



## Staff Report for Council Meeting

Date of Meeting: December 7, 2022

Report Number: SRPI.22.113

Department: Planning and Infrastructure

Division: Development Planning

**Subject: SRPI.22.113 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Silver Spring Homes Development Inc. – City Files D02-20004 and D03-20002**

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### Owner:

Silver Spring Homes Development Inc.  
305 16<sup>th</sup> Avenue  
Richmond Hill, Ontario  
L4C 7A6

### Agent:

Ramin Jalalpour (c/o Silver Spring Homes Development Inc.)  
305 16<sup>th</sup> Avenue  
Richmond Hill, Ontario  
L4C 7A6

### Location:

Legal Description: Part of Lots 11, 12, 13, 32, 35, 36, and Lots 33 and 34, Plan 3805, and Part of Lots 13 and 53, Plan 3806

Municipal Addresses: 265 and 305 16<sup>th</sup> Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road

### Purpose:

A request for approval concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a residential infill development to be comprised of 14 single detached and 20 semi-detached dwelling units on the subject lands.

### Recommendations:

- a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Silver Spring Homes Development Inc. for the lands known as Part of Lots 11, 12, 13, 32, 35, 36, and Lots 33 and 34, Plan 3805 and

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**Part of Lots 13 and 53, Plan 3806 (Municipal Addresses: 265 and 305 16<sup>th</sup> Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road), City Files D02-20004 and D03-20002, be approved, subject to the following:**

- (i) that the subject lands be rezoned from Low Density Residential Six (R6) Zone, Low Density Residential Seven (R7) Zone and Special Residential (SR-1) Zone to Low Density Residential Six (R6) Zone, Low Density Residential Seven (R7) Zone, Special Residential (SR-1) Zone and Flood (F) Zone under By-law 255-96, as amended, with site specific exceptions as set out in Appendix “B” to Staff Report SRPI.22.113;**
  - (ii) that the draft amending Zoning By-law as set out in Appendix “B” 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;**
  - (iv) that the Plan of Subdivision as depicted on Map 5 to Staff Report SRPI.22.113 be draft approved, subject to the conditions as set out in Appendix “C”;**
  - (v) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 68-21, as amended;**
- b) That the Manager of Real Estate be directed to commence negotiations for the sale of the lands described as Part of Lot 10, Plan 3805, designated as Parts 2 and 3 on Plan 65R-16599 and further depicted as the lands northwest of Block 27 on Map 5;**
  - c) That Site Plan Control By-law 137-09, as amended, be further amended to include the subject lands within a Site Plan Control Area for the purposes of securing the applicant’s sustainability commitments, and that said by-law be brought forward to a future Council meeting for consideration and enactment; and,**
  - d) 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 the provisions of By-law 109-11.**

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### 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:

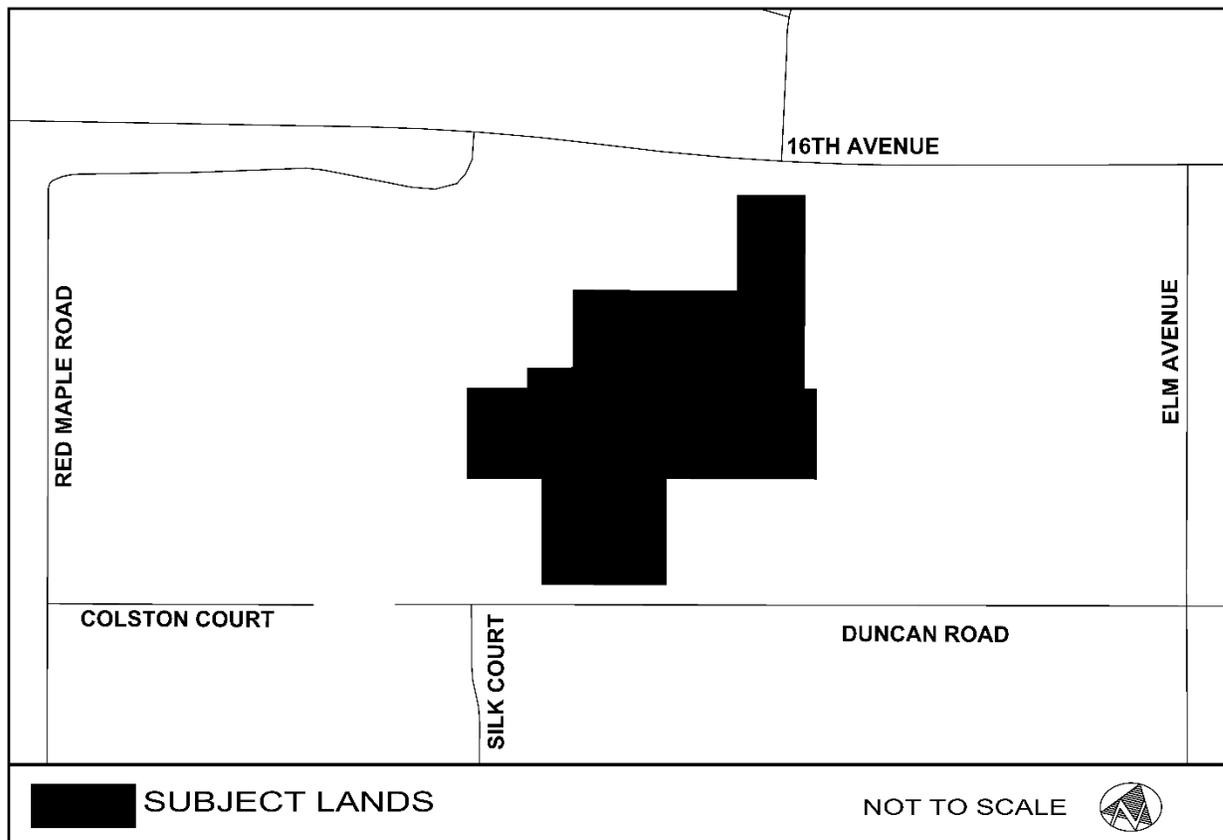
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**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.

### 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 and draft Plan of Subdivision applications were considered at a statutory Council Public Meeting held on June 3, 2020, wherein Council received Staff Report SRPRS.20.061 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). Comments with respect to the applicant’s development proposal were raised at the Council Public Meeting pertaining to the limits of the proposed development, the proposed extension of a public street to the east to connect to Elm Avenue and the development standards proposed by the applicant. These comments are addressed in the later sections of this report.

The applicant filed revised submissions with the City between 2020 and 2022 in order to address various planning, flood plain, 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. 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 south side of 16<sup>th</sup> Avenue and the north side of Duncan Road, west of Elm Avenue, and have a total lot area of 1.83 hectares (4.52 acres) (refer to Map 1). The lands are comprised of multiple properties including 305 16<sup>th</sup> Avenue, 92 and 94 Duncan Road, and the rear portion of 265 16<sup>th</sup> Avenue and 86, 98, 102 and 106 Duncan Road, and presently support three (3) single detached dwellings that are to be demolished in order to facilitate the applicant’s development proposal.

The lands abut 16<sup>th</sup> Avenue to the north, single detached dwellings to the east, Duncan Road and single detached dwellings to the south, and single detached dwellings, semi-detached dwellings, a commercial music school, a private school and a place of worship to the west. The lands are also adjacent to an approved townhouse development at 243 16<sup>th</sup> Avenue to the west, and are located partially within the Regulatory Storm Flood Plain of the German Mills Creek, a tributary of the Don River (refer to Maps 1 and 2).

#### **Revised Development Proposal**

The applicant is seeking Council’s approval of its revised development proposal to permit the construction of a residential infill development to be comprised of 14 single detached and 20 semi-detached dwelling units, in addition to a new public street from 16<sup>th</sup> Avenue (opposite Berwick Crescent) on its land holdings (refer to Maps 5 to 8). The development proposal includes one (1) new single detached dwelling which is to front onto 16<sup>th</sup> Avenue, 20 semi-detached and nine (9) single detached dwelling units which will front onto a new proposed street (3 of which are proposed within a future development block), and four (4) single detached dwelling units which are to front onto Duncan Road. Outlined below are the

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relevant statistics for the applicant's revised development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **1.83 hectares (4.52 acres) \***
  - **Single and Semi-Detached Lots:** **1.21 hectares (2.98 acres)**
  - **Future Development Block:** **0.16 hectares (0.41 acres)**
  - **Streets:** **0.43 hectares (1.07 acres)**
  - **Road Widening Block:** **0.01 hectares (0.02 acres)**
  - **Daylighting Triangle Block:** **0.02 hectares (0.04 acres)**
- **Total Number of Units:** **34**
  - **Single Detached Units:** **14**
  - **Semi-Detached Units:** **20**
- **Proposed Minimum Lot Frontages:**
  - **Single Detached Dwellings:** **7.3 metres (23.95 feet)**
  - **Semi-Detached Dwellings:** **7.3 metres (23.95 feet)**
- **Proposed Minimum Lot Areas:**
  - **Single Detached Dwellings:** **458 square metres (4,929.8 square feet)**
  - **Semi-Detached Dwellings:** **243 square metres (2,615.6 square feet)**
- **Proposed Number of Storeys:** **3**
- **Proposed Building Height:** **9.72 metres (31.89 feet) – 11.79 metres (38.68 feet)**
- **Proposed Density:** **18.57 units per hectare (7.52 units per acre) \***

\* The total lot area and proposed density exclude the City-owned lands which the applicant is proposing to acquire. Should the applicant acquire the City-owned lands, the total lot area will be approximately 1.86 hectares (4.59 acres) with a proposed density of 18.27 units per hectare (7.40 units per acre).

As noted previously, the applicant has submitted revised submissions to the City in response to comments provided by City departments and external agencies with respect to its original development proposal. In this regard, the revised development proposal does not result in a change to the number of dwelling units, but does incorporate a number of modifications as follows (refer to Maps 5, 6 and 9):

- the proposed new public street is to terminate in a permanent cul-de-sac, as opposed to potentially being extended westerly in the future due to flood plain and hazard land constraints associated with the German Mills Creek;
- Blocks 25 and 26 have been added as road widening and daylighting triangles to be conveyed to the Regional Municipality of York;
- Block 27 has been added as a future development block to be comprised of three single detached dwellings on the west side of the proposed cul-de-sac; and,
- the applicant is proposing to acquire City-owned lands that would expand the limits of Block 27.

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### 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 4). The **Neighbourhood** designation permits single detached and semi-detached dwellings as proposed by the applicant.

The **Neighbourhood** designation is intended to accommodate limited intensification through small-scale infill redevelopment. In accordance with **Section 4.9.1**, lands designated **Neighbourhood** are generally characterized by low density residential areas, including single and semi-detached dwellings, as well as areas that provide for a range of service uses and facilities. Opportunities for small-scale infill development are contemplated within the **Neighbourhood** designation where it can be demonstrated that the development is compatible with the character of the adjacent and surrounding area in accordance with **Section 4.9.1.3** and **Section 4.9.2.4** of the Plan with respect to matters including predominant building forms and types; massing; and the general patterns of yard setbacks. Further, development in the **Neighbourhood** designation is restricted to a maximum height of three storeys, except when located on an arterial street where a maximum height of four storeys is permitted.

The proposed development is located within a Priority Infill Area in accordance with **Section 4.9.1.1** of the Plan and permitted uses within priority infill areas include low-density residential development through backlot plans of subdivision such as what is being proposed by the applicant. Although there is no current Council-approved Infill Plan or Tertiary Plan for this area, the subject lands were previously part of the 16<sup>th</sup> Avenue/Duncan Road Secondary Plan (OPA 156) that was repealed upon approval of the City's current Official Plan.

OPA 156 previously provided detailed policy direction for infill development and backlot plans of subdivision within the 16<sup>th</sup> Avenue/Duncan Road neighbourhood, including new infill streets. The east-west local street which is proposed to terminate into a cul-de-sac on the western portion of the lands is consistent with the mid-block infill street contemplated from Elm Avenue in the now repealed Secondary Plan and is supported by the Priority Infill Area policies. Further, as there is no corresponding Infill Study or Tertiary Plan associated with the priority infill area, staff has evaluated the applicant's development proposal in relation to the land use, design and compatibility policies of the Plan and is satisfied that the proposed development has regard for, and will be compatible with the existing development in the area.

The western portion of the subject lands is located within the TRCA Regulatory Storm Flood Plain of the German Mills Creek. **Section 3.2.2.3** of the Plan prohibits development, site alteration and/or lot creation within hazardous lands such as floodplains, and requires the establishment of minimum buffers from hazardous lands. The applicant has provided adequate analysis to delineate the limits of the floodplain and a 10-metre buffer, which has

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been appropriately justified in accordance with **Section 3.2.2.3** of the Plan and to the satisfaction of the Toronto and Region Conservation Authority. **Section 3.2.2.3.8** of the Plan states that hazardous lands and buffers shall be dedicated to public agencies at minimal or no public expense through the development approval process, where appropriate. In this instance, conveyance of the hazard land and buffer area is not desired by the TRCA or City staff due to lack of access, connectivity and maintenance considerations. In order to ensure that the hazard land and associated buffer are not fragmented, staff recommends that the hazard lands and buffer remain in the private ownership of one of the proposed residential lots, being Lot 16 as shown on Map 6, and accordingly be zoned **Flood (F) Zone**. The conditions of approval of the draft Plan of Subdivision contained in Appendix “C” attached hereto provide restrictions that apply to the lands zoned **Flood (F) Zone** on the subject lands.

In consideration of the preceding, staff is of the opinion that the applicant’s development proposal conforms with the applicable policies of the Plan.

### Revised Zoning By-law Amendment Application

The subject lands are currently zoned **Low Density Residential Six (R6) Zone**, **Low Density Residential Seven (R7) Zone** and **Special Residential One (SR-1) Zone** under Zoning By-law 255-96, as amended (refer to Map 3). These three existing zone categories permit single detached dwellings, among other uses. However, only the **Special Residential One (SR-1) Zone** permits semi-detached dwellings. The applicant is seeking to expand the area of the **Special Residential One (SR-1) Zone**, rezone a portion of the lands to **Low Density Residential Six (R6)** and **Flood (F) Zone** while maintaining the **Low Density Residential Seven (R7) Zone** in accordance with By-law 255-96, as amended, with site specific exceptions in order to facilitate its development proposal. The following tables provides a general summary of the applicable development standards within the proposed zoning categories under By-law 255-96, as amended, including site-specific provisions proposed by the applicant in bold:

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### Single Detached and Semi-Detached Dwelling Units (Lots 11 to 21)

Development Standard	SR-1 Zone Standard	Proposed Standards
Minimum Lot Frontage (Interior Lot)	16.5 metres (54.13 feet)	<b>15.1 metres (49.5 feet)</b>
Minimum Lot Frontage (Corner Lot)	18.5 metres (60.7 feet)	<b>13.2 metres (43.3 feet)</b>
Minimum Lot Area (Interior Lot)	814.6 square metres (8,768.3 square feet)	<b>496.0 square metres (5,338.9 square feet)</b>
Minimum Lot Area (Corner Lot)	913.34 square metres (9,831.1 square feet)	<b>580.0 square metres (6,243.1 square feet)</b>
Maximum Lot Coverage	40%	<b>48%</b>
Minimum Required Front Yard	6.0 metres (19.7 feet)	<b>5.7 metres (18.7 feet)</b>
Minimum Required Side Yard	1.5 metres (4.9 feet)	<b>1.2 metres (3.94 feet)</b>
Minimum Required Flankage Yard	3.0 metres (9.8 feet)	<b>2.6 metres (8.53 feet)</b>
Minimum Required Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	9.0 metres (29.5 feet)	<b>11.8 metres (38.7 feet)</b>

### Single Detached Dwellings (Lots 5-10)

Development Standard	R6 Zone Standard	Proposed Standards
Minimum Lot Frontage (Interior Lot)	15.0 metres (49.21 feet)	<b>12.1 metres (39.7 feet)</b>
Minimum Lot Area (Interior Lot)	502.0 square metres (5,403.48 square feet)	<b>457.0 square metres (4,919.11 square feet)</b>
Maximum Lot Coverage	40%	Complies
Minimum Required Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Required Side Yard	1.5 metres (4.9 feet)	Complies
Minimum Required Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	11.0 metres (36.1 feet)	Complies

### Single Detached Dwellings (Block 27 – Future Development Block/City Land)

Development Standard	R6 Zone Standard	Proposed Standards
Minimum Lot Frontage (Interior Lot)	15.0 metres (49.21 feet)	<b>7.3 metres (23.95 feet)</b>
Minimum Lot Area (Interior Lot)	502 square metres (5,403.48 square feet)	Complies
Maximum Lot Coverage	40%	Complies
Minimum Required Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Required Side Yard	1.5 metres (4.9 feet)	<b>0.9 metres (2.95 feet)</b>
Minimum Required Rear Yard	7.5 metres (24.6 feet)	<b>6.0 metres (19.69 feet)</b>
Maximum Height	11.0 metres (36.1 feet)	Complies

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### Single Detached Dwellings (Lots 1-4)

Development Standard	R7 Zone Standard	Proposed Standards
Minimum Lot Frontage (Interior Lot)	16.5 metres (54.13 feet)	<b>15.72 metres (51.57 feet)</b>
Minimum Lot Area (Interior Lot)	553.0 square metres (5,952.44 square feet)	Complies
Maximum Lot Coverage	40%	Complies
Minimum Required Front Yard	4.5 metres (14.76 feet) or Established Building Line	<b>12.2 metres (40 feet)</b>
Minimum Required Side Yard	1.5 metres (4.9 feet)	<b>1.2 metres (3.94 feet)</b>
Minimum Required Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	11.0 metres (36.1 feet)	Complies

The applicant's revised development proposal, including the proposed **SR-1, R6** and **R7** zones, will facilitate the construction of an infill development in the form of semi-detached dwellings and single detached dwellings fronting onto a new internal public street while maintaining the established low-density residential character along Duncan Road. In addition, the proposed site-specific development standards related to minimum lot areas, lot frontages, interior side yards and flankage yards will not result in negative impacts to the streetscape and are considered appropriate in consideration of the evolving character of the area. Staff also note that the proposed maximum height increase is only applicable to the one single detached unit, which is proposed to front onto 16<sup>th</sup> Avenue. In addition to the site-specific provisions noted above, the applicant has requested approval to rezone the western portion of the lands to **Flood (F) Zone** to recognize and protect the hazard lands and buffer. The permitted uses for the proposed **F Zone** will be restricted to flood control, conservation and forestry uses. Additional details with respect to the requested site specific provisions can be found in the draft Zoning By-law attached to this report as Appendix "B".

Staff has undertaken a comprehensive review of the applicant's revised development proposal and is satisfied that the proposed zone categories and site-specific provisions conform with the applicable policies of the Official Plan, implement the submitted draft Plan of Subdivision application and represent good planning.

### Revised Draft Plan of Subdivision Application

The applicant has submitted a revised draft Plan of Subdivision application intended to facilitate the creation of 14 single detached dwelling lots, 20 semi-detached dwelling lots and a new public road with access from 16<sup>th</sup> Avenue terminating in a cul-de-sac at the western limits of the development (refer to Map 5). The following is an overview of the various components of the submitted draft Plan:

- the proposed lots range in area from 244 square metres (2,626.39 square feet) to 849 square metres (9,138.5 square feet), with lot frontages between 7.3 metres (24.2 feet) to 15.72 metres (51.6 feet);

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- three 0.3 metre (1 foot) reserves (Blocks 22, 23 and 24) are included in the draft Plan of Subdivision in order to protect for the extension of Street “B” further east to Elm Avenue;
- Block 26 and Block 25 consist of a future road widening and daylighting triangle to be conveyed to the Regional Municipality of York; and,
- Block 27 is a future development block, which is proposed to consist of three single detached dwellings, pending the acquisition of City-owned lands by the applicant.

It should be noted that at the June 3, 2020 Council Public Meeting, Council authorized the inclusion of the City-owned lands (previously acquired for future road allowance purposes) as part of the applicant’s Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the comprehensive design and construction of proposed Street “B”. Due to floodplain constraints, it has been determined that Street “B” will not be able to extend westerly beyond the limits of the subject lands as originally contemplated by the applicant. As the City-owned lands will no longer be able to be utilized for a future street, staff is recommending that the lands be declared surplus to the City’s needs in order to enable the applicant to commence the process of acquiring the lands from the City and incorporating same into its development proposal.

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

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

The following is an overview of and response to the main comments and questions raised by the public and members of Council at the Council Public Meeting held on June 3, 2020 and through written correspondence received by the City:

- **Limits of Development**

Two members of the public spoke at the Council Public Meeting in general support of the development. However, questions were raised by Council and were provided via written correspondence regarding the appropriate inclusion of lands within the proposed draft Plan of Subdivision. The applicant has provided staff with applicable Purchase of Sale Agreements and Letters of Authorization from applicable parties and has also proceeded to the City’s Committee of Adjustment to ensure that all of the lands shown within the proposed limits of the development are correct.

Further, at the time of the Council Public Meeting, Street “B” was shown as a dead end at the western limits of the development, with the potential future western extension that would terminate in a future cul-de-sac on adjacent lands to the west. However, through detailed analysis of the environmental feature abutting the lands to the west (a tributary of the Don River) that has been provided to TRCA and City staff, it has been determined that future development to the west is not feasible. As such, the applicant has revised its development proposal to terminate the proposed public street in a cul-de-sac within the boundaries of its land holdings.

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- **Proposed Extension of the Public Street to Elm Avenue**

Questions were raised with respect to the timing for the completion of the new east/west backlot infill street to connect with Elm Avenue. In this regard, the City has historically been acquiring lands for the future backlot infill street as a condition of development approvals for properties along 16<sup>th</sup> Avenue, and ultimately the timing for completion of the infill street will be dictated by the timing of development applications by individual landowners as they bear responsibility for constructing the future street in support of their respective development proposals.

- **Proposed Development Standards**

Comments were heard with regard to the site specific development standards for the proposed development, in particular the proposed front yard setbacks along Duncan Road. Staff note that while the minimum front yard setback for single detached dwellings along Duncan Road in the R7 Zone is 4.5 metres (14.76 feet), the by-law further stipulates that the proposed front yard setback shall be increased to be consistent with the established building line of adjacent properties. In this regard, existing adjacent dwellings provide front yard setbacks which range approximately between 12.5 metres (41 feet) to 14.2 metres (46.6 feet), with newer developments along Duncan Road having front yard setbacks of 12.23 metres (40.12 feet). The applicant's Conceptual Site Plan proposes a setback of 12.2 metres (40 feet), which generally respects the established building line along Duncan Road. Staff has reviewed the proposed development standards against the existing zoning provisions of By-law 255-96, as amended, as well as in relation to surrounding lands to ensure the proposed lot fabric and dwelling sitings are generally in keeping and consistent with surrounding lands, while still respecting the policy direction for infill development and backlot plans of subdivision, and find the proposed standards appropriate.

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

All circulated City department and external agencies have indicated no objections and/or have provided conditions of draft approval with respect to the proposed Zoning By-law Amendment and draft Plan of Subdivision applications including the City's Development Engineering Division and Parks and Natural Heritage Planning Section, in addition to the Toronto and Region Conservation Authority and the Regional Municipality of York. Applicable conditions of draft approval are contained in Appendix "C" attached hereto.

### **Development Planning Division**

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

- the proposed single detached and semi-detached dwelling lots are permitted for lands within the **Neighbourhood** designation in accordance with the policies of the Plan;
- the applicant has submitted a Concept Plan (refer to Map 6) illustrating that the proposed development would not inhibit future infill development and the proposed

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lotting patterns and street networks are considered to be appropriate for the orderly development of the lands;

- the applicant has provided a draft Plan of Subdivision which includes a future development block (Block 27) to consist of three single detached dwellings. Should the applicant acquire the City-owned parcel of land as previously discussed in this report, the applicant will proceed with redline revisions to the draft Plan of Subdivision in order to implement the three single detached lots as shown (Lots 15, 16 and 17). If the applicant does not acquire the City-owned lands, revisions to the proposed lot fabric within the future development block will be required to ensure that development is contained within the limits of the applicant's landholdings and in compliance with the approved zoning standards; and,
- the proposed **SR-1, R6 and R7 Zone** categories, include site-specific provisions, are appropriate in consideration of the surrounding context. Furthermore, the proposed **F Zone** is appropriate to recognize the limits of the hazard lands and required buffer, and to restrict development and alteration therein.

Planning staff has undertaken a comprehensive review and analysis of the applicant's revised development proposal and finds that it has appropriate regard for and is consistent with the broader policy direction for this part of the City as outlined within the Plan. On this basis, it is recommended that the applicant's revised draft Plan of Subdivision and Zoning By-law Amendment applications be approved.

### 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 Metrics Tool (the Metrics) in support of its proposed draft Plan of Subdivision application which provides an overall "Application" score of 25 points, which achieves a "good" score and meets the minimum threshold of 21 points for draft Plan of Subdivision applications. However, at the time of writing of this report, the applicant's Metrics remain under review with respect to the appropriateness and feasibility of the proposed sustainability measures, and must be further reviewed through the detailed design stage of the development review process.

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The subject lands presently contain 3 single detached dwelling units, resulting in a servicing allocation credit of 10.68 persons equivalent. The proposed draft Plan of Subdivision application seeks approval for the construction of 14 single detached and 20 semi-detached dwelling units on the subject lands (112.14 persons equivalent). In this regard, an additional 101.46 persons equivalent of municipal servicing allocation will be required to facilitate the proposed development on the subject lands. 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.

In order to secure implementation of the sustainability commitments at the Building permit stage, staff recommends that a Site Plan Control By-law be passed and a Sustainability Agreement be required for the subject lands.

### **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 a Priority Infill Area.

### **Climate Change Considerations:**

The recommendations of this report are aligned with Council's climate change considerations as the development proposal contemplates infill development within a Priority Infill Area and exceeds the minimum Sustainable Metrics threshold score for the approval of a draft Plan of Subdivision.

### **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 infill development to be comprised of 14 single detached and 20 semi-detached 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 Official Plan, have regard for the criteria described under Subsection 51(24) of the *Planning Act* and represent good planning. Based on the preceding, staff recommends that Council approve the subject applications 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.

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- Appendix “A”, Extract from Council Public Meeting C#22-20 held on June 3, 2020
- Appendix “B”, Draft Zoning By-law
- Appendix “C”, Schedule of Draft Plan of Subdivision Conditions
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Revised Draft Plan of Subdivision
- Map 6, Conceptual Site Plan
- Map 7, Conceptual Elevation Plans
- Map 8, Conceptual Renderings
- Map 9, Original Draft Plan of Subdivision (2020)

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### Report Approval Details

Document Title:	SRPI.22.113 - Request for Approval - Duncan-16 - City Files D02-20004 and D03-20002.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.22.113 - Appendix A - Extract.pdf</li><li>- SRPI.22.113 - Appendix B - Draft Zoning By-law.docx</li><li>- SRPI.22.113 - Appendix C - Schedule of Draft Plan Conditions.docx</li><li>- SRPI.22.113 - Map 1 - Aerial Photograph.docx</li><li>- SRPI.22.113 - Map 2 - Neighbourhood Context.docx</li><li>- SRPI.22.113 - Map 3 - Existing Zoning.docx</li><li>- SRPI.22.113 - Map 4 - Official Plan Designation.docx</li><li>- SRPI.22.113 - Map 5 - Revised draft Plan of Subdivision.docx</li><li>- SRPI.22.113 - Map 6 - Conceptual Site Plan.docx</li><li>- SRPI.22.113 - Map 7 - Conceptual Elevation Plans.docx</li><li>- SRPI.22.113 - Map 8 - Conceptual Renderings.docx</li><li>- SRPI.22.113 - Map 9 - Original Draft Plan of Subdivision (2020).docx</li></ul>
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 - 11:14 AM**

**Kelvin Kwan - Nov 15, 2022 - 1:48 PM**

**Sherry Adams on behalf of Darlene Joslin - Nov 15, 2022 - 7:01 PM**