



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 19, 2023

Report Number: SRPI.23.043

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.23.043 – Request for Comments – Site Plan Application – Leslie Richmond Developments Limited – City File D06-23005 (Related Files D01-21002, D02-21003 and SUB-21-0001)**

Owner:

Leslie Richmond Developments Limited
2 St. Clair Avenue West, 16th Floor
Toronto, ON M4V 1L5

Applicant:

Scott Lafete
Marlin Spring
2 St. Clair Avenue West, 16th Floor
Toronto, ON M4V 1L5

Location:

Legal Description: Part of Lot 30, Concession 3, E.Y.S.
Municipal Address: 11491 Leslie Street

Purpose:

A request for comments concerning a Site Plan application to facilitate the construction of a medium density residential development to be comprised of 18 townhouse dwelling units on the subject lands.

Recommendation:

- a) **That the Site Plan application submitted by Leslie Richmond Developments Limited for the lands known as Part of Lot 30, Concession 3, E.Y.S. (Municipal Address: 11491 Leslie Street), City File D06-23005 (Related Files D01-21002, D02-21003 and SUB-21-0001/D03-**

Page 2

21001), be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Giuliano La Moglie, Planner II - Subdivisions, phone number 905-747-6465 and/or Deborah Giannetta, Manager of Development – Subdivisions, phone number 905-771-5542

Report Approval:

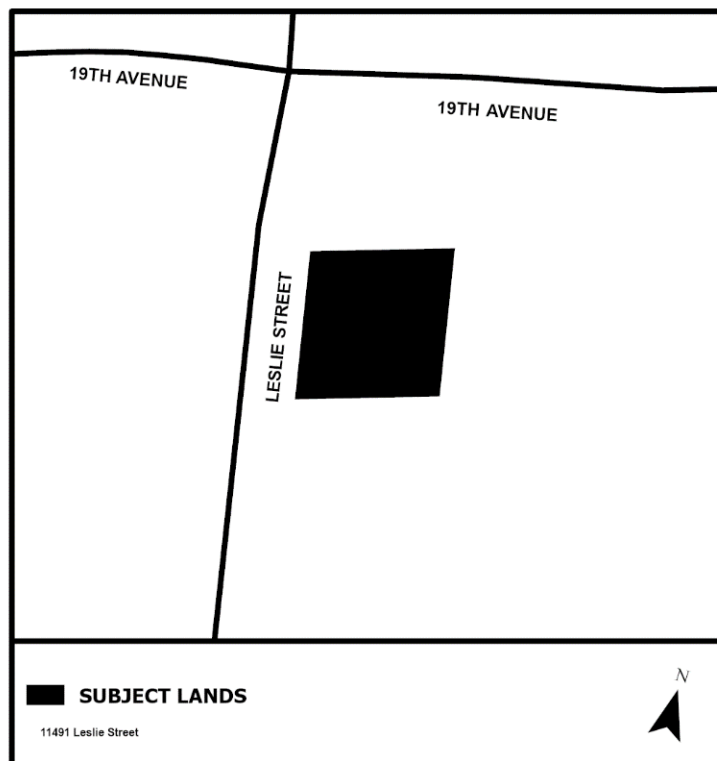
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 3

Background:

The subject Site Plan application was received and deemed complete on February 24, 2023. The application and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment.

The subject Site Plan Application is associated with Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D01-21002, D02-21003 and SUB-21-0001) which were approved by Council on December 7, 2022 (refer to Appendix “A”) to permit a medium residential development to be comprised of 18 townhouse dwelling units on a private road on the subject lands. The lands subject to this Site Plan application consist of Block 1 on the related draft approved Plan of Subdivision (refer to Map 5).

The lands are owned by the same land owner of the adjacent lands and will be integrated into the adjacent townhouse development on said property which is in the final stages of the Site Plan approval process (City File D06-18030) (refer to Maps 6 to 8). In this regard, a Phasing Plan has been prepared by the applicant which illustrates the integration of the subject lands with the adjacent townhouse development (refer to Map 9).

The purpose of this report is to seek comments from Council with respect to the applicant’s Site Plan application for the proposed townhouse dwellings on the subject lands.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Leslie Street, south of 19th Avenue and north of Elgin Mills Road East within the North Leslie Secondary Plan Area (refer to Map 1). The lands have a total lot area of 0.36 hectares (0.89 acres) and 60.98 metres (200.07 feet) of frontage along Leslie Street. The lands were previously used as a dog kennel which has now ceased operation and currently supports a single detached dwelling and several accessory buildings which are to be demolished to facilitate the proposed development. The lands abut an existing rural residential use to the north, Leslie Street to the west, and a residential development to be comprised of townhouse dwellings that are not yet constructed to the south and east.

Development Proposal

The applicant is seeking approval of its Site Plan application to facilitate the construction of 18 townhouse dwelling units on its land holdings (refer to Map 6). The proposed rear lane townhouse dwelling units are to be accessed by a private road to be extended from the townhouse development proposal to be constructed on the adjacent landholding.

The following is a summary outlining the relevant statistics of the subject development proposal based on the plans and drawings submitted to the City:

Page 4

- **Total Lot Area:** 0.36 hectares (0.89 acres)
- **Lot Frontage:** 60.98 metres (200.07 feet)
- **Total Number of Units:** 18
- **Density:** 50 units per hectare (20.22 units per acre)
- **Building Height:** 3 storeys
- **Unit Widths:**
 - **Interior lots:** 6.0 metres (19.7 feet)
 - **Exterior lots:** 7.7 metres (25.26 feet)

At the time of writing this report, draft Plan of Condominium and Part Lot Control Exemption applications had not yet been submitted to the City. These applications will be required to facilitate the proposed common element condominium tenure and to establish the future parcels of tied land.

Supporting Documentation/Reports

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

- Site Plan;
- Survey;
- Elevations;
- Floor Plans;
- Landscape Plan;
- Tree Inventory and Preservation Plan;
- Erosion and Sediment Control Plan;
- Lighting Plan;
- Exterior Material and Colour Palette Schedule;
- Servicing and Storm Water Management Brief;
- Stage 1 Archaeological Assessment Report;
- Sustainability Metrics Summary;
- Sanitary Drainage Plan;
- Grading Plan; and,
- Servicing Plan.

Planning Analysis:

City of Richmond Hill Official Plan - North Leslie Secondary Plan

The subject lands are designated **Medium Density Residential** on Schedule “A” – Land Use Plan in the North Leslie Secondary Plan (refer to Map 4) within the City of Richmond Hill’s Official Plan (the “Plan”). This designation permits a variety of low rise housing forms including townhouses having a density ranging from 35 to 60 units per net resident hectare (14 to 25 units per net acre) with a maximum building height of four

Page 5

storeys. In consideration of the preceding, Planning staff is satisfied that the Site Plan application conforms with the applicable policies of the Plan.

Zoning

The applicant's associated Zoning By-law Amendment Application (City File D02-21002) was approved by Council on December 7, 2022 and pursuant to Council's decision, the final form of the by-law for this development will be forwarded to Council following the finalization of the subject Site Plan application. In this regard, the lands are to be zoned **Multiple Residential Four (RM4) Zone** under By-law 55-15, as amended, with various site-specific exceptions to facilitate the construction of the subject development (refer to Appendix "C").

Draft Approved Plan of Subdivision

The associated draft Plan of Subdivision (City File SUB-21-0001) was draft approved by Council on January 31, 2023 and the applicant is currently in the process of clearing the conditions of draft plan approval. It should be noted that the draft Plan of Subdivision for the lands serves to place the subject lands within a registered Plan of Subdivision for the purpose of utilizing the Part Lot Control Exemption provisions of the *Planning Act* to create the future Parcels of Tied Land (POTLs) in conjunction with the planned common element condominium tenure of the applicant's townhouse development proposal.

City Department, External Agency and Public Comments:

The applicant's Site Plan application, including the associated studies and plans in support of same have been circulated to various City departments and external agencies for review and comment. The applicant will be required to address all outstanding technical matters identified through the Site Plan review process. Staff note that Site Plan approval will not be granted until such time as the outstanding comments have been satisfactorily addressed. Furthermore, any conditions provided by relevant City Departments and external agencies will be included in the Site Plan Agreement.

At this time, comments have been received from several utility companies and the Regional Municipality of York. Planning staff note that subject application remains under review by the City's Development Engineering Division, Park and Natural Heritage Planning Section, the Community Services Department and Building Services.

Regional Municipality of York

The Regional Municipality of York has reviewed the applicant's development and has provided detailed engineering comments on the Erosion, Grading and Servicing Plans that the applicant will be required to address in a resubmission to the City.

Urban Design and Heritage Section

The City's Urban Design and Heritage Section has reviewed the proposal and has signed off on the Site Plan application.

Page 6

Development Planning Division

The City's Development Planning Section has reviewed the materials submitted in support of the applicant's Site Plan application and has the following comments:

- the proposed development is consistent with the **Medium Density Residential** designation of the North Leslie Secondary Plan;
- the applicant is required to address all technical matters related to its Site Plan application, including on-site circulation, parking, traffic management, servicing, and accessibility;
- the submitted Sustainability Performance Metrics Tool remains under review by staff. The applicant will be required to ensure that the minimum Sustainability Metrics threshold score for Site Plan applications is achieved;
- the Site Plan approval process must be substantially completed and all technical comments are to be addressed prior to staff bringing forward the implementing Zoning By-law to Council for enactment;
- the draft approved Plan of Subdivision must be registered prior to the execution and registration of the Site Plan Agreement; and,
- the applicant will be required to submit draft Plan of Condominium and Part Lot Control Exemption applications to facilitate the intended form and tenure of the proposed development.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan – 2020-22:

The recommendations of this report are aligned with **Goal Two - Strong Sense of Belonging** by providing alternative housing and contributing to the building of the North Leslie community.

Conclusion:

Staff are seeking comments from Council with respect to the applicant's Site Plan application to facilitate the construction of a medium density residential development to be comprised of 18 townhouses on the subject lands. Given the early stage of review, the applicant must satisfactorily address all department and agency comments respecting the Site Plan application and register the related draft Plan of Subdivision prior to the execution of a Site Plan Agreement. Staff will forward the implementing Zoning By-law for enactment at a future Council meeting once the applicant has sufficiently addressed the Site Plan comments. Accordingly, it is recommended that the staff report be received by Council and that all comments be referred back to staff for final consideration.

Page 7

Attachments:

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

- Appendix “A”, Extract from Council Meeting C#40-22 held December 7, 2022
- Appendix “B”, Amendment 38 to the Official Plan – By-law 2-23
- Appendix “C”, Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, North Leslie Secondary Plan Land Use Schedule
- Map 5, Draft Approved Plan of Subdivision
- Map 6, Proposed Site Plan (Subject Lands)
- Map 7, Proposed Site Plan (D06-18030)
- Map 8, Proposed Elevations
- Map 9, Leslie Richmond Overall Phasing Plan

Page 8

Report Approval Details

Document Title:	SRPI.23.043 – Request for Comments – Site Plan Application - 11491 Leslie Street - City File D06-23005.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Extract from Council Meeting.docx- Appendix B - OPA 38.docx- Appendix C - Draft Zoning By-law.docx- Map 1 - Aerial Photograph.docx- Map 2 - Neighbourhood Context.docx- Map 3 - Existing Zoning.docx- Map 4 - North Leslie Secondary Plan-Schedule A.docx- Map 5 - Draft Plan of Subdivision.docx- Map 6 - Proposed Site Plan (Subject Lands).docx- Map 7 - Proposed Site Plan (D06-18030).docx- Map 8 - Leslie Richmond Overall Phasing Plan.docx- Map 9 - Proposed Elevations – Townhouse Units.docx
Final Approval Date:	Apr 3, 2023

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

Gus Galanis - Mar 31, 2023 - 5:06 PM

Kelvin Kwan - Mar 31, 2023 - 5:07 PM

Darlene Joslin - Apr 3, 2023 - 8:41 AM