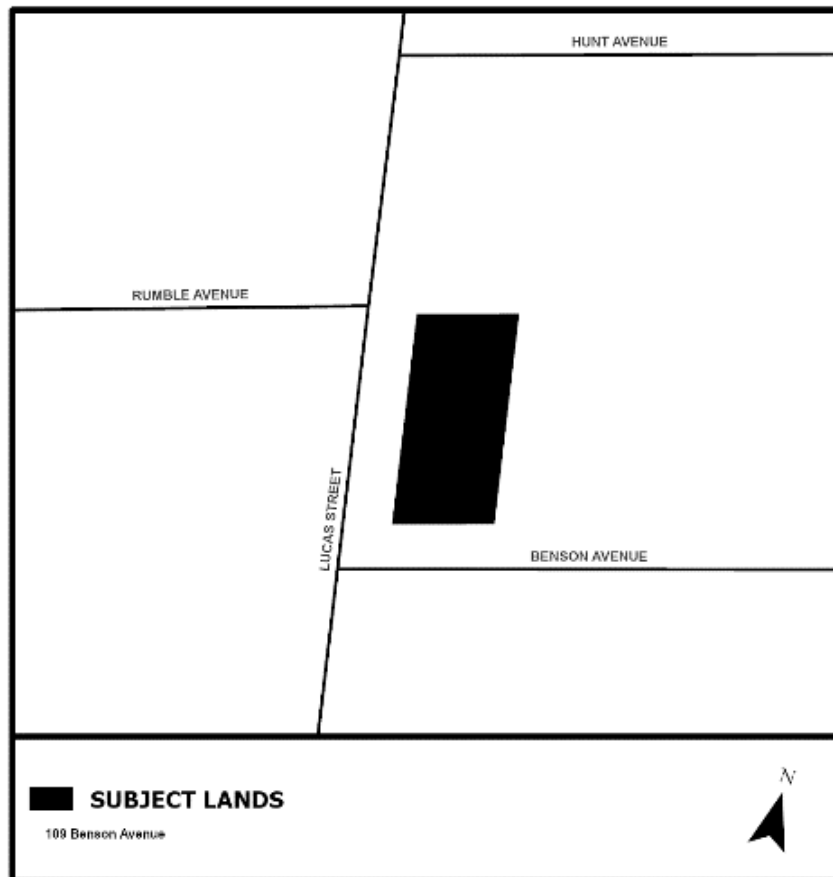
Approved by: Darlene Joslin, Interim City Manager

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.

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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:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on February 3, 2021 wherein Council received Staff Report SRPI.21.013 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). Concerns with the applicant’s development proposal were raised at the Council Public Meeting and in written submissions pertaining to a number of matters, including the removal of existing trees/vegetation, traffic/safety impacts, neighbourhood character, building height, density and loss of privacy. These comments are addressed in subsequent sections of this report.

The applicant filed revised submissions with the City in November 2021 and June 2022 in order to address various planning, design and technical matters. All comments from internal departments and external agencies in relation to the Zoning By-law Amendment application have now been satisfactorily addressed by the applicant. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the northeast corner of Benson Avenue and Lucas Street and have a total lot area of 0.097 hectares (0.24 acres) and a lot frontage of approximately 21.8 metres (71.5 feet) along Benson Avenue (refer to Maps 1 and 2). The lands abut single detached dwellings to the north, Benson Avenue beyond which are single detached dwellings to the south, townhouse dwelling units to the east, and Lucas Street to the west beyond which are single detached, semi-detached as well as multi-unit dwellings.

Revised Development Proposal

The applicant is seeking Council’s approval of its revised Zoning By-law Amendment application in order to permit a residential development to be comprised of two (2) semi-detached dwelling units fronting onto Lucas Street and three (3) street townhouse dwelling units fronting onto Benson Avenue on its land holdings (refer to Maps 6 to 8). The revised proposal does not result in a change to the proposed number of dwelling units but does incorporate the following revisions:

- the maximum gross floor area for the proposed semi-detached dwelling units has been reduced from 162 square metres (1,747 square feet) to 155.4 square metres (1,672.71 square feet);
- the driveway location for the proposed northerly semi-detached dwelling unit along Lucas Street has been shifted further north; and,
- the driveways of the two westerly townhouse dwelling units along Benson Avenue have been paired to provide a larger contiguous front yard landscaped area for the two easterly townhouse dwelling units.

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Below is a summary of the pertinent statistics of the applicant's revised development proposal based on the latest plans and drawings submitted to the City:

- **Total Lot Area:** 0.0976 hectares (0.24 acres)
- **Total Lot Frontage:** 21.8 metres (71.5 feet)
- **Proposed Number of Units:** 5
 - **Semi-Detached Units:** 2
 - **Townhouse Dwelling Units:** 3
- **Proposed Gross Floor Area:**
 - **Semi-Detached Dwellings:** 146.8 square metres (1,580.14 square feet) - 155.4 square metres (1,672.71 square feet)
 - **Townhouse Dwellings:** 185.2 square metres (1,993.48 square feet)- 188.1 square metres (2,024.69 square feet)
- **Proposed Lot Frontages:**
 - **Semi-Detached Dwellings:** 9.67 metres (31.73 feet)
 - **Townhouse Dwellings:** 6.0 metres (19.69 feet) – 8.45 metres (27.72 feet)
- **Proposed Number of Storeys:** 3
- **Proposed Building Heights:**
 - **Semi-Detached Dwellings:** 10.55 metres (34.61 feet) to roof peak
 - **Townhouse Dwellings:** 10.94 metres (35.89 feet) to roof peak
- **Proposed Parking Spaces:** 2 spaces per unit

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") with permitted uses including semi-detached dwellings in addition to townhouse dwelling units as identified in an approved Tertiary Plan pursuant to **Section 4.9.1.2** (refer to Map 3). In accordance with **Section 4.9.1.2.2**, medium density residential uses are permitted on a local street where the lands are in proximity to an existing medium density residential development and as identified in a Concept Plan approved by Council in accordance with **Section 5.2** of this Plan.

Further, **Section 4.9.1.2.4** of the Plan states that where medium density residential uses have been contemplated for lands through a Council-approved Concept Plan, Tertiary Plan or Infill Study as shown on Appendix 9 to this Plan, the criteria as set out in the Council-approved study or plan shall apply. In this regard, the proposed townhouse dwelling units shall be adjacent to existing medium density residential uses and are located within a Council-approved Tertiary Plan that contemplates medium density residential uses.

Furthermore, the **Neighbourhood** policies of the Plan stipulate that development shall have a maximum building height of 3 storeys and a maximum site density of 50 units per

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hectare, both of which are being adhered to by the subject development. Lastly, **Section 4.9.2.4** states that development shall respect the character and distinguishing features of the neighbourhood, be context sensitive, be compatible with adjacent and surrounding areas with respect to massing, including consideration of height, scale, density and dwelling types of nearby residential properties, location, design and elevations relative to the grade of driveways and garages, setbacks of buildings from the street, patterns of front, rear and side yard setbacks and preservation of mature trees and of landscape or greenspace features that contribute to the physical character of the neighbourhood.

As the subject lands are located within the boundaries of the Benson/Hunt Tertiary Plan, development shall also be evaluated on the basis of the criteria set out in the Tertiary Plan approved by Council for the area. In this regard, outlined below is an analysis of how the applicant's development proposal is generally consistent with the direction in the Benson/Hunt Tertiary Plan.

Benson/Hunt Tertiary Plan

The subject lands are located within a "Transition Area" of the Benson/Hunt Tertiary Plan ("Tertiary Plan"), which permits townhouse dwellings and semi-detached dwellings subject to various criteria (refer to Map 5). The "Transition Area" serves to provide a transition of building heights between the existing/planned medium density residential forms of development on the east side of Lucas Street and existing/planned low density residential forms of development on the west side of Lucas Street. Within the "Transition Area", the maximum building height is 2 storeys for lands adjacent to the "Low-Density Area" and 3 storeys for lands adjacent to the "Medium-Density Area" (**Section 4.1.3**), subject to the criteria outlined in the Urban Design Guidelines (**Section 5.3.1**).

The applicant is proposing to construct two semi-detached dwellings fronting onto Lucas Street and three townhouse dwelling units fronting onto Benson Avenue as contemplated by the Official Plan and the Tertiary Plan from a land use perspective. Notwithstanding, the development proposal deviates from the guidance in the Tertiary Plan with respect to the maximum number of storeys, maximum garage width, minimum unit width and minimum side yard setbacks. Staff has completed a comprehensive assessment of the applicant's development proposal and is of the opinion that the proposal is appropriate and compatible with the character of the surrounding area for the following reasons.

With respect to building height, the proposed semi-detached and townhouse dwelling units are 3 storeys in height by definition, whereas the Tertiary Plan directs that dwellings adjacent to the "Low-Density Area" be a maximum of 2 storeys in height, while dwellings adjacent to "Medium-Density Areas" are permitted to a maximum of 3 storeys in height. In this regard, the subject lands are adjacent to a "Low-Density Area" on the west side of Lucas Street, a "Medium-Density Area" to the east and "Transition Areas" to the north and south. As such, based on the locational criteria and a literal interpretation of the policy direction, the proposed semi-detached dwellings along Lucas Street and the westerly townhouse dwelling unit along Benson Avenue would be permitted a maximum height of 2 storeys as a transition, whilst the remaining two easterly townhouse dwelling units would be permitted to be 3 storeys.

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In terms of site context, the subject lands are adjacent to other examples of existing or approved developments with similar designs, building heights and/or a third storey within the roofline, including existing walk-up apartments to the southwest at 134/138 Lucas Street, an existing semi-detached dwelling to the west at 154/156 Lucas Street and an approved semi-detached dwelling to the northwest at 170 Lucas Street (within the “Low-Density Area”), in addition to approved 3-storey single detached dwellings to the north at 112 Hunt Avenue (within the “Transition Area”).

Although the proposed semi-detached dwellings are considered to be 3 storeys in height, the buildings have been designed to maintain the appearance and massing of 2-storey dwellings since the third storey is proposed to be embedded within the roof design. Furthermore, the proposed semi-detached dwellings comply with the maximum building height of 10.6 metres (34.78 feet) in the Zoning By-law, which applies to both the current **R2 Zone** and the proposed **RM2 Zone**, thereby minimizing any impacts arising from a 3-storey built form. Further, in consideration that the easterly townhouse dwelling units are permitted to be 3 storeys, and that the proposed townhouse dwelling units are to be sited within one development block fronting on Benson Avenue, staff find that the proposed height meets the intention of the permitted height provisions of the Tertiary Plan. On the basis of the foregoing, staff is of the opinion that the proposed building height is appropriate given the context of the surrounding built form and as-of-right permissions in the Zoning By-law.

With respect to the maximum garage width, the Tertiary Plan stipulates that the garage widths shall not exceed 50% of the total front façade, whereas the applicant is proposing garage widths measuring approximately 57% of total front façade of the proposed townhouse dwelling units. The proposed width of the garages is required in order to comply with the minimum parking stall width standards in accordance with the Zoning By-law. In this regard, the proposed dwellings are designed with projected front porches and recessed garages, which will assist in reducing the presence of the proposed garages from a streetscaping perspective. Further, the Tertiary Plan directs that street townhouse dwelling units shall have a minimum width of 6.5 metres, whereas the applicant is proposing townhouse dwelling units with a minimum width of 6.0 metres. In this regard, the proposed unit widths are consistent with adjacent townhouse developments and provide suitable unit widths that enable façade articulation and adequate side and flankage yard setbacks to minimize any impacts on the streetscape.

Lastly, with respect to side yard setbacks, the Tertiary Plan stipulates that the setbacks shall reflect that of adjacent dwellings or be the average distance of those dwellings on either side of the development to a minimum of 1.5 metres. The applicant is proposing side yard setbacks of 1.2 metres and an exterior side yard setback of 2.4 metres. In terms of context, both Benson Avenue and Lucas Street are characterized by a blend of housing types with a range of side yard setbacks. In this regard, approvals for side yard setbacks of 1.2 metres (3.94 metres) have been granted for adjacent developments and are generally consistent with approvals for more recent developments within the neighbourhood. As a result, staff is of the opinion that the proposed side yard setbacks

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are compatible with adjacent dwellings and are appropriate for the proposed development.

Given all of the above, staff is of the opinion that the proposed development conforms with the applicable policies of the Official Plan and implements the Tertiary Plan principles, and is considered appropriate and compatible with existing and planned development along Benson Avenue and Lucas Street.

Zoning By-law Amendment Application

The subject lands are currently zoned **Residential Second Density (R2) Zone** under Zoning By-law 66-71, as amended, and permitted residential uses are restricted to single detached dwellings (refer to Map 4). Accordingly, the applicant is seeking Council's approval to rezone the subject lands to **Residential Multiple First Density (RM1) Zone** and **Residential Multiple Second Density (RM2) Zone** under By-law 66-71, as amended, to permit the construction of its development proposal, in addition to site-specific exceptions to implement its development proposal. The following table provides a summary of the development standards applicable to the **RM1 Zone** and **RM2 Zone** categories under Zoning By-law 66-71, as amended, in addition to the proposed development standards and site-specific exceptions highlighted in bold:

Development Standard	"RM1" Zone Standards under By-law 66-71, as amended	"RM2" Zone Standards under By-law 66-71, as amended	Proposed Development and "RM1" Zone Standards – Semi-Detached Dwellings	Proposed Development and "RM2" Zone Standards - Townhouse Dwellings
Minimum Lot Area	278.71 sq. metres (3,000 sq. feet)	232.26 sq. metres (2,500 sq. feet)	209.29 sq. metres (2,252.78 sq. feet)	154.6 sq. metres (1,664.10 sq. feet)
Minimum Lot Frontage	10.67 metres (35 feet) or 75 feet (22.86 metres) for a corner lot	30.48 metres (100 feet)	9.67 metres (31.73 feet)	6.0 metres (19.69 feet)
Maximum Lot Coverage	35%	30%	Complies	48%
Minimum Front Yard Setback	Greater of 16.15 metres (53 feet) from street centerline or 6.01 metres (20 feet)	6.01 metres (20 feet)	6.0 metres (19.69 feet)	Complies
Minimum Side Yard Setback	2.4 metres (8 feet)	2.4 metres (8 feet)	1.2 metres (3.94 feet)	1.2 metres (3.94 feet)
Minimum Rear Yard Setback	7.62 metres (25 feet)	7.62 metres (25 feet)	7.6 metres (25.06 feet)	7.0 metres (22.9 feet)
Maximum Height	10.6 metres (35 feet)	13.7 metres (45 feet)	Complies	Complies

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The proposed site-specific development standards are consistent with the requirements that have been imposed on recently approved developments within this area. In this regard, the proposed lot frontages and lot areas are compatible with the varying lot sizes along Lucas Street and Benson Avenue, while the proposed reductions to setback requirements are generally minor in nature and are not expected to result in any adverse impacts to adjacent lands. The proposed increase to maximum lot coverage is only in regard to two of the proposed townhouse dwelling units (the interior unit proposes 48% and the easterly end unit proposes 40% and the westerly unit complies). Staff are of the opinion that the proposed coverage is consistent with newer development standards provided within the City and will not negatively affect the streetscape. 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”).

Given all of the above, staff is of the opinion that the subject Zoning By-law Amendment application implements appropriate development standards, is consistent with recent approvals and existing development within the neighbourhood, and conforms with the applicable policies of the Plan and represents good planning.

Site Plan Application

The applicant has submitted a related Site Plan Application (City File D06-20048) that is currently under review by City departments and external agencies (refer to Map 6). The Site Plan submission addresses matters including architectural design, building location, tree protection, fencing, site servicing, grading and drainage. At the time of writing of this report, only technical matters remain to be addressed with respect to comments from the City’s Development Engineering Division and Park and Natural Heritage Planning Section. Staff will continue to work with the applicant towards the finalization and execution of a Site Plan Agreement should Council approve the subject Zoning By-law Amendment application.

Council and Public Comments

The following is an overview of and response to the main comments and concerns expressed by the public and members of Council at the Council Public Meeting held on February 3, 2021 and through written correspondence received by the City:

- **Preservation of Existing Trees and Vegetation**

Concerns were raised with respect to the removal of existing trees and vegetation on the subject lands in order to facilitate the development proposal. In this regard, the applicant has submitted a Landscape Plan and a Tree Inventory and Preservation Plan which confirm that 10 trees are to be preserved and the proposed development will result in the removal of approximately 39 trees, 26 of which are non-native species which the City generally supports removal of due to the potentially negative ecological impacts to local ecosystems. Based on the City’s tree replacement compensation, 29 replacement trees will be required. The applicant is proposing to replant 15 native species trees, of which 12 trees will be planted on the subject lands and 3 of which will be planted within the boulevard as City street trees along Lucas

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Street. The applicant will also be required to provide cash-in-lieu compensation for 14 trees. It should be noted that staff has worked with the applicant to examine opportunities to preserve as many trees as possible as part of its development proposal. However, tree removal is required in order to implement appropriate lot grading, lot drainage and stormwater management/low impact development features such as infiltration galleries on the subject lands.

- **Traffic and Safety**

Concerns were expressed with respect to the proposed driveway locations for the semi-detached dwellings that are to front onto Lucas Street in light of the existing intersection and stop sign/bar locations at Lucas Street and Rumble Avenue. The applicant has submitted a Site Access Review and addendum in support of the proposed driveway locations in relation to the City's Standards and Specifications Manual, and the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads. The report and addendum conclude that the proposed driveways and the associated works (i.e. curb cuts) are not expected to result in any safety concerns for pedestrians and drivers.

Further, staff worked with the applicant to explore opportunities to pair the driveways for the proposed semi-detached dwelling units in order preserve existing street trees and to provide additional on-site landscaping opportunities. However, it was determined in consultation with Transportation staff that pairing the proposed driveways would create a safety issue and that there are no safety or technical concerns with the currently proposed driveway locations.

It should be noted that the applicant has revised its proposal to pair the driveways of the two westerly townhouse dwelling units along Benson Avenue, as requested by City staff. Further, the revised locations of the driveways will enable space for on-street parking along Benson Avenue. On-street parking is currently not permitted along Lucas Street due to the existing location of the stop sign/bar location, and will continue to not be permitted in the future. The proposed development provides for two on-site parking spaces per unit, one within the garage and one within the driveway as required by the City's zoning standards. Transportation staff have reviewed the material submitted in support of the applicant's development proposal and have no concerns with the proposed parking and access.

- **Density**

Concerns were expressed with the number of dwelling units being proposed on the subject lands. In this regard, the Official Plan policies permit a maximum site density of 50 units per hectare (20 units per acre) which yields an allowance for 4.88 dwelling units on the subject lands. As a result, staff is satisfied that the proposed density conforms with the applicable policies of the Plan.

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- **Neighbourhood Character**

Concerns were expressed with respect to the preservation of the existing neighbourhood character. In this regard, staff notes that the subject lands are located within the Benson/Hunt Tertiary Plan but also fall within the study boundaries of the Village Core Neighbourhood Design Guidelines. As such, the City's Urban Design and Heritage Section has reviewed the proposed development in relation to the above plans and guidelines including the City-wide Urban Design Guidelines. The proposed development was revised to address all of staff's comments in relation to its character attributes, including reducing the overall scale of the dwellings' appearance and prominence by:

- recessing the proposed garage doors;
- reducing the proposed front door size;
- reducing the height of the porch roofs;
- reducing the size of windows to allow more roof exposure; and,
- reducing the amount of stone veneer to allow for a softer brick façade.

Staff are satisfied that the proposed revisions undertaken by the applicant are in keeping with the applicable Plan policies and applicable guidelines.

- **Proposed Building Height and Privacy**

Concerns were expressed in relation to the proposed height and privacy. As indicated in earlier sections of this report, the proposed height is to be 3 storeys for both the semi-detached and townhouse dwelling units. The proposed semi-detached dwelling units are to have a height of 8.74 metres (28.67 feet) to the midpoint of the roof and face an existing 3-storey semi-detached dwelling with an existing height of approximately 8.5 metres (27.89 feet) to the midpoint of the roof on the west side of Lucas Street. Further, the proposed semi-detached dwellings height to peak of roof is 10.55 metres (34.8 feet), which complies with the existing zone standards. As it relates to the matter of height, staff find the proposed semi-detached dwellings to be compatible with development in the immediate vicinity.

In terms of privacy, the proposal has been revised to remove the previously proposed servicing connections to the north of the proposed semi-detached dwellings in order to preserve as much of an existing hedge as possible along the property line and to preserve two existing trees, which will act as a buffer to the adjacent lot to the north. In this regard, the applicant is currently proposing to preserve the existing hedge within the limits of the front yard; however, remaining portions of the hedge will likely need to be removed to accommodate a drainage swale. In addition, a 1.8 metre privacy fence is proposed in the rear of the property (back yards) to further address concerns of privacy.

With regard to the proposed townhouse dwelling units to front onto Benson Avenue, the height proposed is 9.1 metres (29.86 feet) to the midpoint of the roof and 10.94 metres (35.89 feet) to the roof peak, which complies with the maximum height in the Zoning By-law and is consistent with existing development along Benson Avenue. In

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relation to privacy, the proposed townhouse dwellings shall not include any windows on the most eastern elevation of the end unit adjacent to the existing townhouse block as a means to ensure privacy is respected, and a 1.8 metre privacy fence between the proposed and adjacent lands to the east is also proposed.

City Department and External Agency Comments:

All circulated City departments and external agencies have indicated that they have no objections with respect to the applicant's Zoning By-law Amendment application, and the subsequent re-submission of the related Site Plan application (City File D06-20048) must satisfactorily address remaining comments from departments including the City's Development Engineering Division and Parks and Natural Heritage Planning Section.

Development Engineering Division

The City's Development Engineering Division has identified comments with respect to sanitary drainage, infiltration and a number of other technical details, which will be required to be addressed as part of the Site Plan application review.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has no concerns with the proposed Zoning By-law Amendment application and has identified comments to be addressed as part of the Site Plan application in relation to tree planting and compensation.

Development Planning Division

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

- the proposed development conforms with the policies of the City's Official Plan and the associated Bent/Hunt Tertiary Plan;
- staff supports the applicant's proposed zoning provisions and find them appropriate for the subject development. Staff is satisfied that the remaining comments relating to the Site Plan application are technical in nature and will not affect the approval of the Zoning By-law; and,
- should Council approve the subject Zoning By-law Amendment application, the applicant will be required to proceed to the Committee of Adjustment for subsequent lot creation in compliance with the applicable zoning standards.

Interim Growth Management Strategy:

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

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

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

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the City as part of its review and approval of the subject Site Plan application demonstrating an overall application score of 32 points, which is within the acceptable threshold range of 32 to 45 points for Site Plan applications. At the time of writing of this report, the applicant's Site Plan application and metrics remains under review.

The subject lands currently contain one single detached dwelling unit, resulting in a servicing allocation credit of 3.56 persons equivalent. In consideration that a total of two semi-detached dwellings and three townhouse dwelling units (15.27 persons equivalent) are proposed, municipal servicing allocation for an additional 11.71 persons equivalent will be required.

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

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** by recognizing the balance between economic development and environmental protection by supporting residential infill development within an established neighbourhood within a Tertiary Plan Area, as well as **Strong Sense of Belonging** by providing for a variety of housing types within the neighbourhood.

Climate Change Considerations:

The recommendations of this report are aligned with Council's climate change considerations as the development proposal is providing low impact development measures such as infiltration galleries which provides environmental benefits and by utilizing existing residential properties and incorporating a more efficient use of land within an existing urban area.

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Conclusion:

The applicant is seeking Council's approval of its revised Zoning By-law Amendment application to permit an infill residential development which is to be comprised of two (2) semi-detached dwelling units and three (3) street townhouse dwelling units on its land holdings. Staff has undertaken a comprehensive review and evaluation of the applicant's revised development proposal and is of the opinion that the submitted application conforms with the applicable policies of the City's Official Plan, is consistent with the Benson/Hunt Tertiary Plan, represents good planning and is considered appropriate for the development of the area in which the lands are located. Based on the preceding, staff recommends that Council approve the subject application in accordance with the 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 #04-21 held on February 4, 2021
- Appendix "B" – Draft Zoning By-law
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Designation (Schedule A2)
- Map 4 – Existing Zoning
- Map 5 – Benson/Hunt Tertiary Plan
- Map 6 – Proposed Site Plan
- Map 7 – Proposed Elevation Plans (Semi-Detached Dwelling Units)
- Map 8 – Proposed Elevation Plans (Townhouse Dwelling Units)

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Report Approval Details

Document Title:	SRPI.22.109 - Request for Approval - 109 Benson - City File D02-20021.docx
Attachments:	<ul style="list-style-type: none">- SRPI.22.109 - Appendix A - Extract.pdf- SRPI.22.109 - Appendix B - Draft Zoning By-law XX-22.docx- SRPI.22.109 - Map 1 - Aerial Photograph.docx- SRPI.22.109 - Map 2 - Neighbourhood Context.docx- SRPI.22.109 - Map 3 - Official Plan Designation.docx- SRPI.22.109 - Map 4 - Existing Zoning.docx- SRPI.22.109 - Map 5 - Benson-Hunt Tertiary Plan.docx- SRPI.22.109 - Map 6 - Proposed Site Plan.docx- SRPI.22.109 - Map 7 - Proposed Elevation Plans (Semi-Detached Units).docx- SRPI.22.109 - Map 8 - Proposed Elevation Plans (Townhouse Dwelling Units).docx
Final Approval Date:	Nov 15, 2022

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

Gus Galanis - Nov 15, 2022 - 1:24 PM

Kelvin Kwan - Nov 15, 2022 - 1:45 PM

Sherry Adams on behalf of Darlene Joslin - Nov 15, 2022 - 3:09 PM