



## **Staff Report for Council Meeting**

**Date of Meeting:** January 25, 2023

**Report Number:** SRPI.23.003

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** SRPI.23.003 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – 2539144 Ontario Inc. – City Files D02-18021 and D03-18010 (Related Files D05-18004 and D06-18036)

---

### **Owner:**

2539144 Ontario Inc.  
21 Thornlea Road  
Markham, Ontario  
L3T 1X5

### **Agent:**

JKO Planning Services Inc.  
27 Fieldflower Crescent  
Richmond Hill, Ontario  
L4E 5E9

### **Location:**

**Legal Description:** Part of Lot 13, Plan 4667  
**Municipal Address:** 15 Colesbrook 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 nine (9) townhouse dwelling units and eight (8) 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 2539144 Ontario Inc. for the lands known as Part of Lot 13, Plan 4667 (Municipal Address: 15 Colesbrook Road), City Files D02-18021 and D03-18010, be approved, subject to the following:

## Page 2

- (i) that the subject lands be rezoned from Residential Single Family Four (R4) Zone and Residential Single Family Four (Hold) (R4(H)) Zone to Residential Multiple Family One (RM1) Zone under By-law 190-87, as amended, with site specific exceptions as set out in Appendix “B” to Staff Report SRPI.23.003;
- (ii) that prior to forwarding the amending Zoning By-law to Council for consideration and enactment, the following take place:
  - (a) that the applicant’s draft amending Zoning By-law as set out in Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Infrastructure;
  - (b) that the applicant’s Site Plan application (City File D06-18036) be substantially completed to the satisfaction of the Commissioner of Planning and Infrastructure;
  - (c) that confirmation be received that the applicant has registered restrictions over the subject lands under Section 118 of the *Land Titles Act*;
- (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.23.003 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 83-22, as amended;
- b) That the authority to assign 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; and,
- c) That all comments pertaining to the applicant’s related Site Plan application (City File D06-18036) be referred back to Staff.

### 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

## Page 3

### Report Approval:

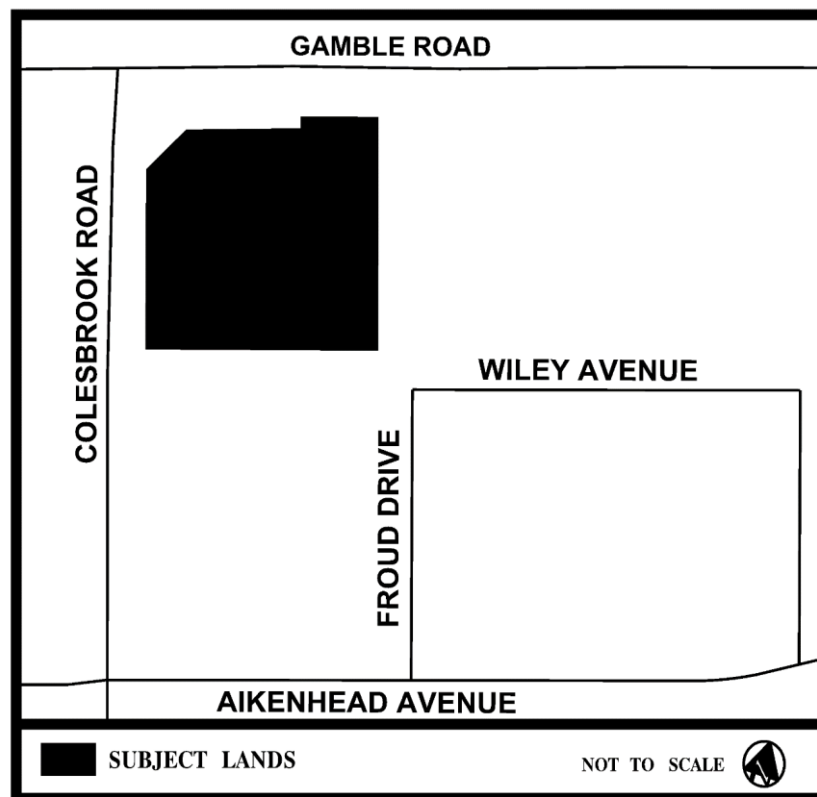
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**Approved by:** Darlene Joslin, 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.



## **Page 4**

### **Background:**

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were considered at a statutory Council Public Meeting held on February 20, 2019, wherein Council received Staff Report SRPRS.19.021 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). Comments and concerns were raised by members of Council and the public at the public meeting. These matters are addressed in detail in later sections of this report.

The applicant has filed revised submissions with the City in order to address various planning, design, transportation and technical matters. All comments from internal departments and external agencies 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 at the southeast corner of Gamble Road and Colesbrook Road, and presently accommodate a one-storey single detached dwelling that is proposed to be demolished (refer to Map 1). The lands have frontages of approximately 50.10 metres (164.37 feet) along Gamble Road and 50.52 metres (165.75 feet) along Colesbrook Road, and a total lot area of 0.42 hectares (1.03 acres). The lands abut Gamble Road to the north, Colesbrook Road to the west, and single detached dwellings to the south and east (refer to Map 2).

#### **Revised Development Proposal**

The applicant is seeking Council’s approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a residential infill development to be comprised of nine (9) townhouse dwelling units and eight (8) semi-detached dwelling units on its land holdings (refer to Maps 5 to 9). The revised development proposal incorporates a number of modifications as follows:

- revisions to the distribution and orientation of the proposed development blocks, including townhouse dwelling units fronting onto Gamble Road and the addition of freehold semi-detached dwellings fronting onto Colesbrook Road;
- a decrease in the total number of proposed dwelling units from 18 to 17;
- revisions to the built form resulting in a change from 18 townhouse dwelling units to nine (9) townhouse dwelling units and eight (8) semi-detached dwelling units;
- an increase in the proposed townhouse unit widths from a range between 5.4 metres (17.71 feet) and 5.8 metres (19.02 feet) to between 5.8 metres (19.02 feet) and 6.0 metres (19.68 feet); and,

## Page 5

- an increase to the proposed front yard setback from 2.36 metres (7.74 feet) to 4.76 metres (15.62 feet) and 4.8 metres (15.75 feet) for the proposed townhouse and semi-detached dwelling units.

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

- **Total Lot Area:** 0.4156 hectares (1.03 acres)
- **Total Lot Frontage:** 50.5 metres (165.95 feet)
- **Total Number of Units:** 17
  - **Townhouse Dwellings:** 9
  - **Semi-detached Dwellings:** 8
- **Proposed Lot Frontages:**
  - **Townhouse Dwellings:** 5.8 metres (19.03 feet) – 6 metres (19.7 feet)
  - **Semi-Detached Dwellings:** 7.15 metres (23.5 feet) - 8.9 metres (29.25 feet)
- **Proposed Lot Areas:**
  - **Townhouse Dwellings:** 127.4 square metres (1,371.3 square feet) – 127.7 square metres (1,374.5 square feet)
  - **Semi-Detached Dwellings:** 160.6 square metres (1,728.7 square feet) – 186.03 square metres (2,002.4 square feet)
- **Proposed Number of Storeys:** 3
- **Proposed Building Heights:**
  - **Townhouse Dwellings:** 10.5 metres (34.5 feet)
  - **Semi-Detached Dwellings:** 10.27 metres (33.7 feet)
- **Proposed Parking Spaces:**
  - **Resident:** 2 spaces per dwelling unit
  - **Visitors:** 0.25 visitor parking spaces per dwelling unit within the common element condominium
- **Proposed Density:** 44.5 units her hectare (18 units per acre)

## 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 low density residential uses such as semi-detached dwellings in addition to medium density uses such as low-rise townhouse dwelling units 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 an arterial street, as is proposed along Gamble Road.

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 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

## Page 6

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.

In accordance with **Section 5.2** of the Plan, the applicant has submitted a Concept Plan, which demonstrates that the proposed development will not hinder future development of adjacent lands. The Concept Plan illustrates how the proposed development can potentially integrate with adjacent lands to the east by providing compatible lot fabric and continuing to allow for the potential extension of Froud Drive (refer to Map 10).

With respect to the applicable policies of the ORMCP, pursuant to **Section 3.2.1.1.18** of the Plan, all uses are permitted within the **Settlement Area**, including the creation of new lots, which are otherwise permitted under the Plan, subject to the requirements of **Section 19(3)** and **31(4)** of the ORMCP and **Section 3.2.1.1** of the Plan. The applicant has addressed the applicable policies of the Plan and the ORMCP as it relates to development within a **Settlement Area**.

Lastly, the lands are located within a **Category 2 Oak Ridges Moraine Landform Conservation Area** in accordance with Schedule A6 – Landform Conservation Area of the Plan. In this regard, the applicant has submitted a Natural Heritage Evaluation that identifies that the proposed development does not meet the Landform Conservation criteria outlined in the ORMCP Technical Papers. Therefore, the proposed development is in keeping with the Landform Conservation Area policies of the ORMCP.

Given all of the above, staff is of the opinion that the proposed development conforms with the applicable policies of the Plan and the ORMCP, and constitutes good and orderly planning.

### Revised Zoning By-law Amendment Application

The subject lands are currently zoned **Residential Single Family Four (R4) Zone** and **Residential Single Family Four – Hold (R(H)) Zone** under By-law 190-87, as amended (refer to Map 4). The **R4 Zone** permits single detached dwellings, and the purpose of the holding provision on the subject lands is to ensure that development does not occur until there is sufficient sanitary sewer and/or water capacity available and allocated to service the subject lands. Accordingly, the applicant is seeking Council's approval to rezone the subject lands to **Residential Multiple Family One (RM1) Zone** under By-law 190-87, as amended, in order to facilitate the construction of nine (9) townhouse dwelling units and eight (8) semi-detached dwelling units with site specific provisions in order to facilitate its revised development proposal (refer to Maps 6 to 9).

## Page 7

The following table provides a summary of the proposed development standards applicable to the **RM1 Zone**, in addition to the proposed development standards and site-specific exceptions highlighted in bold:

Development Standard	Proposed “RM1” Zone under By-law 190-87	Proposed Semi-Detached Dwelling Units	Proposed Townhouse Dwelling Units
Minimum Lot Area (Interior Lot)	200.0 square metres (2,152.78 square feet)	<b>160.62 square metres (1,728.9 square feet)</b>	<b>127.40 square metres (1,371.32 square feet)</b>
Minimum Lot Area (Corner Lot)	301.0 square metres (3,239.94 square feet)	<b>160.62 square metres (1,728.9 square feet)</b>	<b>159 square metres (1,711.5 square feet)</b>
Minimum Lot Frontage (Interior Lot)	6.0 metres (19.7 feet)	Complies	<b>5.8 metres (19.03 feet)</b>
Minimum Lot Frontage (Corner Lot)	9.0 metres (29.53 feet)	<b>7.15 metres (23.5 feet)</b>	<b>5.8 metres (19.03 feet)</b>
Maximum Lot Coverage	50%	<b>55%</b>	<b>68%</b>
Minimum Front Yard	4.5 metres (14.76 feet)	Complies	Complies
Minimum Interior Side Yard	1.5 metres (4.92 feet)	<b>0.9 metres (2.95 feet)</b>	<b>1.3 metres (4.3 feet)</b>
Minimum Flankage Yard	3.0 metres (9.84 feet)	<b>0.95 metres (3.12 feet)</b>	<b>2.5 metres (8.2 feet)</b>
Minimum Rear Yard	7.5 metres (24.6 feet)	<b>3.0 metres (9.84 feet)</b>	<b>2.2 metres (7.22 feet)</b>
Maximum Height	11.0 metres (36.1 feet)	Complies	Complies

In addition to the above, the applicant is seeking approval to amend the general provisions of By-law 190-87, as amended, pertaining to encroachments. Additional details with respect to the requested site specific provisions can be found in the applicant’s draft Zoning By-law Amendment attached to this report (refer to Appendix “B”).

Staff has undertaken a comprehensive review of the draft Zoning By-law Amendment provided by the applicant, including the requested site-specific provisions, and considers them appropriate in consideration of the overall design of the development proposal. In this regard, staff notes the following:

- the proposed reduction in minimum lot area and increase in maximum lot coverage are primarily due to the rear lane, common element condominium nature of the development, and are not anticipated to create any adverse impacts on the streetscape or adjacent lands;

## Page 8

- the proposed reduction in minimum lot frontage from 6.0 metres (19.69 feet) to 5.8 metres (19 feet) for the proposed townhouse dwelling units only applies to the proposed interior units within the townhouse blocks, while the proposed end units will comply with the zoning provisions. In this regard, the proposal is generally consistent with the City's approved Urban Design Guidelines, and will not negatively impact the streetscape along Gamble Road;
- the proposed reduction in the interior side yard setbacks is applicable to the separation between both townhouse dwelling blocks and between semi-detached dwelling blocks, which staff finds appropriate and consistent with recent development approval standards. The proposed reduction in flankage (exterior side) yard is only applicable to a pinch point on the corner unit of the townhouse block, whereas the majority of the flankage yard will exceed the zoning standard with a 5-metre (16.4 feet) setback. Further, the proposed reduction in the flankage yard is adjacent to a proposed sidewalk and landscaped area. Both the interior side yard and exterior side yard setback reductions are not expected to create any adverse impacts on the surrounding lands. Similarly, the reduced flankage yard setback for the proposed semi-detached dwelling units is only applicable to pinch points of the proposed two units, which are adjacent to the proposed interior laneway. Opportunities to increase these setbacks will be explored through the finalization of the Site Plan approval process;
- the proposed reduction in setback from Gamble Road is consistent with Official Plan policies which encourage grade-related residential units to be directly accessible from the public sidewalk in order to animate the street. The proposed setback will bring the townhouse dwelling units closer to the public realm and assist in creating a safer, more animated streetscape along Gamble Road. Further, the proposed reduction is also a result of the land conveyance to be provided to York Region for the potential future widening of Gamble Road. The proposed amenity space for the townhouse blocks will be provided through 2<sup>nd</sup> and 3<sup>rd</sup> storey terraces which shall front onto a private lane. Similarly, the two blocks of semi-detached dwellings which will front onto the private lane have been designed to be dual-fronting so that if the lands to the east are developed with the potential northerly extension of Froud Drive, the proposed semi-detached dwelling units would have articulation onto the proposed road extension (refer to Map 10). Staff are satisfied that sufficient amenity space is provided for the proposed semi-detached dwellings through the proposed 2<sup>nd</sup> and 3<sup>rd</sup> storey terraces. The semi-detached dwelling units which are proposed to front onto Colesbrook Road will provide traditional rear yards with setbacks of 6 metres, which provides an appropriate amenity space; and,
- staff find it appropriate to remove the previously placed Holding provision as the applicant has demonstrated through the submission of a Functional Servicing Report as well as Servicing Plans that the proposed development will have adequate servicing capacity and infrastructure.



## Page 9

Given all of the above, staff is of the opinion that the subject Zoning By-law Amendment application implements the submitted draft Plan of Subdivision application, conforms with the applicable policies of the Plan, and represents good planning.

### Revised Draft Plan of Subdivision Application

The applicant has submitted a revised draft Plan of Subdivision application intended to facilitate the construction of nine (9) townhouse dwelling units and eight (8) semi-detached dwelling units which shall be accessed by a private lane from Colesbrook Road (refer to Map 5). The following is an overview of the various components of the submitted draft plan:

- Block 1 on the draft plan is to be a residential block, which is intended to accommodate 13 dwellings within a common element condominium consisting of nine (9) townhouse dwelling units and four (4) semi-detached dwelling units, as well as a private laneway. The creation of a residential block within a registered Plan of Subdivision will allow for the establishment of Parcels of Tied Land (POTLs) as part of the future Common Element Condominium approval process by way of a Part Lot Control Exemption pursuant to Subsection 50(5) of the *Planning Act*;
- Block 4 on the draft plan is to be a residential block that will facilitate the development of four (4) semi-detached dwelling units fronting onto Colesbrook Road; and,
- Blocks 2 and 3 on the draft plan are to be right-of-way widening blocks along Colesbrook and Gamble Road, which will be conveyed to the City and York Region respectively.

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 the Official Plan and has appropriate regard for criteria under Section 51(24) of the *Planning Act*.

### Draft Plan of Condominium Application

The applicant has submitted a draft Plan of Condominium application (City File D05-18004) that is currently under review by City Departments and external agencies. The purpose of the application is to establish common element condominium tenure over a portion of the subject lands (Block 1) to be comprised of the internal private laneway, residential/visitor parking spaces, sidewalks, landscaping, snow storage and community mailboxes. The subject draft Plan of Condominium application will be brought to Council for consideration following the receipt of comments and draft plan conditions, and the issuance of Site Plan approval.

### Site Plan Application

The applicant has submitted a related Site Plan application (City File D06-18036) for the condominium component of the subject development proposal (refer to Map 6). The Site Plan seeks approval to permit a total of nine (9) townhouse dwelling units and four (4) semi-detached dwelling units subject to common element condominium tenure, and

## Page 10

serves to address various matters including architectural design, building siting, tree protection, site servicing, grading, drainage, snow storage, lighting and transportation related matters.

The proposed townhouse and semi-detached dwelling units within the proposed condominium shall provide terraces on both the second and third floors to accommodate outdoor private amenity space for each unit. Vehicular access for the proposed common element condominium development will be through a private laneway, which will have access from Colesbrook Road. The proposal accommodates two parking spaces per dwelling unit, provided within a garage and on the driveway. A total of four (4) visitor parking spaces are proposed (inclusive of two barrier-free parking spaces).

At the time of writing of this report, only technical matters remain to be addressed prior to final approval. Staff is satisfied that the comments related to the Site Plan application are largely technical in nature and do not prevent the approval of the related Zoning By-law Amendment application at this time. Once the applicant has satisfactorily addressed the comments and the Site Plan application is in a position to be finalized, the corresponding amending Zoning By-law will be finalized and brought forward to Council for enactment.

### **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 with respect to the proposed development at the Council Public Meeting held on February 20, 2019:

- **Proposed Density**

Concerns were raised regarding the number of dwelling units and density being proposed on the subject lands. In this regard, the applicant's development proposal has been revised in terms of built form by reducing the number of townhouse dwelling units proposed and adding semi-detached dwelling units in order to address various comments and technical matters, which has resulted in a reduction in the number of dwelling units from 18 to 17. Further, the proposed density of 44.5 units per hectare (18 units per acre) conforms with the applicable Official Plan policies which permit a maximum density of 50 units per hectare (20 units per acre) for medium density residential uses.

- **Traffic Concerns**

Concerns were raised with regard to potential traffic congestion and the singular vehicular access being proposed to this site from Colesbrook Road. In this regard, York Region has confirmed in its conditions of draft plan approval that no direct vehicular accesses will be permitted onto Gamble Road, and that access is to be provided only from Colesbrook Road. Further, the applicant has submitted a Traffic Response Letter which includes a Traffic Management Plan which staff have reviewed and are satisfied that the proposed development will not result in any

## Page 11

adverse traffic impacts to the surrounding lands. It should be noted that staff and the applicant explored opportunities to create lots which would have vehicular access onto the potential extension of Froud Drive, but due to grading issues and the uncertainty around the timing of Froud Drive being extended it was not considered a feasible option at this time.

### City Department and External Agency Comments:

All circulated City Department and external agencies have indicated no objections with respect to the proposed Zoning By-law Amendment and draft Plan of Subdivision applications. Technical comments that need to be addressed through the Site Plan application process are summarized below.

#### Development Engineering Division

The City's Development Engineering Division has provided technical comments with respect to grading and the Functional Servicing and Stormwater Management Report submitted in support of the proposed development. Engineering staff has advised they have no objections to the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications, and the Site Plan application remains under review at the time of writing of this report.

#### Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided detailed design comments with respect to the Natural Heritage Evaluation and Tree Inventory and Preservation Plan submitted in support of the applicant's development proposal. Parks staff has advised they have no objections to the applicant's Zoning By-law Amendment and draft Plan of Subdivision application, and the Site Plan application remains under review.

#### Regional Municipality of York

The Regional Municipality of York has provided detailed comments with respect to the requirement of a road widening along Gamble Road and the submission of additional materials, including but not limited to, a Phase One Environmental Site Assessment, Arborist Report and Landscape Plans. The Region has requested to be a Party to the Site Plan Agreement and the Site Plan application remains under review.

#### Development Planning Division

Planning staff has reviewed the applicant's development proposal and has the following comments:

- the proposed development conforms with the applicable policies of the **Neighbourhood** designation of the Plan, including permitted land use, maximum building height and maximum density;
- staff supports the applicant's proposed zoning provisions in principle. The By-law structure and details of the site specific provisions will be finalized prior to enactment by Council;

## Page 12

- the submission of Private Street Naming, Municipal Addressing and Part Lot Control Exemption applications will be required in the future to implement the development proposal; and,
- it is recommended that the draft amending Zoning By-law be finalized and forwarded to Council for enactment following substantial completion of the Site Plan approval process and the registration of Section 118 restrictions under the *Land Titles Act* to ensure that individuals Parcels of Tied Land (POTLs) are not conveyed to future homeowners prior to condominium registration.

### **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) 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 achieves a “good” score and meets the minimum threshold of 32 points for Site Plan applications. The applicant’s sustainability metrics will need to be revised to address the remaining comments provided by staff through the Site Plan application review process.

The subject lands presently contain one (1) single detached dwelling unit, resulting in a servicing allocation credit of 3.56 persons equivalent. In consideration that a total of nine (9) townhouse dwelling units and eight (8) semi-detached dwelling units are proposed (52.11 persons equivalent), additional municipal servicing allocation for 48.55 persons equivalent will be required.

In consideration of the preceding 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 financial, staffing or other implications.

## Page 13

### 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 in 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 contemplates infill development within an existing urban area.

### Conclusion:

The applicant is seeking Council's approval of its revised Zoning By-law Amendment and draft Plan of Subdivision application to permit an infill residential development to be comprised of nine (9) townhouse dwelling units and eight (8) semi-detached dwelling units on its land holdings. Staff has undertaken a comprehensive review and evaluation of the applicant's development proposal and is of the opinion that the submitted applications conform with the applicable policies of the City's 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.

- Appendix "A", Extract from Council Public Meeting C#06-19 held on February 20, 2019
- Appendix "B", Applicant's Draft Zoning By-law
- Appendix "C", Schedule of Draft Plan of Subdivision Conditions
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Proposed Draft Plan of Subdivision
- Map 6, Proposed Site Plan (2022)
- Map 7, Proposed Townhouse Dwellings North and South Elevations
- Map 8, Proposed Semi-Detached Dwellings West and East Elevations
- Map 9, Proposed Streetscape Elevations
- Map 10, Proposed Concept Plan
- Map 11, Original Site Plan (2018)

## Page 14

### Report Approval Details

Document Title:	SRPI.23.003 - Request for Approval Zoning By-law Amendment and Draft Plan of Subdivision Applications - 15 Colesbrook.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.23.003 - Appendix A - Extract.pdf</li><li>- SRPI.23.003 - Appendix B - Applicants Draft Zoning By-law.docx</li><li>- SRPI.23.003 - Appendix C - Schedule of Draft Plan Conditions.docx</li><li>- SRPI.23.003 - Map 1 - Aerial Photograph.docx</li><li>- SRPI.23.003 - Map 2 - Neighbourhood Context.docx</li><li>- SRPI.23.003 - Map 3 - Official Plan Designation.docx</li><li>- SRPI.23.003 - Map 4 - Existing Zoning.docx</li><li>- SRPI.23.003 - Map 5 - Proposed Draft Plan of Subdivision.docx</li><li>- SRPI.23.003 - Map 6 - Proposed Site Plan.docx</li><li>- SRPI.23.003 - Map 7 - Proposed Townhouse North and South Elevations.docx</li><li>- SRPI.23.003 - Map 8 - Proposed Semi-Detached East and West Elevations.docx</li><li>- SRPI.23.003 - Map 9 - Proposed Streetscape Elevations.docx</li><li>- SRPI.23.003 - Map 10 - Proposed Concept Plan.docx</li><li>- SRPI.23.003 - Map 11 - Original Site Plan (2018).docx</li></ul>
Final Approval Date:	Jan 5, 2023

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

**Gus Galanis - Jan 4, 2023 - 10:53 AM**

**Task assigned to Kelvin Kwan was completed by Nadim Khan**

**Nadim Khan on behalf of Kelvin Kwan - Jan 4, 2023 - 4:16 PM**

**Darlene Joslin - Jan 5, 2023 - 8:06 AM**