



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 4, 2017

Report Number: SRPRS.17.128

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Approval – Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications – Elgin House Properties Limited - Town Files D01-15007, D02-15036 and D06-15079 (SRPRS.17.128)

Owner:

Elgin House Properties Limited
8611 Weston Road, Unit 18
Vaughan, ON L4L 9P1

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Vaughan, Ontario
L4K 3P3

Location:

Part of Lots 26 and 27, Concession 2, E.Y.S.
(Municipal Address: 1000 Elgin Mills Road East)

Purpose:

A request for approval concerning proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan applications to facilitate the construction of a 598 unit medium/high density residential development on the subject lands.

Recommendations:

- a) That the Official Plan Amendment application submitted by Elgin House Properties Limited for its lands known as Part of Lots 26 and 27, Concession 2, E.Y.S. (Municipal Address: 1000 Elgin Mills Road East), Town File D01-15007 be approved, subject to the following:
 - i. That the lands designated “Institutional” and “Low Density Residential” be redesignated to “Medium/High Density Residential” with site-specific provisions giving exceptions to Secondary Plan policies relating to apartment

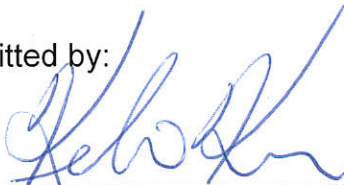
building location and terracing, as discussed in and generally illustrated on the maps in Staff Report SRPRS.17.128;

- ii. **That the lands designated “Medium/High Density Residential” be designated as a “Class 4 Area” as defined by the Ontario Ministry of Environment and Climate Change in its “Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (Publication NPC-300)”, and that the Class 4 Area noise designation, with appropriate policies, be included in the Official Plan Amendment; and,**
- iii. **That prior to forwarding the Official Plan Amendment to Council for enactment, the applicant pay the applicable processing fee in accordance with the Town’s Tariff of Fees By-law No. 95-16.**
- b) **That prior to forwarding the amending Zoning By-law to Council for enactment, the applicant receive Site Plan approval from the Town with respect to the proposed development to be constructed on the subject lands and pay the applicable processing fee in accordance with the Town’s Tariff of Fees By-law No. 95-16;**
- c) **That Council resolve to accept cash-in-lieu of parkland dedication for the subject development proposal; and,**
- d) **That all comments pertaining to the applicant’s related Site Plan application (Town File D06-15079) be referred back to Staff.**

Contact Person:

Bruce Robb, Senior Planner, phone number 905-771-2459 and/or
Salvatore Aiello, Manager of Development - Zoning, phone number 905-771-2471

Submitted by:



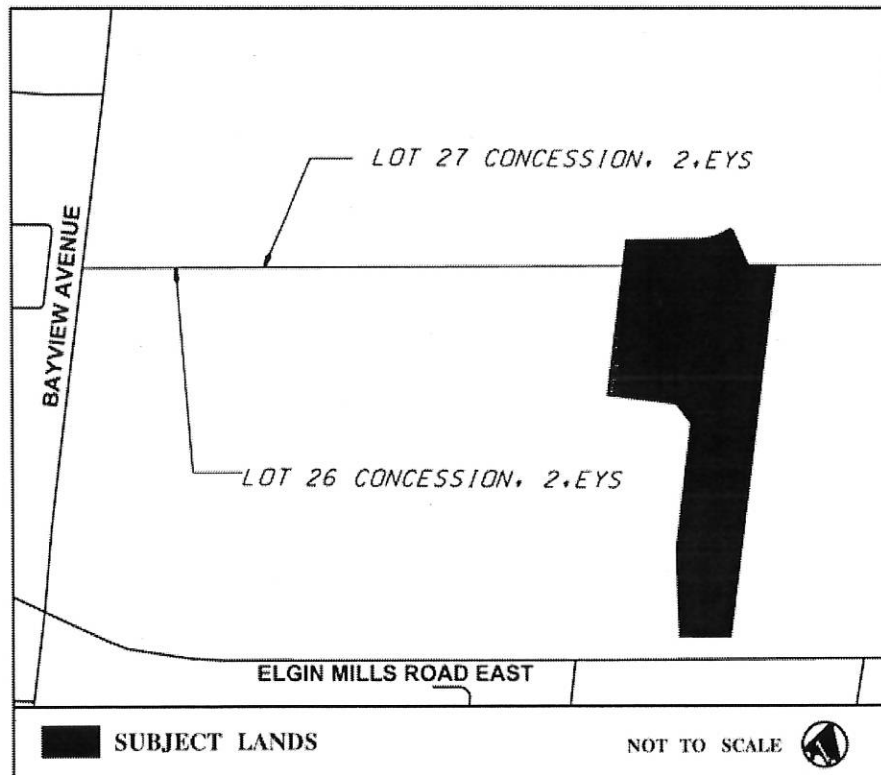
Kelvin Kwan
Acting Commissioner of Planning and Regulatory Services

Approved by:

Neil Garbe
Chief Administrative Officer

Location Map

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact” above.



Background Information

A statutory Council Public Meeting was held on March 30, 2016 to receive comments from members of Council and the public concerning the subject applications. At the Public Meeting, a representative of the landowner to the west of the subject lands expressed concerns regarding the proposed redesignation of the subject lands and the related land uses, building heights and building setbacks proposed by the applicant. An extract of the minutes from the Public Meeting is attached as Appendix "A" to this report. The purpose of this report is to seek Council's approval regarding the owner's applications for Official Plan and Zoning By-law Amendments.

Summary Analysis

Further information in regards to site location is as follows:

Site Location and Adjacent Uses

The subject lands are located on the north side of Elgin Mills Road East and have a total area of 4.361 hectares (10.8 acres). The lands are largely vacant, although the southern part of the property contains a heritage home with a related small outbuilding and a natural heritage system associated with a tributary of the Rouge River.

The surrounding land uses include the Brookside Court / Hilltop Place retirement homes and natural heritage lands to the west, existing agricultural lands to the east and north and Elgin Mills Road East to the south (refer to Maps 1 and 2).

Revised Development Proposal

The applicant submitted a revised development proposal to the Town on February 16, 2017, in response to comments arising from the initial submission of October, 2015. The applicant is seeking Council's approval to construct a 598 unit residential development, in the form of stacked townhouses and mid-rise apartments, and the protection of the natural heritage system and heritage home on the subject lands (refer to Map 4). The applicant's initial proposal was for 592 similar units (refer to Map 5). The following is a summary table outlining the relevant statistics of the applicant's revised development proposal based on the plans and drawings submitted to the Town:

Total Lot Area:	4.361 ha (10.8 ac.)
Total Number of Units:	598
- Stacked Townhouses:	304
- Mid-rise Apartments:	293
- Existing Heritage Home:	1
Natural Heritage System:	0.411 ha (1.0 ac.)
Future Collector Street:	0.111 ha (0.27 ac.)
Gross Floor Area:	58,511 sq. m (629,828 sq. ft.)
Floor Space Index:	1.52
Parking Spaces:	947
- Surface Visitor:	71
- Underground Visitor:	78
- Residents:	798

Planning Analysis

Other information, plans, studies and or comments are reported below:

Official Plan Amendment Application

The majority of the subject lands are designated “**Institutional**” in the North Leslie Secondary Plan (the “Secondary Plan”), with the southwest corner designated “**Natural Heritage System**” and a strip of land at the northern limit designated “**Low Density Residential**” (refer to Map 3). Although the “**Institutional**” designation permits “**Residential Medium/High Density**” uses, it envisions such uses to be a component of a development serving the elderly. As the proposed development of the subject lands is for conventional townhouse and apartment residential units (not seniors’ housing), an Official Plan Amendment redesignating the “**Institutional**” lands to “**Medium/High Density Residential**” is required. Similarly, the northern portion of the site designated “**Low Density Residential**” is requested to be redesignated to “**Medium/High Density Residential**” to permit the proposed uses.

No change is proposed to the boundaries or applicable policies of the “**Natural Heritage System**” designation as these lands are to be protected and conveyed to the Town or other public agency to ensure their long term protection.

The applicable policies of the “**Medium/High Density Residential**” designation contained in the Secondary Plan are as follows:

Policy 9.6.2.3 Medium/High Density Residential

- a) The predominant use of lands within this designation shall be for townhouses, stacked townhouses, back to back townhouses, low rise to mid-rise apartment buildings and other housing forms that conform to the height and density requirements of this designation. Mixed use developments including retail, office, personal services and residential uses in one building may be permitted subject to locational criteria and compatibility. A maximum building height of 10 storeys, a minimum density of 1.0 F.A.R and a maximum density of 2.0 F.A.R is permitted.
- g) Buildings in excess of 4 storeys in height shall be stepped at minimum intervals of 2 storeys where they abut a Low or Medium Density Residential designation or existing development.
- h) Where adjacent lands are designated Low or Medium Density Residential, the height of all new buildings, within 25 metres of the property line of these designations, shall not be greater than 2 storeys above the existing buildings, or, if vacant, 2 storeys above the maximum permitted height in the adjacent designation.

The applicant has requested that it be exempted from policies g) and h) above on the basis that there is sufficient separation between the proposed apartment buildings and future low density development to the east and north, through compliance with the Town’s 45 degree “angular plane” height provision, which is a requirement of the Town’s **Town-wide Urban Design Guidelines**. The guidelines are comprehensive and represent current urban design criteria, on a Town-wide basis.

Compliance with a 45 degree angular plane means that a building cannot project above a 45 degree angular plane, starting at the property line or, where the property abuts a street, on the opposite side of the street. It applies to development on properties where the land use designation of abutting lands is for lower density and height.

On the basis of compliance with the Town-wide guidelines, exemption from policies g) and h) is supported with respect to proposed Buildings "A" and "B" along the eastern and northern sides of the site (refer to Map 4). However, on the western side of Building "B", there is an encroachment into the 45 degree angular plane. The property to the west is designated "**Low Density Residential**" by the Secondary Plan and a development application by Elbay Developments Inc. for street townhouses is currently under review by the Town. Although that owner has recently applied for an Official Plan Amendment to permit stacked townhouses on its lands, the site remains designated "**Low Density Residential**" until such time as Council approves its redesignation.

Through the continuing Site Plan approval process for the subject development, there will be the opportunity to adjust the placement and architectural details of Buildings "A" and "B" to achieve compliance with the Town's 45 degree angular plane requirement.

In summary, the requested Official Plan Amendment redesignating the "**Institutional**" and "**Low Density Residential**" portions of the subject lands to "**Medium/High Density Residential**" is supported, as is the request for an exemption to Policies 9.6.2.3 g) and h) of the North Leslie Secondary Plan. The implementing Official Plan Amendment will be brought forward to Council for adoption in the fall session of Council, subject to the applicant paying the applicable processing fee.

Proposed Zoning By-Law Amendment

The subject lands are zoned "**Institutional (I) Zone**" and "**Agricultural (A1) Zone**" under zoning by-law 2325-68, as amended. The "**I**" zone permits places of worship, nursing homes, public and semi-public institutions, hospitals and cemeteries. The "**A1**" zone permits agricultural and related uses, kennels or veterinarian establishments, one single family detached dwelling, a school, a clinic, a place of worship and conservation projects. The current zone categories do not permit the uses proposed by the subject applications and accordingly an amendment to the zoning by-law is required to facilitate the proposed development.

The applicants are proposing to expand the boundaries of By-law No. 55-15 to include the subject lands and to zone the lands "**Multiple Residential Ten (RM10) Zone**" and "**Environmental Protection Two (EPA 2) Zone**" with site-specific development standards to facilitate the proposed development. The applicant's Zoning By-law amendment application is only being recommended for approval in principle at this time. At such time as the applicant submits a revised Site Plan application responding to the various comments arising from circulation of its February, 2017 submission and the applicant receives Site Plan approval from the Town, the implementing Zoning By-law Amendment will be forwarded to Council for enactment, subject to the applicant paying the applicable processing fee.

Site Plan Application

The proposed residential development is pedestrian oriented and designed with limited vehicular movements at grade (refer to Map 4). Access to the site will be from two future streets within planned development to the north and east. All resident parking is to be provided within one level of underground parking, with vehicular access to the garage provided from two points within the property. Pedestrian access to the underground parking structure is to be from a number of stairways located throughout the development. Approximately half of the visitor parking is proposed to be at grade, with the remainder in the underground parking garage.

Approximately half of the proposed residential units (293 units) are within Buildings “A” and “B”, the two 10-storey apartment buildings located at the northern limit of the site. The remaining 305 units are in the following configurations:

- Directly to the south of the apartment buildings, are 8 blocks of units containing 216 back-to-back stacked townhouses, 4 storeys in height. These blocks are coloured orange on Map 4.
- To the south of the orange coloured blocks are 6 blocks of units containing 88 through-unit stacked townhouses, 5 storeys in height. Through-unit stacked townhouses have greenspace / yards at the front and rear of each block of townhouses. These blocks are coloured gold on Map 4.
- To the south of the above proposed development, there is an existing home and accessory building which are designated under the *Ontario Heritage Act* (the Stekley-Eyer House and Milk House). Access to these structures is now provided from an existing driveway to the west, on the lands containing the Brookside Court / Hilltop Place retirement homes. At such time as the subject development is constructed, access to the heritage structures is intended to be provided through a driveway connection to the internal laneway system of the development. Both structures are intended to be restored by the applicant, with the home to continue use as a dwelling unit within a future condominium corporation to be established for the proposed development.

Revisions to the overall site design, made by the applicant in its February 2017 submission, now provide vehicular and pedestrian connections to future development to the east and west of the subject lands. This will enhance overall connectivity in this future neighbourhood, including the provision of improved access from individual developments to the collector road system. Service related facilities, including garbage and recycling storage, are to be accommodated within the underground parking structure.

At present, Staff is awaiting the applicant's submission of a revised Site Plan application, responding to the various comments arising from circulation of the applicant's February 2017 submission. It should be noted that revisions to the design of the development proposal, as currently depicted, may be required to satisfy the circulation comments noted below.

Class 4 Noise Designation

In October 2013, the Ontario Ministry of Environment and Climate Change (“MOECC”) released a new noise criteria guideline known as “**Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (NPC-300)**”. The new guideline replaces four different noise guidelines and was created for the approval of stationary noise sources by the MOECC and for land use approvals by municipalities.

One of the goals of the new guidelines is to resolve conflicts between stationary noise sources, such as industrial or commercial activity, and noise sensitive land uses, such as residential. One of the changes is the introduction of a “Class 4 Area”, which is meant to be a tool to allow municipalities to promote intensification in areas of existing stationary noise sources, through the approval of Class 4 Areas, which have higher sound level limits than Class 1, 2 and 3 Areas. In the case of the subject lands (and adjacent lands in the Secondary Plan), the main stationary noise sources affecting the proposed development are certain operations at the Town’s Operations Centre, Richmond Green Community Park and the Region of York’s Community Environmental Centre, to the east of the subject lands.

Guideline NPC-300 defines a Class 4 Area as an area or specific site that would otherwise be defined as Class 1 or 2 and which:

- is an area intended for development with new noise sensitive land use(s) that are not yet built;
- is in proximity to existing, lawfully established stationary source(s); and,
- has formal confirmation of the Class 4 Area designation from the land use planning authority, which is determined during the land use planning process.

Areas with existing noise sensitive land use(s) cannot be classified as Class 4 areas.

The Class 4 Area designation increases the sound level limits, therefore requiring less noise mitigation. For outdoor points of reception, the difference between Class 1 (which would apply to the subject proposal) and Class 4 is 5 dBA from 7:00 am to 11:00 pm. There are no sound level limits for outdoor points of reception during the night. For indoor points of reception (the inside of windows in noise sensitive spaces), the difference between Class 1 and Class 4 is 10 dBA at all times of the day.

Guideline NPC-300 identifies a number of considerations to apply to a proposed Class 4 Area designation and associated new noise sensitive land uses, including the following:

- Submission of a satisfactory noise impact assessment which includes noise measures as required by NPC-300;
- Appropriate notification to prospective purchasers that the dwelling is located in a Class 4 Area, which may include, but is not limited to, agreements for noise mitigation (registered on title) and appropriate warning clauses in future agreements of purchase and sale;
- Providing a copy of the approved noise impact assessment and Class 4 Area designation confirmation to the surrounding owners of the stationary noise sources; and,

- Once a site is designated Class 4 Area, it would remain as such, subject to the continuing presence of the stationary noise sources.

The applicant has submitted an Environmental Noise Impact Study by Valcoustics Canada Ltd. which assesses the impact of transportation and stationary noise sources on the subject proposed development. This study recommends that the subject lands be designated a Class 4 Area based on the following:

- The excess noise levels predicted at the site, over the normally applied Class 1 sound level limits, are considered minor (up to 2 dBA);
- In keeping with the design constraints of the site, Building A cannot be set back farther from the stationary noise sources and there are no practical measures that could be used to mitigate the minor excesses;
- Once the adjacent developments to the east are constructed, the minor excesses would only occur at the top floors of Building A; and,
- The Class 4 status was specifically designed for situations such as this where there is an existing stationary noise source and a new site, in proximity, is wanted to be developed for residential use and there are no practicable/feasible ways to mitigate the noise.

Staff has reviewed the applicant's request for re-classification of the site from Class 1 to Class 4 Area and supports the request based on the following:

- If the site were to remain as a Class 1 Area, the upper floors of most of the eastern stacked townhouse blocks and Building A would exceed the MOECC noise criteria. The affected buildings would require significant redesign, so that noise sensitive spaces are not located along the east and south facing walls. Noise sensitive spaces include bedrooms, living/dining rooms, kitchens and dens while non-noise sensitive spaces include corridors and washrooms. The alternative to such a building redesign would be a very large acoustic barrier (6.9 metres (22.6 feet) high and 245 metres (804 feet) long) adjacent to the Town's snow storage facility, which is considered to be an impractical solution.
- Under the Class 4 Area noise criteria, the design of this development will not require special mitigation measures to protect against stationary noise sources, as the predicted stationary sound levels would be below the Class 4 Area limits. As for transportation noise sources, indoor noise mitigation measures, including window glazing and building materials, will continue to be designed to Class 1 standards. The Class 4 Area designation applies to stationary noise sources only.
- The reclassification also allow for the potential to expand operations within the Town's and Region's facilities, within the sound level limits of the Class 4 Area.

If Council approves the Class 4 designation, the Official Plan Amendment should include policies to implement the designation and a future Site Plan Agreement should include appropriate clauses to ensure that the development complies with Guideline NPC-300 and to require appropriate warning clauses in future agreements of purchase and sale.

Department and External Agency Comments

The subject Official Plan Amendment, Zoning By-law Amendment and Site Plan applications and the associated background studies and reports submitted in support of same have been circulated to various Town departments and external agencies for their review and comment. The following is a summary of the comments received as of the writing of this report.

Development Planning Section

Planning staff provides the following main comments:

- The land uses proposed on the table-land portion of the site are consistent with those permitted by the Medium/High Density Residential designation of the North Leslie Secondary Plan. The proposed development is also in compliance with the minimum and maximum density provisions of this designation;
- The limits of the environmental features and associated buffers shown on the applicant's Site Plan drawings have not yet been confirmed by the TRCA; and,
- Revisions to the Site Plan drawings and technical reports submitted by the applicant will be required to address the circulation comments. Revisions to the design of the development proposal as currently depicted, may be required to satisfy the requirements of the Town and the external commenting agencies.

Urban Design and Heritage Section

The Town's Urban Design and Heritage Section provides the following main comments:

- The Town's Urban Design Guidelines should be used as a guide for the site design, including building separation, priority building elevations, walkways, amenity space and angular plane requirements;
- As there is a surplus of 51 parking spaces, some of the at-grade parking can be eliminated to allow for greater spatial distance between the townhouse blocks and to allow for more landscaping and tree planting in the lanes;
- The length of Block 12 (the most westerly 4-storey townhouse block) should be reduced to 8 modules, similar to the length of Blocks 9, 10, and 11 (to the east). The reduced length of Block 12 will increase greenspace fronting onto the west lane, will accommodate the underground parking ramp directly from the lane and will provide a greater amenity area for Building A;
- Extensive landscaping should be provided to screen the loading and garbage area from the adjacent residential units;
- Cross-sections of the courtyards framed by the 4-storey townhouse blocks should be submitted, demonstrating how sunlight and privacy will be achieved for below-grade units;
- The building design of the stacked townhouse blocks should be revised to achieve a maximum of 5 exterior steps;
- The subject lands include designated heritage structures: the Steckley-Eyer House and Milk House (Designation By-law No. 290-98). Staff has concerns with a number of

recommendations of the applicant's Cultural Heritage Impact Assessment. A revised document is required; and,

- The designated structures are to remain in situ; as such, the owner must provide a plan for the adaptive reuse of these structures.

Parks Planning and Natural Heritage Section

The Town's Parks Planning & Natural Heritage Section provides the following main comments:

- The proposed development generates a parkland dedication requirement of over 500m². Town policy requires the conveyance of land to fulfill this requirement in circumstances where the development generates greater than 500 m² of parkland dedication. Council may, by resolution, require that cash, equal to the value of the land otherwise required to be conveyed, be paid to the municipality to fulfill parkland dedication requirements for this subdivision. As the MESP shows a proposed park within 400 metres of the subject land, it is recommended that parkland be fulfilled through cash-in-lieu;
- The applicant's Environmental Impact Statement (EIS) does not fully address the North Leslie Terms of Reference for such studies. The EIS must provide more detail on the protection of the natural heritage system within the site and include information about Brook Trout and other salmonids;
- The diversion of groundwater under the underground parking garage needs to be better understood and mitigation measures proposed;
- The proposed development will result in a 44% reduction to groundwater infiltration. The use of additional topsoil in landscaped areas will have no effect on infiltration due to the diversion of water through the underground parking garage into a storage tank. Provide a development scenario where impacts can be mitigated;
- A 2 to 4 metre high retaining wall is proposed between the Hilltop Place seniors residence to the west and the subject property. Provide landscaping to visually screen the wall and adequate soil between the wall and Hilltop Place;
- The natural heritage system lands should be conveyed to a public agency. As the heritage structures located within the system are to remain in situ, the portion of land they occupy should remain in private ownership and the remaining lands conveyed; and,
- The landscape submission should implement the pending recommendations of the EIS and provide landscape plans that restore and enhance the natural heritage system lands and naturalize the proposed stormwater outlet.

Development Engineering Division

The Town's Development Engineering Division provides the following main comments:

- Options to reduce the elevation of the parking structure and grading transitions should be investigated in consultation with the Town and TRCA; temporary or permanent dewatering systems will require an appropriate Hydrogeological/Geotechnical impact assessment.

Additional boreholes will be required to support the final hydrogeological /geotechnical investigations;

- Bicycle parking is required at the rate of 1.0 bicycle space / unit and be shown on the site plan and underground parking plan;
- The proposed site access locations and provision for future interconnections to adjacent sites are acceptable. Cross boundary/reciprocal easements to the adjacent lands to the east and west are required;
- An update to the Transportation Impact Study is required;
- The next Site Plan submission shall ensure that design matters such as turnaround areas, driveways, parking spaces, loading bays and sidewalks are designed to Town standards;
- The applicant's noise study is acceptable. Details of noise mitigation measures shall be confirmed when floor plans and grading plans are finalized at the Site Plan stage;
- Based on the Guideline NPC-300 Class 1 limits, minor stationary noise excess (up to 2 dBA) at Building A and Blocks 5 to 9 (the most eastern stacked townhouse blocks) are identified. If the site were to remain as a Class 1 Area, the upper floors of these buildings would exceed the MOECC noise criteria. The affected buildings would require significant redesign, so that noise sensitive spaces are not located along the east and south facing walls. Noise sensitive spaces include bedrooms, living/dining rooms, kitchens and dens while non-noise sensitive spaces include corridors and washrooms. The alternative to such a building redesign would be a very large acoustic barrier (6.9 metres (22.6 feet) high and 245 metres (804 feet) long) adjacent to the Town's snow storage facility, which is considered to be an impractical solution;
- The site is recommended to be re-classified to Class 4 Area under Guideline NPC-300. A Class 4 Area is intended for development with new noise sensitive land uses that are not yet built, in proximity to existing, lawfully established stationary noise sources;
- Under the Class 4 Area noise criteria, the design of this development will not require special mitigation measures to protect against stationary noise sources, as the predicted stationary sound levels would be below the Class 4 Area limits. As for transportation noise sources, indoor noise mitigation measures, including window glazing and building materials, will continue to be designed to Class 1 standards;
- This reclassification also provides some opportunity to expand operations at the Elgin Mills CEC and the Town's Operations Centre where stationary sound level limits are 10 dBA higher for the plane of window receptors and 5 dBA higher for the outdoor points of receptor than those of a Class 1 Area; and,
- Additional information is required to support the applicant's MESP Servicing Compliance Letter and Water Resource Management Report.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority provides the following main comments:

- TRCA has no objection to approval of the proposed Official Plan Amendment at this time.
- The overall proposal and the EIS do not demonstrate how the development complies with the approved MESP;

- The proposed development indicates the need to permanently suppress the existing groundwater levels; sufficient information with respect to the impacts of permanent dewatering on adjacent natural features has not been provided. The proposed suppression of the groundwater system would result in an overall net reduction in the required contributions to ensure feature based water balance for the adjacent natural features;
- Site-specific feature-based water balance analysis is required to be undertaken for each feature, building upon the information provided in the MESP to identify detailed water balance components and the design of mitigation measures;
- An updated Geotechnical Report must be submitted. The updated report must address the potential consequences of lowering of the groundwater table. An updated Hydrogeological Report must address the aspects of both potential chemical and biological clogging. The Safe Excavation Depth must be determined; and,
- The applicant's stormwater management documents require numerous revisions to demonstrate satisfactory water balance, stormwater management and erosion control.

Region of York

The Region of York provides the following main comments:

- A widening across the Elgin Mills Road East frontage of the site is required to provide a minimum of 18.0 of metres right-of-way from the centerline of construction of Elgin Mills Road East and shall be conveyed to York Region for public highway purposes, free of all costs and encumbrances;
- Revisions to the Transportation Impact Study are required; and,
- The Region has no objection to the proposed Official Plan Amendment, subject to the applicant demonstrating that the development can proceed with the planned road network as depicted in the Secondary Plan and the approved MESP.

Other Town Departments and External Agency Comments

Comments have also been received from the Town's Financial Services Development Section, Enbridge Gas, York Region District School Board, York Catholic District School Board, Hydro One, Rogers Cable, Powerstream, Canada Post, and Bell Canada. These Town departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. All of these comments have been forwarded to the applicant for consideration but have not been appended to this report.

Richmond Hill Sustainability Metrics

In collaboration with the City of Brampton and the City of Vaughan, Richmond Hill developed a set of sustainability metrics to ensure new development helps create healthier, sustainable communities through the project "Measuring the Sustainability Performance of New Developments." The sustainability metrics were created as a performance tool to quantify the sustainability of new development projects consistently across the three municipalities. With more than 50 potential criteria listed, the sustainability metrics tool is used by applicants to

calculate the score of each proposed application, ensuring it meets Richmond Hill's sustainability standards. Each draft plan or site plan application must include sustainable elements in their plans, such as producing their own energy, conserving water, using environmentally-friendly materials in construction, reducing greenhouse gas emissions by encouraging use of sustainable transportation like public transit, and more.

The applicant has submitted a completed Sustainability Metrics submission which is currently being reviewed by Staff. Future recommendations concerning the allocation of servicing capacity will be based, in part, on the applicant's Sustainability Metrics submission in conjunction with the applicant's revised Site Plan application for its proposed residential development.

Financial/Staffing/Other Implications

The recommendation does not have any financial, staffing or other implications.

Relationship to Strategic Plan

The applicant's development proposal would align with **Goal Two of the Town's Strategic Plan - Better Choice in Richmond Hill** by providing a range of housing that provides options for people at all stages of life. The proposal would also align with **Goal Four of the Strategic Plan - Wise Management of Resources in Richmond Hill** by using land responsibly.

Conclusions

The applicant is seeking Council's approval of its Official Plan Amendment, Zoning By-law Amendment and Site Plan applications, submitted in support of its proposal for a residential development consisting of 598 dwelling units on private lanes which will be accessed from future public streets. The applicant's proposal also provides for the preservation of the natural heritage system within the property.

As the applicant has addressed the primary design issues raised during the circulation of the applications, the Official Plan Amendment application is recommended for approval. Also recommended for approval is the designation of the subject lands as a "Class 4 Area" as defined by the Ontario Ministry of Environment and Climate Change in its "**Environmental Noise Guideline: Stationary and Transportation Noise Sources – Approval and Planning (NPC-300)**". The Official Plan Amendment should include policies to implement the noise designation and a future Site Plan Agreement should include appropriate clauses to ensure that the development complies with Guideline NPC-300 and to require appropriate warning clauses in future agreements of purchase and sale. The implementing Official Plan Amendment will be brought forward to Council for adoption in the fall session of Council, subject to the applicant paying the applicable processing fee.

The proposed Zoning By-law amendment is also recommended for approval in principle at this time. At such time as the applicant receives Site Plan approval from the Town, the implementing Zoning By-law Amendment will be forwarded to Council for enactment, subject to the applicant paying the applicable processing fee. It is also recommended that all comments pertaining to the applicant's related Site Plan application be referred back to Staff.

Appendix Contents and Maps:

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

- Appendix A, Extract from Council Public Meeting C#10-16 held on March 30, 2016
- Map 1, Aerial Photograph
- Map 2, North Leslie Secondary Plan Designations
- Map 3, North Leslie West Block Plan
- Map 4, Revised Site Plan
- Map 5, Original Site Plan