



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 17, 2024

Report Number: SRPBS.24.034

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.24.034 – Request for Approval – Official Plan and Zoning By-law Amendment Applications – 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi – 122, 124 and 126 Cartier Crescent – City Files D01-20008 and D02-20014 (Related File D06-21082)

Owner:

2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi
550 Queen Street East, Unit 200
Toronto, Ontario
M5A 1V2

Agent:

MHBC Planning Urban Design and Landscape Architecture
230-7050 Weston Road
Woodbridge, Ontario
L4L 8G7

Location:

Legal Description: Lots 1, 2 and 3, Registered Plan 4644 and Part of Lots 9 and 10, Registered Plan 4839
Municipal Addresses: 122, 124 and 126 Cartier Crescent

Purpose:

A request for approval concerning Official Plan and Zoning By-law Amendment applications to permit the construction of a seven storey residential apartment building on the subject lands.

Recommendations:

- a) That the Official Plan and Zoning By-law Amendment applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi

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and Shahnaz Ebrahimi for lands known as Lots 1, 2 and 3, Plan 4644 and Part of Lots 9 and 10, Plan 4839 (Municipal Addresses: 122, 124 and 126 Cartier Crescent), City Files D01-20008 and D02-20014, be approved, subject to the following:

- (i) that the City's Official Plan be amended to include site specific policies as outlined in Staff Report SRPBS.24.034;
- (ii) that the draft Official Plan Amendment 49 attached hereto as Appendix "B" be brought forward to the April 24, 2024 Council meeting for consideration and adoption;
- (iii) that the subject lands be rezoned from Residential Second Density (R2) Zone under By-law 66-71, as amended, to Residential Multiple Sixth Density (RM6) Zone under By-law 66-71, as amended, with site-specific development standards to facilitate the development proposal as outlined in Staff Report SRPBS.24.034;
- (iv) that prior to the final amending Zoning By-law being brought forward to Council for consideration and enactment, the following take place:
 - a. that the related Site Plan Application (City File No. D06-21082) be substantially completed to the satisfaction of the Commissioner of Planning and Building Services;
 - b. that the draft amending Zoning By-law attached hereto as Appendix "C" be finalized and brought forward to a future meeting of Council for consideration and enactment to the satisfaction of the Commissioner of Planning and Building Services;
- b) 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,
- c) That the authority to assign 261.32 persons equivalent of 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 City's Interim Growth Management Strategy, and that the assigned municipal servicing allocation be released in accordance with the provisions of By-law 109-11.

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Contact Person:

Giuliano La Moglie, Planner II – Site Plans, phone number 905-747-6465 and/or
Sandra DeMaria, Manager of Development Planning, phone number 905-771-6312
Deborah Giannetta, Acting Director of Development Planning, phone number 905-771-5542

Report Approval:

Submitted by: Gus Galanis, Acting Commissioner, Planning and Building 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.



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Background:

A statutory Council Public meeting was held on November 4, 2020 to consider the subject Official Plan and Zoning By-law Amendment applications wherein Council received Staff Report SRPI.20.008 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). A number of comments and concerns were raised at the meeting related to the proposed height, density, compatibility, transition, traffic, access and parking, shadow impacts, and construction and servicing related to the proposed development which are addressed in detail in later sections of this report.

The applicants have satisfactorily addressed the comments and technical requirements related to the subject Official Plan and Zoning By-law Amendment applications, and staff are satisfied that all remaining technical matters can be adequately addressed as part of the associated Site Plan application (City File No. D06-21082). Accordingly, the purpose of this report is to seek Council’s approval of the applicants’ Official Plan and Zoning By-law Amendment applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are comprised of three existing residential building lots located at the northwest corner of Bayview Avenue and Cartier Crescent. The lands have a total lot area of 0.39 hectares (0.96 acres) and currently support single detached dwellings on each of the lots along with accessory structures, all of which are proposed to be demolished to facilitate the proposed development. The lands abut one storey single detached dwellings to the north, south and west. To the east of the lands is Bayview Avenue, beyond which are two storey townhouse dwellings.

Development Proposal

The applicants are seeking Council’s approval of their development proposal to permit the construction of a seven storey residential apartment building to be comprised of 139 dwelling units, two levels of underground parking and vehicular access from Cartier Crescent on their land holdings (refer to Maps 4 to 6). The following is a summary outlining the pertinent statistics of the applicant’s development proposal based on the plans and drawings submitted to the City:

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Development Statistic	Development Proposal (2020)	Current Development Proposal (2024)
Total GFA	12,635 sq. m (136,00 sq. ft)	9,177 sq. m (98,780.41 sq. ft)
Total Amenity Space		
• Indoor	307 sq. m (3,304.52 sq. ft)	278 sq. m (2,992.37 sq. ft)
• Outdoor	319 sq. m (2,357.30 sq. ft)	465 sq. m (5,005.22 sq. ft)
Density	451 units per hectare	375 units per hectare
FSI	3.45	2.36
Residential Units	165	139
Building Height	8 Storeys (24.85 metres)	7 Storeys (23.18 metres)
Parking		
• Residential	166	143
• Visitor	44	35
Bicycle Parking	107	98

In response to the comments and concerns regarding the proposed development, the applicants have made the following modifications to the development proposal that was presented at the November 4, 2020 Council Public Meeting:

- a reduction in the overall building height from eight storeys and 24.85 metres (81.53 feet) to seven storeys and 23.18 metres (76.05 feet) with the seventh storey to be utilized solely as amenity space and for mechanical purposes;
- a reduction of the residential gross floor area from 12,035 square metres (129,543.66 square feet) to 8,774 square metres (944,42.55 square feet);
- a reduction in FSI from 3.45 to 2.36;
- a reduction in the number of apartment dwelling units from 165 to 139;
- a reduction in overall parking spaces from 210 spaces to 178 spaces; and,
- a reduction in bicycle parking spaces from 182 spaces to 168 spaces.

At the time of writing this report, a comprehensive technical review of the development proposal is being undertaken through the associated Site Plan application (City File No. D06-21082).

Official Plan and Zoning By-law Amendment Applications

In order to facilitate its development proposal, the applicants are proposing a site specific exception to permit the following:

- an increase to the maximum permitted building height from four storeys to seven storeys; and,
- an increase in the maximum permitted density from 50 units per hectare to 375 units per hectare based on a lot area of 3,713.0 square metres (39,966.4 square feet).

The draft Official Plan Amendment is attached to this report as Appendix “B”. Additionally, the applicants are proposing to rezone the subject lands from **Residential Second Density (R2) Zone** to **Residential Multiple Sixth Density (RM6) Zone** under By-law 66-71, as amended with the following site specific provisions. The draft amending Zoning By-law is attached to this report as Appendix “C”.

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Planning Analysis:

Staff has undertaken a comprehensive review and evaluation of the applicants' development proposal based on the policy framework as outlined within the *Provincial Policy Statement* ("PPS") (2020), the *Growth Plan for the Greater Golden Horseshoe* ("Growth Plan") (2020), the York Region Official Plan ("ROP") (2022) and the City's Official Plan ("Plan").

Staff notes that the City's in-force Plan is consistent with the PPS and conforms with the Growth Plan and the ROP that were in-force at the time of approval. Since the Plan's approval, the PPS and the Growth Plan have been updated. At the time of writing of this report, the City is undertaking Official Plan updates as necessary to align with more recent Provincial and Regional planning direction. A more detailed outline of the applicants' proposal relative to the relevant policies of the ROP and the Plan is provided in the sections below.

York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure of the York Region Official Plan, 2022 (ROP) and more specifically designated **Community Area** in accordance with Map 1A (Land Use Designations). The ROP identifies the **Urban Area** as areas intended to support a wide range and mix of uses which will accommodate a significant portion of planned growth within the Region, including mid-rise residential uses as proposed by the subject applications. The **Community Areas** are envisioned as the areas which will supply the majority of housing, personal services, retail, institutional, cultural, and recreational services. Further, the **Community Area** shall contain a wide range and mix of housing types, sizes and tenures that include options that are affordable. Accordingly, the subject applications are considered generally consistent with the ROP. Planning Staff acknowledge that the Region of York introduced the 2022 ROP, which was adopted by Regional Council on June 30, 2022, subsequent to the submission of the development proposal.

The Region of York has reviewed the subject applications and has advised of no objections and has advised that the appropriateness of the increased density and the consideration of compatibility are to be determined by the local municipality. Accordingly, the proposed Official Plan Amendment has been exempted from Regional approval.

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Plan (refer to Map 3). Uses permitted within the **Neighbourhood** designation, where the subject lands front onto an arterial street (i.e. Bayview Avenue), include medium density residential uses such as townhouses and multi-unit walk-up apartments with building heights of up to four storeys. Further, **Section 4.9.1.2 (3)** of the Plan permits a maximum density of 50 units per hectare (20 units per acre) for medium

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density residential development fronting onto arterial streets within the **Neighbourhood** designation.

Further to the above, **Section 3.4.1** of the Plan sets out design criteria for all development including specific policies for development abutting low and medium-density residential areas. In this regard, **Section 3.4.1.55** of the Plan requires new development to adhere to the principle of a 45 degree angular plane to be measured from adjacent low density residential areas. The intent of the angular plane provision is to ensure that the proposed development does not negatively impact sunlight and sky views of abutting low rise residential uses and to provide for transition from higher density built forms to low rise residential uses.

The proposed seven storey residential building immediately abuts existing low density residential uses that are primarily one storey single detached dwellings. The proposed development meets the 45 degree angular plane requirements to the existing low rise residential development uses, and therefore, the proposed seven storey development is not expected to negatively impact the adjacent low density development or block sunlight. Further, the applicant has submitted a Sun/Shadow Study in support of its development proposal, which was comprehensively reviewed and found satisfactory by City staff.

Additionally, the proposed increase in building height from four storeys to seven storeys is not expected to negatively impact any of the abutting land uses. Planning staff note that the first six storeys of the apartment building are to contain the proposed dwelling units, with the seventh storey containing a mechanical room and amenity space. As such, the residential component of the proposed building is six storeys, being two more storeys than the **Neighbourhood** designation permits along an arterial road (such as Bayview Avenue).

With respect to the density of the proposed development, notwithstanding it exceeds the permitted density in the **Neighbourhood** designation, the use of the lands for multi-unit residential purposes as proposed is considered an appropriate land use in consideration of its location on Bayview Avenue and the local context. The proposed development provides a built form which contributes to the City's urban structure by diversifying housing stock and optimising the use of existing municipal services and infrastructure.

In accordance with **Section 4.9.2** of the Plan, development within the **Neighbourhood** designation shall be compatible with the character of the adjacent/surrounding area with respect to the predominant building forms and types, massing, general pattern of street, blocks, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks. The Plan defines "compatible" as ***"...land uses or development which are mutually tolerant of one another and capable of co-existing together in harmony in the same area."***

In this regard, the test of compatibility under the Plan does not require that new development be identical to what currently exists on adjacent lands. In this regard, the proposed development provides for a building type that is envisioned in the Plan,

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namely an apartment building, and the proposed seven storey built form presents an appropriate contextual fit along the periphery of the existing neighbourhood and provides for an expanded range of housing types and built form than what currently exists in the neighbourhood.

With respect to housing affordability, **Section 3.1.5.3** of the Plan requires a minimum of 25% of new housing units within the **Settlement Area** to be affordable and to be coordinated across the City including in Secondary Plan and Tertiary Plan areas. A portion of these units are to be accessible, affordable housing units and should include a mix and range of unit sizes, among other variables. As defined in **Section 7.2** of the Plan, affordable with respect to ownership housing means:

- a. housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low and moderate income households; or***
- b. housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.***

Additionally, ***“low and moderate-income households”*** are defined, in the case of ownership housing, to include ***“households with incomes in the lowest 60% of the income distribution for the regional market area”***.

The applicant has submitted documentation on how the proposal aims to achieve the City’s current Affordable Housing Strategy. The proposed development is to be comprised of 139 dwelling units and is to incorporate an affordable housing component for 5 to 8 dwelling units as part of the overall plan. The applicant has committed to achieving the City’s initiatives by partnering with a not-for-profit organization which aims to assist in providing extra financial support for the buyer. The details of this partnership will be provided to the City through the associated Site Plan application.

Furthermore, the proposed development includes a variety of unit types ranging from 1-bedroom to 3-bedroom units which would contribute to a diversified range of housing typologies within the City. Furthermore, the development proposal conforms with the minimum requirement for the provision of family sized units (3 or more bedrooms) pursuant to **Section 3.1.5.6** of the Plan by providing 5% of the total units with 3-bedroom units.

Staff has evaluated the applicant’s development proposal in relation to the applicable land use, height, density, design and compatibility as well as housing affordability policies of the Plan and is of the opinion that the development proposal has appropriate regard for and is consistent with the overarching planning principles of the Plan and that it represents good planning.

Zoning

The applicants are seeking approval to rezone the subject lands from **Residential Second Density (R2) Zone** to **Residential Multiple Sixth Density (RM6) Zone** under

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By-law 66-71, as amended, with the following site specific provisions (refer to Appendix “C”) as follows:

Development Standards	Proposed Development Standards, RM6 Zone under By-law 66-71, as amended
Maximum Floor Space Index (FSI)	2.5
Maximum Gross Floor Area (GFA)	9,000 square metres (96,875.19 square feet)
Minimum Front Yard	2.8 metres (9.2 feet)
Minimum Side Yard	9.0 metres (29.5 feet)
Minimum Exterior Yard	2.8 metres (9.2 feet)
Minimum Rear Yard	7.0 metres (22.9 feet)
Maximum Height	Seven storeys, but no greater than 23.5 metres (77.1 feet)
Maximum Lot Coverage	55%
Minimum Landscape Strip	1.5 metres (4.9 feet)
Minimum number of parking spaces	bachelor – 0.9 spaces per unit 1 bedroom – 1.0 spaces per unit 1 bedroom (affordable) – 0.75 spaces per unit 2 bedroom – 1.2 spaces per unit 3 bedroom – 1.4 spaces per unit Visitor – 0.25 spaces per unit
Minimum number of bicycle parking spaces	residents – 0.25 spaces per unit visitors – a minimum of 10 spaces

Staff have undertaken a comprehensive review and analysis of the proposed Zoning By-law amendment submitted in support of the proposed development and are of the opinion that the application is appropriate, conforms with the applicable policies of the Plan, and represents good planning. In this regard, the proposed development standards are considered to be sufficient to maintain appropriate setbacks and separation with respect to adjacent land uses, and to limit the impacts of the height and density of the proposed development in providing for limited shadowing, achieving sufficient sky view, and regulating the minimum requirements related to parking and landscaping, among other matters.

Notwithstanding the above, the need for modifications to the proposed zoning standards was identified through the review of the associated Site Plan Application (City File No. D06-21082). Staff will continue to work with the applicant to finalize the form of the amending Zoning By-law to be forwarded to a future Council meeting for enactment once the associated Site Plan application is at the final phase of approval.

Council and Public Comments:

As noted previously, comments from members of Council and the public were raised at the Council Public Meeting held on November 4, 2020 held in consideration of the proposed development. A summary of the comments received and staff responses are outlined in the following sections.

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Height, Density, Compatibility and Transition

Concerns were raised with respect to the proposed height, density and the compatibility of the built form with respect to the predominantly low rise residential uses in the surrounding area and the need to provide transition to the existing low density neighbourhood. Staff note that the height of the proposed apartment building was modified relative to the applicants' original submission wherein the proposed building was reduced from eight storeys to seven storeys, in which the seventh storey is to contain only the mechanical penthouse and an indoor amenity area. As a result of the aforementioned modifications, the proposal conforms with the angular view plane policies of the Plan thereby minimizing the impacts from a sky view and sunlight/shadow perspective and achieving appropriate transition to the abutting the existing low density residential uses. Furthermore, the density of the proposed development has also been reduced from 3.45 to 2.36 FSI which contributes to the reduced massing and design of the building to improve the transition to the existing low density residential neighbourhood.

Staff find that the proposed apartment building articulates the vision for city building in the neighbourhood at a scale that contributes to the City's character and identity. The intersection of Bayview Avenue and Cartier Crescent forms an entry into an existing residential neighbourhood and is a suitable location to achieve a higher-density housing mix that is compatible with the surrounding land use context, being located along a corridor served by existing public transit, where an increase in density is supportable. The proposed development has been designed to provide a transition to the existing residential neighbourhoods while implementing Provincial, Regional, and local policies.

Massing, Shadowing and Privacy

Concerns were identified with respect to the massing of the proposed development and its impact on privacy and shadowing on adjacent residential properties. In this regard, the applicants have reduced the height and massing of the proposed building through revisions to the proposed building elevations that includes terracing and step backs where the building is to abut the existing single detached dwellings to the west and north. These revisions to the proposal are intended to minimize the visual impacts of the proposed development and address concerns related to transition.

With respect to the concern regarding shadowing, the applicant has submitted a Sun and Shadow Study which was reviewed and accepted by the City's Urban Design and Heritage staff. The study findings indicate that the proposed development is not anticipated to have negative impacts on the adjacent low density development or significantly block sunlight during peak hours. Additionally, the tallest portions of the proposed building have been oriented away from the abutting low-rise residential uses towards Bayview Avenue. As noted previously, the proposed development conforms with the angular view plane policies of the Plan in relation to the abutting low density residential uses.

To address the privacy concerns, the applicant has submitted landscaping plans which illustrate proposed landscaping features to be placed around the apartment building to

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soften and mitigate any visual impact of the proposed development on the adjacent single detached dwellings. Additionally, a minimum landscaping strip of 2 metres (6.56 feet) is planned along the interior lot lines to provide a buffer between the subject development and the adjacent lots. The integration of landscaping elements, along with adherence to the angular plane policies, fosters a sense of transition and separation to minimize the impact on the privacy of the abutting land uses.

The proposed site design of the development will foster a pedestrian-oriented, compact, and human-scaled built form that conforms to the place-making design objectives of the City. The applicants have undertaken specific design measures to address how the development can positively further the City's architectural design objectives and mitigate light, noise and privacy concerns, including the provision of landscaping and appropriate screening to the proposed surface parking lot. These measures shall be reviewed and secured through the related Site Plan application. Overall, staff are of the opinion that the applicant has successfully addressed the concerns related to massing, shadowing and privacy.

Traffic, Parking and Light Pollution

Concerns regarding the potential impacts of increased traffic, appropriateness of parking, and access to the site were raised with respect to the proposed development. Direct access to Bayview Avenue from the subject development was not supported by the Region of York. Notwithstanding, the Region has advised that they have no objections to the proposed development as it relates to transportation-related matters. As such, access to the site is to be provided via Cartier Crescent.

The appropriateness of this access, along with current and future traffic conditions, site circulation, parking and loading requirements, and Transportation Demand Management measures for the proposed development were reviewed as part of the Traffic Impact Study (TIS) submitted in support of the proposed development. The TIS concluded that the proposed entrance to the site from Cartier Crescent is to operate at acceptable levels of service and that no changes to the existing road network are required to accommodate the proposed development which was accepted by the City's Infrastructure Planning and Development Engineering staff. Furthermore, the proposed parking supply aligns with the parking rates in City's Parking Strategy and is sufficient to accommodate future parking demand for the proposed development.

Concerns regarding increased light pollution as a result of the proposed development were also raised. As part of the applicant's related Site Plan application, a comprehensive review of the required exterior lighting plans will be conducted by staff in accordance with City standards.

Construction

Comments were raised with respect to the potential noise and dust as a result of the future construction of the proposed development and the impacts of same on the existing dwellings in the immediate area. As per City requirements, the applicants have submitted a Construction Management Plan for review and approval through the related

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Site Plan application process. The Construction Management Plan addresses proposed measures for construction and dust control including, amongst others, the installation of siltation fencing, assigning appropriate truck access points, ensuring that all existing sidewalks remain free, clear and passable at all times, construction schedule and hours in accordance with the City's Noise By-law, and construction site protection and details (i.e. hoarding, fencing, gate swing, etc.) in accordance with the *Occupational Health and Safety Act*. The Construction Management Plan will be secured as part of the Site Plan agreement required for the proposed development.

Servicing and Stormwater Infrastructure

Infrastructure Planning and Development Engineering staff have reviewed the plans and materials submitted in support of the applications and are satisfied that there is sufficient servicing and stormwater capacity within the vicinity of the site to accommodate the proposed development. In this regard, City staff collaborated with the Region of York to determine that crossing Bayview Avenue for a sanitary service connection, as proposed by the applicants, is the most feasible option for accommodating the proposed development. The Region of York has expressed no objection to the proposed servicing scheme and a comprehensive technical review of the servicing connection and crossing clearances will be conducted in accordance with City and Regional standards through the associated review of the Site Plan application.

Recommendation:

Planning staff has undertaken a comprehensive review and evaluation of the subject Official Plan and Zoning By-law Amendment applications and are in support of same, for the following principal reasons:

- the proposed seven storey residential apartment building is permitted within the **Community Area** land use designation in accordance with the in-force ROP;
- the proposed development satisfies the intent and principles of **Sections 3.4.1.55** and **4.9.2** of the Plan respecting land use, height, density, transition and compatibility;
- the proposal meets **Policy 3.1.5.6** of the Plan by providing 5% of the total units with 3 bedrooms and a range of unit sizes which contributes to a diversified range of housing typologies and sizes available within the City. Staff will continue discussions with the applicant regarding the provision of affordable housing through the associated Site Plan application;
- the proposed **Residential Multiple Sixth Density (RM6) Zone** under By-law 66-71, as amended, with site specific exemptions as proposed is appropriate for the proposed development. The final amending Zoning by-law will be finalized once the associated Site Plan application is substantially complete to the satisfaction of the Commissioner of Planning and Building Services;
- the proposed development will be a compact built form in an area supported by full municipal services, making it an efficient land use and intensifying underutilized land in the area;

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- the proposed development includes a site layout that achieves appropriate pedestrian connection and on-site circulation design;
- the comments received from Council and members of the public have been satisfactorily addressed; and,
- the applicant has satisfactorily addressed all City Department and external agency comments as it relates to their Official Plan and Zoning By-law Amendment applications. The remaining technical matters will be required to be addressed as part of the related Site Plan approval process to the satisfaction of the City and relevant external agencies.

On the basis of the preceding, it is recommended that the Official Plan and Zoning By-law Amendment applications be approved.

City Department and External Agency Comments:

The following sections provide a summary of the comments received from circulated City departments and external agencies at the time of writing this report that are required to be addressed as part of the detailed design review of the applicant's development proposal. All City departments and external agencies have indicated no objections in principle to the Official Plan and Zoning By-law Amendment applications and/or have provided comments that can be appropriately satisfied through the related Site Plan application, as outlined below.

Infrastructure Planning and Development Engineering Division

Infrastructure Planning and Development Engineering staff have provided technical comments related to such matters as functional servicing and stormwater management which are to be further addressed through the related Site Plan application.

Park and Natural Heritage Planning Section

Park and Natural Heritage Planning staff have provided comments related to such matters as landscaping, tree protection, erosion and sediment control measures which are matters to be further reviewed as part of the related Site Plan application.

Regional Municipality of York

The Region has provided comments on technical matters to be addressed as part of the related Site Plan application concerning a road widening, traffic demand management, construction, site management, and infrastructure assets management, among other matters.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility 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.*

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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.*

In accordance with Council direction, as part of the review of the above noted IGMS Criteria 5 (Sustainable and Innovative Community and Building Design), the applicants have submitted a Sustainability Performance Metrics Tool in support of their Site Plan application to demonstrate how the proposed development achieves the minimum threshold score of 40 points in order to receive servicing allocation. At this time, the Sustainability Metrics submission for the proposed development remains under review and will be finalized as part of the Site Plan application. The proposed development will require 261.32 persons equivalent of servicing allocation to accommodate the proposed development. The authority to assign servicing allocation to the Commissioner of Planning and Building services is recommended to be released in accordance with By-law 109-11 at the appropriate time.

Financial/Staffing/Other Implications:

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

Relationship to Council's Strategic Priorities 2024-2027:

The recommendations of this report are aligned with **Pillar 1: Growing Livable, Sustainable Community**, in supporting a range of housing options and affordability, on the basis that the development proposal supports a diversified range of dwelling unit sizes within the City.

Climate Change Considerations:

The recommendations of this report are generally aligned with Council's climate change considerations as the design of the proposed development includes bicycle parking which supports options for zero-emission modes of transportation and public transit usage. Notwithstanding the above and as indicated in earlier sections of this report, a more detailed evaluation of technical and design-related matters will be undertaken as part of the related Site Plan application.

Conclusion:

The applicants are seeking Council's approval of their Official Plan and Zoning By-law Amendment applications to permit the construction of a seven storey residential apartment building on their land holdings. Staff has completed a comprehensive review and evaluation of the proposed development and is of the opinion that the submitted applications conform with the overarching principles of the Plan, are appropriate in the

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context of the area and represent good planning. On the basis of the preceding, staff recommends that Council approval the subject applications, subject to the conditions and direction outlined in this report.

Appendix Contents and Maps:

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

- Appendix “A”, Extract from Council Public Meeting C#28-21 held November 4, 2020
- Appendix “B”, Draft Official Plan Amendment
- Appendix “C”, Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, Official Plan Designation
- Map 4, Proposed Site Plan
- Map 5, Proposed Elevations
- Map 6, Proposed Renderings

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Report Approval Details

Document Title:	SRPBS.24.034 - Request for Approval - Official Plan Amendment and Zoning By-law Amendment Applications.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.docx- Appendix B.docx- Appendix C.docx- Map 1.docx- Map 2.docx- Map 3.docx- Map 4.docx- Map 5.docx- Map 6.docx
Final Approval Date:	Mar 28, 2024

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

Deborah Giannetta - Mar 27, 2024 - 5:45 PM

Gus Galanis - Mar 27, 2024 - 5:46 PM

Darlene Joslin - Mar 28, 2024 - 8:55 AM