



Staff Report for Committee of the Whole Meeting

Date of Meeting: October 16, 2024

Report Number: SRPBS.24.107

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.24.107 – Request for Approval – Revised Zoning By-law Amendment and Draft Plan of Subdivision Applications – Baif Developments Limited – City Files D02-20006 and D03-93005 (19T-93027) (Related File D01-20001)

Purpose:

A request to approve revised Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a medium density residential development on the subject lands.

Recommendations:

- a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Baif Developments Limited for lands known as Part of Lots 69 and 70, Concession 1, E.Y.S., Lots 7 to 15 and 1' Reserve, and Part of Lots 1 to 6 and 16, all of Collingwood Road, Plan 339 (Municipal Addresses: 13515 and 13715 Yonge Street, and 53 St. Laurent Drive), City Files D02-20006 and D03-93005 (19T-93027), be approved, subject to the following:
 - i) that the subject lands be rezoned to Multiple Family One (RM1) Zone, Open Space (O) Zone and Park (P) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPBS.24.107;
 - ii) that prior to the final amending Zoning By-law being brought forward to Council for consideration and enactment:
 - i. that confirmation be received that the applicant has registered restrictions over the subject lands under Section 118 of the *Land Titles Act* as outlined in Staff Report SRPBS.24.107; and,
 - ii. that the draft Zoning By-law Amendment attached hereto as Appendix "B" be updated and finalized to address the comments in Staff Report

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SRPBS.24.107 to the satisfaction of the Commissioner of Planning and Building Services;

- 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 Zoning By-law Amendment to implement the proposed development on the subject lands;
- iv) that the Plan of Subdivision as depicted on Map 6 to Staff Report SRPBS.24.107 be draft approved, subject to the conditions of draft approval attached hereto as 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, as amended; and,
- vi) that the authority to assign servicing allocation for the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Building Services 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, as amended.

Contact Persons:

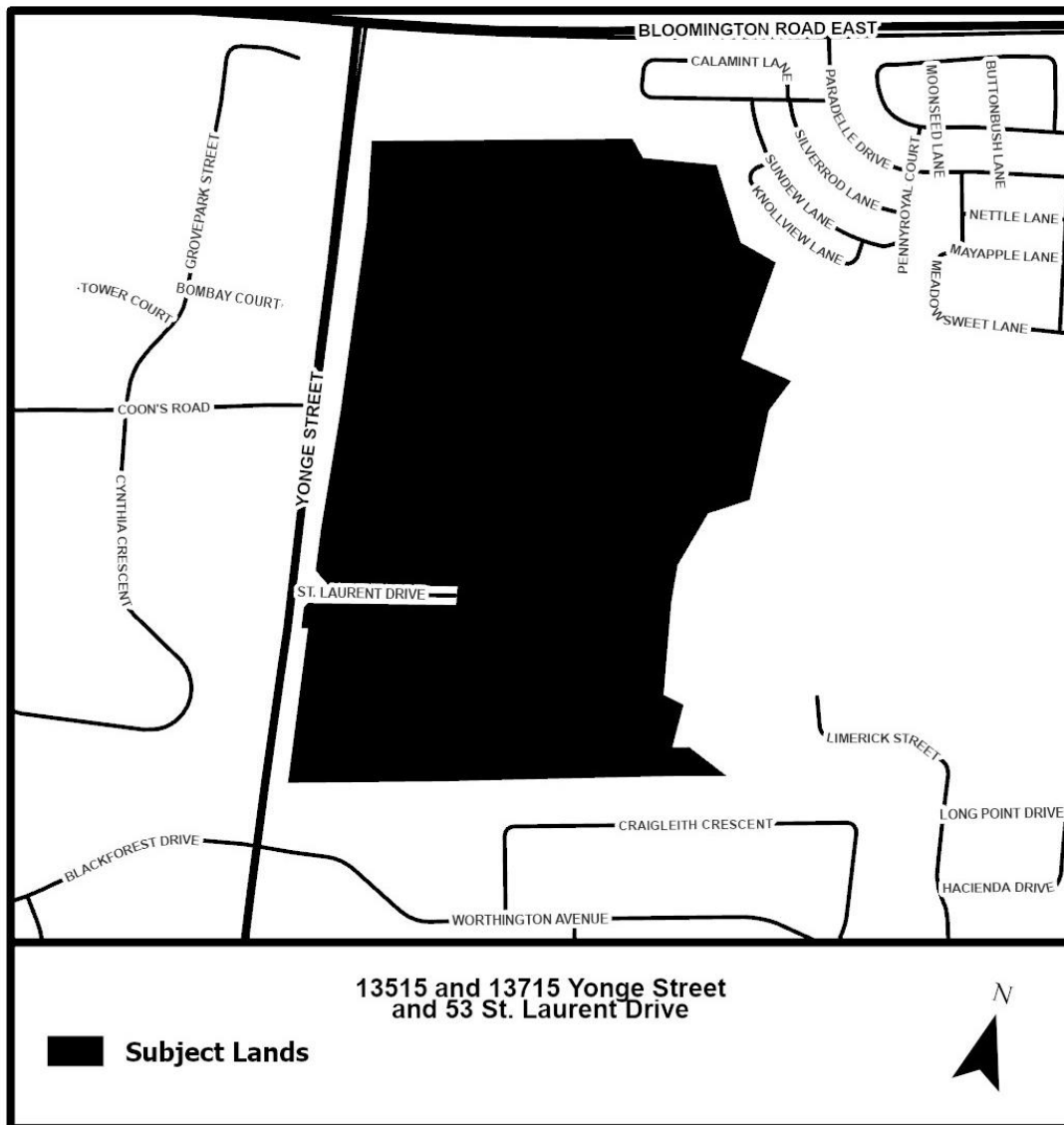
- Leigh Ann Penner, Senior Planner, 905-771-2462
- Kaitlyn Graham, Acting Manager of Development Planning, 905-771-5563
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- Gus Galanis, Commissioner, Planning and Building Services, 905-771-2465

Report Approval:

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.

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Location Map:



Key Messages:

- the subject revised Zoning By-law Amendment and draft Plan of Subdivision applications shall facilitate the construction of a medium density residential development to be comprised of 413 townhouse dwelling units, in addition to blocks for future development, park, stormwater management, environmental protection, buffer, road and road widening purposes; and,
- the applicant has undertaken modifications to its development proposal which satisfactorily address the City's comments and technical requirements at this stage of the approval process and therefore, staff recommends that Council support the development proposal as outlined in SRPBS.24.107.

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Background:

The subject revised Zoning By-law Amendment and draft Plan of Subdivision applications, as well as the related Official Plan Amendment application, were considered at a statutory Council Public Meeting held on November 3, 2021 wherein Council received Staff Report SRPI.21.107 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 Council Public Meeting and through correspondence with respect to the proposed density of the development as it relates to compatibility, design, environmental impacts, parkland and stormwater management, all of which are discussed in more detail in later sections of this report.

In response to the concerns raised by Council and members of the public, and to address various planning, design and technical matters, the applicant further revised its development proposal and provided a revised submission to the City in July 2024. Staff also note that the applicant’s Official Plan Amendment application (City File D01-20001) is no longer required to facilitate the subject revised applications. Staff have worked collaboratively with the applicant and can advise that the applicant has satisfactorily addressed the comments and technical requirements related to its revised development proposal at this stage of the approval process. All remaining technical matters will be addressed through the detailed design stage and future Site Plan applications required for each development block. 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.

Discussion:

Site Location and Adjacent Uses

The subject lands are located on the east side of Yonge Street, south of Bloomington Road East, and form part of the larger Oak Knoll Subdivision/Community originally approved by the former OMB in March 1997 (refer to Maps 1 and 4). The subject lands are referred to as the “Yonge Zone” and have a total area of 28.84 hectares (71.27 acres), and a lot frontage of approximately 670 metres (2,198.16 feet) along Yonge Street and approximately 160 metres (524.93 feet) along St. Laurent Drive. The lands are predominantly vacant and presently support a presentation sales centre and several single detached dwellings that are to be demolished to facilitate the proposed development. It is noted that the lands contain a listed heritage property (53 St. Laurent Drive) and that the cultural heritage value of the property will be assessed as part of the subject development proposal to determine if it merits designation under the *Ontario Heritage Act* (the “OHA”). A Cultural Heritage Impact Assessment (CHIA) shall be required in this regard (refer to Appendix “C”). The lands also contain portions of the Wilcox-St. George Provincially Significant Wetland Complex (PSW), in addition to Woodlands and a portion of an unevaluated wetland.

The lands abut a stormwater management facility, a Provincially Significant Wetland (PSW) and an Area of Natural and Scientific Interest (ANSI) to the east, existing low

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density residential uses to the southeast, and low and medium density residential uses to the northeast (refer to Map 1). To the immediate north, applications to permit a neighbourhood commercial development have been partially approved (13723 Yonge Street, City Files D01-11004 and D02-11019). To the west, applications are under review by the City to permit an eight (8) storey apartment building and to permit a mixed-use development comprised of a four (4) storey office building, a four (4) storey residential building and ten (10) townhouse dwelling units, respectively (13564 and 13580 Yonge Street, City Files D01-21006 and D02-21011 and 13532 and 13554 Yonge Street, City Files D01-18006, D02-18032 and D03-18017).

Revised Development Proposal

The applicant is seeking Council's approval of its revised development proposal to permit the construction of a medium density residential development on its land holdings (refer to Maps 6, 8 and 9). The proposal is to be a multi-phased development comprised of four (4) development blocks to contain 413 street, back-to-back and rear lane townhouse dwellings, two (2) blocks for public parks, two (2) blocks for stormwater management facilities, three (3) future development blocks, a new public and private street network and six (6) blocks for environmental protection and buffer purposes. Access to the site is proposed from Yonge Street at the intersection of Coons Road and by way of an existing section of St. Laurent Drive. A vehicular and pedestrian interconnection is to be provided to the adjacent property to the north as well as a future pedestrian access connection to the adjacent residential neighbourhood to the northeast by way of proposed Street "D" to Calamint Lane. The following is a summary outlining the relevant statistics of the applicant's revised development proposal (refer to Maps 6 and 8):

- **Total Site Area (Yonge Zone):** 28.84 hectares (71.27 acres)
 - **Townhouse Development Blocks:** 10.88 hectares (26.88 acres)
 - **Parkland:** 3.03 hectares (7.49 acres)
 - **Community Park:** 2.54 hectares (6.28 acres)
 - **Neighbourhood Park:** 0.48 hectares (1.19 acres)
 - **Future Development Blocks:** 3.95 hectares (9.76 acres)
 - **Stormwater Management Ponds:** 2.20 hectares (5.44 acres)
 - **Environmental Lands:** 2.77 hectares (6.84 acres)
 - **Buffers:** 3.52 hectares (8.70 acres)
 - **Reserves:** 0.002 hectares (0.005 acres)
 - **Road Widening:** 0.03 hectares (0.07 acres)
 - **Public Roads:** 2.47 hectares (6.10 acres)
- **Number of Dwelling Units:** 413 ⁽¹⁾
- **Number of Storeys:** 2 to 3
- **Density:** 22.2 units/hectare (8.99 units/acre) ⁽²⁾
- **Total Parking Spaces:** 944
 - **Residential:** 826 (2.0 space/dwelling unit)
 - **Visitor:** 118 (0.28 spaces/dwelling unit)

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- (1) The total number of dwelling units within Future Development Blocks 10, 11 and 12 will be determined at a future date, through the review and evaluation of required development applications.
- (2) The density of the Future Development Blocks 10, 11 and 12 will be determined at a future date, through the review and evaluation of required development applications.

As previously noted, the applicant's revised development proposal reflects a number of modifications relative to its original March 2020 development proposal submitted to the City. Key differences between the original 2020 development proposal and the current 2024 revised development proposal are summarized below (refer to Maps 5 to 8):

- the acquisition of additional lands from the City that formed part of the former Collingwood Road right-of-way (an unopened road allowance from underlying Plan 339);
- removal of high density residential uses (i.e. apartment buildings) along the Yonge Street frontage and the reassignment of said lands as future development blocks;
- the reconfiguration of blocks as a result of the addition of Future Development Blocks along Yonge Street and the addition of Development Block 4, including modifications to the location and configuration of the proposed public and private road network with the addition of north-south and east-west public roads;
- a reduction in the total number of proposed dwelling units from 1,897 to 413 and a corresponding decrease to the proposed density;
- an increase in the total number of dwelling units from 370 to 413 through the inclusion of additional townhouse dwelling types, including rear lane and back-to-back townhouse dwellings;
- an increase in the size of the neighbourhood park from 0.47 (1.16 acres) hectares to 0.48 hectares (1.19 acres);
- a reduction in the size of the community park from 3.54 hectares (8.75 acres) to 2.54 hectares (6.28 acres);
- the addition of an active transportation link with pedestrian and cycling infrastructure with a connection to the future trail along the northeast side of the subject lands and to Calamint Lane; and,
- a decrease in total proposed parking spaces from 1,148 to 944.

Applications for Site Plan approval, draft Plan of Condominium, Part Lot Control Exemption, Private Street Naming and Municipal Addressing will also be required to facilitate the proposed development and to implement common element condominium tenure. This includes assigning a street name for the proposed private lane to be established as part of the development, assigning individual addressing for each lot, and to facilitate the creation of the lots for the Parcels of Tied Land (POTLs) as part of the proposed common element condominiums.

Revised Zoning By-law Amendment and Draft Plan of Subdivision Applications

The applicant has revised its draft Zoning By-law Amendment to facilitate and implement the revised development proposal as outlined in this report (refer to

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Appendix “B”). The applicant’s revised Zoning By-law Amendment seeks to rezone a portion of the Yonge Zone lands from **Park (P) Zone** and **Open Space (O) Zone** to **Multiple Residential One (RM1) Zone**, from **Institutional One (I1) Zone** to **Park (P) Zone** and from **Multiple Residential One (RM1) Zone** to **Park (P) Zone** under By-law 313-96, as amended, with site specific provisions to implement its development proposal. Additionally, a portion of the subject lands is proposed to be rezoned from **Agricultural (A) Zone** under By-law 1703 to **Open Space (O) Zone** and **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended. In this regard, outlined below is a summary of the development standards proposed by the applicant:

Development Standard	Proposed RM1 Zone Standard, By-law 313-96, as amended	Proposed RM1 Zone Standard, By-law 313-96, as amended	Proposed RM1 Zone Standard, By-law 313-96, as amended
	Street and Block Townhouses	Rear Lane Townhouses	Back-to-Back Townhouses
Minimum Lot Frontage	5.5 metres (18.04 feet)	4.5 metres (14.76 feet)	6.0 metres (19.68 feet)
Minimum Lot Area	130 square metres (1,399.35 square feet)	105 square metres (1,130.25 square feet)	90 square metres (968.78 square feet)
Maximum Lot Coverage	60%	80%	75%
Minimum Required Front Yard	3.0 metres (9.84 feet)	4.5 metres (14.76 feet)	3.0 metres (9.84 feet)
Minimum Required Side Yard	1.5 metres (4.92 feet)	1.5 metres (4.92 feet)	1.5 metres (4.92 feet)
Minimum Required Flankage Yard	3.0 metres (9.84 feet)	3.0 metres (9.84 feet)	3.0 metres (9.84 feet)
Minimum Required Rear Yard	6.0 metres (19.69 feet)	0.6 metres (1.97 feet)	N/A
Maximum Height	13.5 metres (44.29 feet)	13.5 metres (44.29 feet)	13.5 metres (44.29 feet)
Parking Minimums			
<ul style="list-style-type: none"> • Residential • Visitor 	2.0 spaces/unit 0.28 spaces/unit	2.0 spaces/unit 0.28 spaces/unit	2.0 spaces/unit 0.28 spaces/unit

In addition to the preceding, the proposed Future Development Blocks are to remain zoned **RM1 Zone** to correspond with the applicant’s revised draft Plan of Subdivision. It is noted that future development that does not comply with the **RM1 Zone** for these blocks will require the submission of a future Zoning By-law Amendment application. The applicant’s revised proposal also provides the following site specific development standards that include:

- permission for Rear Lane Townhouse Dwellings and Back-to-Back Townhouse Dwellings and associated definitions of these uses under the **RM1 Zone** in By-law 313-96, as amended; and,

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- site specific development standards with respect to the calculation of lot coverage, minimum landscaping requirements, regulations for attached private garages, maximum driveway width and window encroachments, among others.

Staff will continue to work with the applicant to finalize the form and content of the amending by-law to be forwarded to Council for enactment in accordance with the recommendations outlined in this report.

The applicant's revised draft Plan of Subdivision applies to the final, unregistered phase of draft approved Plan of Subdivision 19T-93027 and proposes blocks to facilitate a medium density residential development comprised of 413 townhouse dwelling units on a portion of the subject lands, in addition to blocks for future development, park, stormwater management, environmental protection, buffer, road and road widening purposes (refer to Map 6).

Planning Analysis:

Staff has undertaken a comprehensive review and evaluation of the applicant's revised development proposal based on the policy framework contained within the *Provincial Policy Statement (2020)* (the "PPS"), the *Growth Plan for the Greater Golden Horseshoe (2020)* (the "Growth Plan"), the *Oak Ridges Moraine Conservation Plan (2017)* (the "ORMCP"), the Regional Official Plan (2010) (the "2010 ROP") and the City's Official Plan (2010) (the "Plan"). Staff notes that the City's in-force Plan is consistent with the PPS and conforms with the Growth Plan, the ORMCP and the ROP that were in force at the time of approval. The following paragraphs provide an overview of the review of the proposal relative to the ROP and the Plan.

York Region Official Plan

On June 6, 2024, Bill 185, *Cutting Red Tape to Build More Homes Act*, received Royal Assent bringing into effect a series of changes to the *Planning Act* among which included the removal of planning responsibilities from the Regional Municipalities of Peel, Halton and York. Effective July 1, 2024, these Regions no longer have planning responsibilities under the *Planning Act* and are no longer approval authorities of local municipal Official Plans. To that end, York Region is no longer the approval authority of the City's Official Plan and its amendments, and the York Region Official Plan 2022 ("ROP") is now deemed to be an Official Plan of the City of Richmond Hill.

The subject lands are designated **Urban Area** and **Regional Greenlands System** in accordance with Map 1 (Regional Structure) and Map 2 (Regional Greenlands System) of the 2010 ROP, being the in force ROP at the time the subject applications were submitted to the City. Lands designated **Urban Area** support a wide range and mix of uses which are intended to accommodate a significant portion of planned growth within the Region and would permit a medium density residential development as proposed by the subject applications. The portions of the property containing the Wilcox-St. George Wetland Complex Provincially Significant Wetland (PSW), Significant Woodland and Oak Ridges Bog Area of Natural and Scientific Interest (ANSI) are designated **Regional**

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Greenlands System and are to be protected and enhanced, while new development and site alteration within the vicinity of the System is to be controlled (**Policy 2.1.1**).

The 2022 ROP implements and is aligned with the most recent updates to the PPS and Growth Plan and serves to guide land use planning and development with York Region to 2051. The 2022 ROP is not fundamentally different in terms of the applicable policy framework within this area of the City and effectively reconfirms the status of the subject lands in the context of a comprehensive and coordinated approval to accommodating growth and intensification. However, in regard to Regional Structure the 2022 ROP reclassified the entire section of Yonge Street between Richmond Hill and Aurora as a **Regional Corridor** on Map 1 (Regional Structure). Notwithstanding the preceding, the proposal remains consistent with the **Urban Area, Community Areas** and **Regional Greenlands System** designations, which are intended to support a wide range and mix of uses to accommodate a significant portion of planned growth within the Region and contain a wide range and mix of housing types, sizes and tenures that include options that are affordable, among other uses, in addition to the protection and enhancement of the Natural Heritage System. Pursuant to the 2022 ROP, the subject lands are not located within the boundaries of a Protected Major Transit Station Area (“PMTSA”) in accordance with Map 1B (Urban System Overlays) and Appendix 2 (York Region Major Transit Station Areas).

On the basis of the preceding, the applicant’s revised development proposal conforms with the policy direction for the **Urban Area** as outlined within the 2010 ROP and the 2022 ROP, and will contribute to the housing supply in this area of the City.

City of Richmond Hill Official Plan

The City is undertaking an update of its Plan and at the time of writing of this report, various amendments to the Plan have received Council approval. Council approved Official Plan Amendment 18.8 (Oak Ridges Local Centre) (“OPA 18.8”), which would have the effect of redesignating the portion of the lands identified as Future Development Blocks from **Neighbourhood** to **Local Centre**. OPA 18.8 was appealed to the Ontario Land Tribunal (OLT) and remains under appeal as of the writing of this report. Accordingly, as OPA 18.8 is under appeal, the 2010 Plan remains the determinative policy framework applicable to the subject applications.

In this regard, the subject lands are designated **Neighbourhood, Natural Core** and **Natural Linkage** in accordance with Schedule A2 (Land Use) (refer to Map 2) and are located within the **Greenway System** in accordance with Schedule A1 (Urban Structure) of the City’s Plan. The lands are located on an arterial street (Yonge Street) as shown on Schedule A8 (Street Classification), with Yonge Street being identified as a **Regional Corridor** on Schedule A1 (City Structure) and a **Regional Rapid Transit Corridor** on Appendix 5 (Public Rapid Transit) of the Plan. The subject lands are also located within the **Settlement Area** of the Oak Ridges Moraine (the “ORM”), in accordance with the ORMCP.

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The **Neighbourhood** designation applies to the majority of the lands. Permitted uses within the **Neighbourhood** designation include low density residential uses such as single detached, semi-detached and duplex dwellings, in addition to medium density residential uses such as townhouses and walk-up apartments, subject to specific policy criteria as defined in **Chapter 4** of the Plan. Development within the **Neighbourhood** designation shall have building heights of up to three (3) storeys on local and collector streets and up to four (4) storeys on arterial streets (**Policy 4.9.1.4**), with medium density residential development having a maximum site density of 50 units per hectare (20 units per acre) (**Policy 4.9.1.2.3**). The revised development proposal contemplates a medium density residential development to be comprised of townhouse dwelling units with a density of 22.21 units per hectare (8.99 units per acre) and building heights of two (2) and three (3) storeys, all of which conform with the **Neighbourhood** policies of the Plan.

Further to the above, **Section 4.9.2** of the Plan stipulates that development within the **Neighbourhood** designation shall respect the character and distinguishing features of neighbourhoods and shall be context-sensitive and compatible with adjacent and surrounding areas with respect to the size and configuration of lots, massing, including consideration of height, scale, density and dwelling type(s) of nearby residential properties, setbacks of buildings from the street, patterns of yard setbacks and landscaped open space areas, and preservation of mature trees and greenspace features that contribute to the physical character of the neighbourhood. In this regard, the subject lands abut low and medium density residential uses (refer to Map 1). The revised development proposal provides for two (2) and three (3) storey townhouse dwellings along with lands for park, stormwater management, open space, buffer and environmental protection purposes. Staff has evaluated the applicant's revised development proposal in relation to the land use, design and compatibility policies of the Plan and is satisfied that the proposal has regard for, and is compatible with the physical context and character of the existing and planned development in this area.

The portion of the subject lands containing the environmental lands and their associated buffers is designated **Natural Core**. Permitted uses within the **Natural Core** designation include fish, wildlife and forest management, conservation projects, flood and erosion control projects, essential infrastructure, low-intensity recreational uses, unserviced parks and accessory uses (**Policy 4.10.5.1**). The **Natural Core** designation is intended to maintain and, where possible, improve or restore the ecological integrity of the natural features and functions (**Section 4.10.5**). Pursuant to the policies of the Plan, lands which constitute the **Natural Core** designation shall be conveyed into public ownership to ensure their protection over the long-term (**Policy 3.2.2.3(8)**).

The applicant submitted a Natural Heritage Evaluation (NHE) to confirm the limits of Key Natural Heritage Features (KNHFs), Key Hydrological Features (KHF), hazard lands and their associated Minimum Vegetation Protection Zones (MVPZs) or buffers. In accordance with **Section 21(4)** of the ORMCP, a MVPZ may be implemented for lands within **Settlement Areas** based on the requirements of an applicable Official Plan that was adopted on the basis of environmental studies including a Master Environmental

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Servicing Plan (MESP). In this regard, the subject lands are located within the boundaries of the former North Urban Development Area Secondary Plan (OPA 129), which was adopted on the basis of an MESP that is still recognized in the City's Plan. The NHE concludes that the proposed reduced MVPZ or buffer of 10 metres (32.81 feet) as proposed is sufficient given the planned restoration works to enhance and improve the buffer area which shall provide a net ecological gain. City and Toronto and Region Conservation Authority (TRCA) staff has evaluated the applicant's revised development proposal and the submitted NHE and are satisfied that the subject environmental lands and their associated buffers will be appropriately zoned and conveyed to the City in accordance with the Plan.

The portion of the subject lands designated **Natural Linkage** is situated along the southern limit of the subject lands. **Natural Linkage** areas function as movement corridors between natural features and functions within the **Greenway System** and the larger **Regional Greenlands System** and may be established among stormwater management works, parks, public lands, hedgerows, utility corridors, or other open space features (**Section 4.10.6**). Permitted uses within the **Natural Linkage** designation include fish, wildlife and forest management, conservation and flood and erosion control including stormwater management works, low intensity recreational uses, essential public works, legally existing uses, buildings and structures, and accessory uses (**Policy 4.10.6.1**). Staff has evaluated the applicant's revised development proposal and is satisfied that the lands designated **Natural Linkage** will form part of the open space system and parkland, which will be conveyed to the City. Staff note that a portion of the **Natural Linkage** lands within Development Block 4 will be subject to an easement for the purpose of facilitating a pedestrian access connection between the park and the stormwater management blocks.

With respect to the ORMCP, **Policy 3.2.1.1.18** of the Plan states that all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area**. It is further noted that the lands are also located within an Area of High Aquifer Vulnerability and Wellhead Protection in accordance with Schedule A5 (ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas) of the Plan, which are areas susceptible to contamination from both human and natural impacts on water quality. **Policy 3.2.1.1.37** of the Plan identifies specific uses prohibited within these areas such as storage of hazardous waste or liquid industrial waste and waste disposal sites. The proposed residential development is not a prohibited land use and therefore is considered to comply with this policy of the Plan.

Furthermore, with respect to land in **Settlement Areas**, in considering applications for development or site alteration within landform conservation areas the approval authority shall consider the importance of adopting planning, design and construction practices that will keep disturbance to landform character to a minimum. In this regard, the lands are located within a **Landform Conservation Area (Category 1)** designation in accordance with Schedule A6 (Landform Conservation Areas) of the Plan. The landform conservation policies of the Plan implement the ORMCP and serve to ensure that development and site alteration minimize disturbances to landform character in

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accordance with **Policy 3.2.1.1.35** of the Plan. In this regard, staff have reviewed the submitted NHE and are of the opinion that it satisfactorily addresses the landform conservation policies of the ORMCP. Grading will be required to facilitate the proposed development and will not have a material impact on the integrity of the **Landform Conservation Area** in this location. Additionally, there will be no disturbance to the landform character on the eastern or southern portions of the subject lands corresponding with the existing woodland or the unevaluated wetland, respectively.

On the basis of the preceding, staff finds that the applicant's revised development proposal is an appropriate form of growth for this area and conforms with the applicable policies of the Plan, the ROP and the ORMCP. Accordingly, staff recommends that Council support the applicant's revised Zoning By-law Amendment and draft Plan of Subdivision applications in accordance with the recommendations outlined in the staff report.

Department and External Agency Comments:

All comments from City department and external agencies previously identified in SRPI.21.107 and through the review of the revised development proposal have now been satisfactorily addressed. In this regard, all circulated City departments and external agencies have either indicated no objections or have provided comments to be addressed through the detailed design stage and future Site Plan approval process for each Development Block, including the following:

- an Environmental Management Plan (EMP) in relation to the wetland features in accordance with the TRCA's EMP Guidelines;
- revised Erosion and Sediment Control (ESC) Plans in accordance with the TRCA's ESC Guidelines;
- a revised Functional Servicing Brief and Stormwater Management Report;
- a revised Geotechnical Review containing a global stability assessment to inform the design requirements and feasibility of the proposed slopes;
- robust woodland compensation and restoration plans;
- provision for a future pedestrian access connection to the adjacent residential neighbourhood to the northeast of the subject lands by way of proposed Street "D" to Calamint Lane; and,
- a redesign of Development Block 4 as dual frontage townhouse dwelling units to facilitate appropriate frontage along the park and open space blocks and multiple pedestrian access interconnections through the development.

Council and Public Comments:

The following is a summary of the comments and areas of concern expressed by members of Council and the public at the Council Public Meeting held on November 3, 2021 and through written correspondence received by the City with respect to the applicant's development proposal:

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Density, Compatibility and Site Design

Concerns were raised with respect to the proposed density of the development, particularly in relation to the number of building lots and compatibility with the character of, and transition to, the existing low density neighbourhood to the west of Yonge Street and southeast of the subject lands. As noted previously, the applicant is no longer requesting high density residential land use permissions along the Yonge Street portion of its land holdings through the subject development applications. Based on the applicant's revised development proposal, the lands along the Yonge Street frontage are identified as "Future Development Blocks" and these blocks will be subject to future development applications. Additionally, the revised development proposal includes a significant reduction in the total residential unit count and corresponding density for the development. Staff are satisfied that the revised development proposal is compatible with the physical context and character of the existing and planned development in the area and supports an appropriate built form along a **Regional Rapid Transit Corridor**.

Natural Environment

Concerns were raised with respect to protection of the natural environment. As noted in the preceding sections of this report, the environmental lands inclusive of buffers will be zoned **Environmental Protection Area One (EPA 1)**, **Environmental Protection Area Two (EPA 2)** and **Open Space (O)**, which would not permit any development and would provide permanent protection to the natural heritage system and buffers on the subject lands. Staff notes that the natural heritage lands and associated buffers will be conveyed to the City to ensure their protection over the long-term. Furthermore, the revised development proposal includes a reduction in the area of disturbance within the buffers, which has been reviewed and accepted by City staff, with technical comments to be addressed through the required future Site Plan applications to be submitted for the individual Development Blocks.

Parkland and Stormwater Management

Concerns were raised with respect to the provision of encumbered parkland in a strata form with underground stormwater management infrastructure, which has since been removed from the development proposal. Infrastructure Planning, Development Engineering and Park and Natural Heritage Planning staff has reviewed the applicant's revised development proposal, which now includes two (2) traditional stormwater management pond facilities, a community park and a neighbourhood park, all of which meets the City's standards for these facilities. Technical comments with respect to the parkland will be addressed at the detailed design stage of the Plan of Subdivision.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight (8) 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.*

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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.*

At the time of writing this report, Site Plan applications had not yet been submitted in support of the applicant's revised development proposal. In order to satisfy IGMS Criteria 5, the applicant will be required to submit a Sustainability Performance Metrics Tool (the "Metrics") in support of and for consideration by the City as part of its review and approval of future Site Plan applications to be submitted for the individual Development Blocks to support the allocation of servicing capacity. In this regard, staff will continue to work with the applicant to achieve the City's minimum requirements applicable to the subject development in order to enable the consideration of servicing allocation assignment in the future.

In consideration of the above and in order to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council delegate its authority to assign allocation to the Commissioner of Planning and Building Services, subject to compliance with the City's IGMS.

Recommendation:

Staff has reviewed the applicant's revised development proposal and advises that the concerns and issues that were previously identified have been satisfactorily addressed and the proposed development represents proper and orderly planning. In consideration of the foregoing, staff support the applicant's revised Zoning By-law Amendment and draft Plan of Subdivision applications for the following principle reasons:

- the proposed medium density residential development is consistent with the PPS and the Growth Plan which direct that within **Settlement Areas**, municipalities plan for and accommodate a range of housing options through intensification and redevelopment to create more sustainable communities and to use land and infrastructure more efficiently, while ensuring the protection of public health and safety;
- the applicant's revised development proposal conforms with the policy direction for the **Urban Area** and **Regional Greenlands System** as outlined in the ROP;
- the applicant's revised development proposal conforms with the applicable policies of the **Neighbourhood, Natural Core** and **Natural Linkage** designations of the Plan, relating to permitted land uses, maximum building height and maximum density provisions;

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- the proposed development provides for appropriate built form, massing and setbacks that are compatible with adjacent and surrounding lands pursuant to **Section 4.9.2** of the Plan;
- the subject development is not proposed as an affordable housing development. Notwithstanding, the development proposal will contribute to achieving the City's housing objectives by adding to the City's housing stock in a manner that is compatible with the character of the surrounding area;
- the applicant's revised development proposal will provide for the protection and conveyance of the environmental lands inclusive of buffers to the City pursuant to the PPS, ORMCP, ROP and the Plan to ensure their protection over the long-term;
- the original 1997 OMB approval relating to the applicant's land holding predates changes to the OHA that allowed properties to be listed on the municipal Heritage Register. Staff note 53 St. Laurent Drive was listed after the applicant had submitted their original development applications. Notwithstanding, the applicant shall be required to prepare a CHIA through a condition of draft approval (see Appendix "C");
- the proposed site specific **RM1 Zone** category under By-law 313-96, as amended, is generally consistent with the surrounding context of the Oak Knoll neighbourhood;
- staff supports the proposed development standards and finds them appropriate for the subject development and in the context of the area in which the lands are located. The amending by-law and details of the site specific provisions will be refined and brought forward to a future meeting of Council for enactment;
- the design of the proposed development includes bicycle routes, pedestrian walkways and interconnections (to the adjacent residential neighbourhood to the northeast), and multi-use trails, which further supports options for zero-emission modes of transportation and public transit usage;
- the applicant has satisfactorily addressed the technical requirements previously identified by City departments, external agencies and the public as outlined in this report. The remaining technical matters and design considerations will be required to be addressed through the review of future Site Plan applications to be submitted for the individual Development Blocks; and,
- the submission of Site Plan, draft Plan of Condominium, Part Lot Control, Private Street Naming and Municipal Addressing applications will be required in the future to facilitate the final approval and construction of the development proposal.

On the basis of the preceding, staff supports the applicant's revised Zoning By-law Amendment and draft Plan of Subdivision applications and recommends approval, subject to recommendations outlined in this report.

Financial Implications:

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

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Relationship to Strategic Plan 2024-2027:

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community** as it facilitates the final development phase of the Oak Knoll Community, which reduces the need to expand development into undeveloped areas of the municipality. This will add additional housing stock within an existing community.

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#45-21 held on November 3, 2021
- Appendix B, Applicant's Draft Zoning By-law Amendment
- Appendix C, Schedule of Conditions of Draft Plan Approval 19T(R)-93027
- Map 1, Aerial Photograph
- Map 2, Official Plan Schedule A2 - Land Use
- Map 3, Existing Zoning
- Map 4, 1997 Draft Approved Plan of Subdivision 19T-93027
- Map 5, 2020 Proposed Draft Plan of Subdivision
- Map 6, 2024 Proposed Draft Plan of Subdivision
- Map 7, 2020 Proposed Concept Plan
- Map 8, 2024 Proposed Concept Plan
- Map 9, 2024 Proposed Conceptual Landscape Masterplan

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Report Approval Details

Document Title:	Staff Report SRPBS.24.107 - Request for Approval - Baif Developments Limited - City Files D02-20006 and D03-93005.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Council Public Meeting Extract C45-21.docx- Appendix B - Applicant's Draft Zoning By-law Amendment.pdf- Appendix C - Schedule of Conditions 19T-93027.docx- Map 1 Aerial Photograph.docx- Map 2 Official Plan Schedule A2 – Land Use.docx- Map 3 Existing Zoning.docx- Map 4 1997 Draft Approved Plan of Subdivision 19T-93027.docx- Map 5 2020 Proposed Draft Plan of Subdivision.docx- Map 6 2024 Proposed Draft Plan of Subdivision.docx- Map 7 2020 Proposed Concept Plan.docx- Map 8 2024 Proposed Concept Plan.docx- Map 9 2024 Proposed Conceptual Landscape Masterplan.docx
Final Approval Date:	Sep 26, 2024

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

Deborah Giannetta - Sep 25, 2024 - 10:58 PM

Gus Galanis - Sep 26, 2024 - 8:06 AM

Darlene Joslin - Sep 26, 2024 - 10:05 AM