

SUBJECT: RECOMMENDATION REPORT
Humbold Greensborough Valley Holdings Limited
Applications to amend the Official Plan and Zoning By-law,
and for Draft Plan of Subdivision and Site Plan Approval to
permit a common element condominium townhouse
development comprised of 147 townhouses including 121
back-to-back townhouses on the east side of Donald Cousens
Parkway, south of Major Mackenzie Drive, west of Ninth
Line, north of Castlemore Avenue (Concession 8, Part of Lot
19) (Ward 5)

File Nos: OP 18 129244, ZA 10 132122, SU 11 118324 &
SC 10 132123

PREPARED BY: Stacia Muradali, MCIP, RPP, Ext. 2008
Senior Planner, East District

REVIEWED BY: Ron Blake, MCIP, RPP, Ext. 2600
Senior Development Manager

RECOMMENDATION:

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- 1) That the staff report titled “RECOMMENDATION REPORT, Humbold Greensborough Valley Holdings Limited, Applications to amend the Official Plan and Zoning By-law, and for Draft Plan of Subdivision and Site Plan Approval to permit a common element condominium townhouse development comprised of 147 townhouses including 121 back-to-back townhouses on the east side of Donald Cousens Parkway, south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue (Concession 8, Part of Lot 19) (Ward 5), File Nos: OP 18 129244, ZA 10 132122, SU 11 118324 & SC 10 132123”, be received;
- 2) That the record of the Public Meeting held on June 11th, 2018 regarding the applications for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision 19TM-95082, be received;
- 3) That Council approve the Official Plan Amendment application (OP 18 129244) submitted by Humbold Greensborough Valley Holdings Limited to redesignate the subject land from “Residential Low Rise” to “Residential Mid Rise” in the 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018), as amended, attached in draft as Appendix ‘A’ be finalized and adopted without further notice;

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- 4) That Council approve the Zoning By-law Amendment application (ZA 10 132122) submitted by Humboldt Greensborough Valley Holdings Limited to amend Zoning By-laws 304-87 and 177-96, as amended, attached in draft as Appendix 'B' be finalized and enacted without further notice;
 - 5) That Council approve the application for Draft Plan of Subdivision 19TM- 95082 (SU 11 118324) submitted by Humboldt Greensborough Valley Holdings Limited subject to the condition attached in draft as Appendix 'C';
 - 6) That Council endorse in principle the Site Plan application (SC 10 132123) submitted by Humboldt Greensborough Valley Holdings Limited for a common element condominium townhouse development comprised of 147 townhouses including 121 back-to-back townhouses, subject to the conditions attached as Appendix 'D';
 - 7) That Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate, not to be issued prior to execution of a site plan agreement;
 - 8) That Council assign servicing allocation for a maximum of 147 townhouses;
 - 9) That Council permit applications for minor variances within two (2) years of the proposed amending by-law coming into force, attached as Appendix 'B', in accordance with Section 45 (1.4) of the Planning Act;
 - 10) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report seeks Council approval of the proposed amendments to the Official Plan and Zoning By-law and Draft Plan of Subdivision applications, and endorsement in principle of the Site Plan application submitted by Humboldt Greensborough Valley Holdings Limited to permit a common element condominium townhouse development comprised of 147 townhouses including 121 back-to-back townhouses on the east side of Donald Cousens Parkway (DCP), south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue.

BACKGROUND:**Subject lands and area context**

The subject lands front onto the east side of the DCP and is located south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue and is approximately 3.1 hectares (7.7 acres) (Figure 1). There is a 10 metre servicing easement (in favour of the City) for an existing sanitary pipe which is located within Block 2 of the proposed draft plan (see Figure 4). A stormwater pond, the Little Rouge Creek, Ninth Line and the

Rouge National Urban Park (located on the east side of Ninth Line) are located to the east of the subject land. The Cornerstone Community Church and a proposed mid-rise building (6 storeys) are located to the south. Low density residential development consisting of single-detached dwellings exist across the DCP on the west side. A future public park, Little Rouge Creek valleylands and woodlands, and residential development comprised of semi-detached and townhouse dwellings up to three (3) storeys in height are located to the north. There is no significant vegetation on the subject property which is currently vacant (Figure 3).

Original Proposal

In 2010 and 2011 the Owner submitted applications to amend the Zoning By-law, and for Draft Plan of Subdivision and Site Plan approval to permit a common element condominium townhouse development which consisted of 112 townhouses. After the statutory Public Meeting was held for those applications on June 21, 2011, there was no activity on the applications while the landowner explored alternative forms of development.

Current proposal

In November 2017, the applicant submitted revised Zoning By-law Amendment and Site Plan Approval applications to permit a common element condominium townhouse development comprised of 121 back-to-back townhouses and 26 townhouses with rear yards. As a result of the introduction of back-to-back townhouses, the applicant was required to submit an Official Plan Amendment application and this is discussed in more detail later in this report. The previously submitted draft plan of subdivision application did not change.

The proposed townhouses will be oriented along the entire DCP frontage and also along the property line which abuts the existing stormwater management pond to the east (Figure 5). The proposed back-to-back townhouses will include unit widths of 6.1 metres (20 feet) with the majority being 7.3 metres (23.9 feet). The remaining townhouses will be approximately 5.9 metres (19.35 feet) wide with rear yards backing onto the stormwater management pond. All of the proposed townhouses will be three (3) storeys in height and each will have a single car garage and driveway. The 37 proposed visitor parking spaces will be well distributed throughout the proposed development, with some located at both the north and south ends, around the proposed common amenity area and some will be centrally located.

The back-to-back townhouses will each have rooftop terraces. For additional outdoor amenity space to serve all of the residents in the proposed development, an approximately 0.2 hectare (0.5 acre) outdoor amenity space located at the north end of the proposed development will be provided.

There are two (2) proposed vehicular accesses, a right-in/ right-out access on DCP at the mid-point of the proposed development and a full movement access at the south end. The applicant is also proposing floor plans which will offer a bedroom, bathroom and kitchenette as options on the main floor of the townhouses with rear yards (26 townhouses) and the 7.3 metre wide back-to-back townhouses (75 townhouses). The

optional floor plans to include a bedroom, bathroom and kitchenette on the main floor will appeal to a more diverse range of age groups including seniors as well as offer opportunities for independent living.

Official Plan and Zoning

The subject land is designated “Residential Low Rise” in the City’s 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018) (the “City’s 2014 Official Plan”). The “Residential Low Rise” designation contemplates single and semi-detached dwellings as well as townhouses up to a maximum height of three (3) storeys. However, back-to-back townhouses are not provided for in this designation. An Official Plan Amendment is required to permit the proposed back-to-back townhouses.

The majority of the subject land is zoned “Agriculture One (A1)” and the northeast corner is zoned “Open Space One (O1)” by zoning by-law 304-87, as amended. A Zoning By-law Amendment is required to permit the proposed development.

Public Input

The statutory Public Meeting respecting the proposed development was held on June 11th, 2018 and there were no residents who spoke at the Public Meeting. Written submissions have not been received respecting the proposed development.

OPTIONS/ DISCUSSION:

The proposed amendment to the Official Plan is appropriate

The proposed Official Plan Amendment (Appendix ‘A’) to redesignate the subject land from “Residential Low Rise” to “Residential Mid Rise” and “Greenway” is considered appropriate given the area context surrounding the subject land. The subject land is separated from the existing community to the west by the DCP. The east side of DCP in this area (south of Major Mackenzie Drive, north of the intersection of Ninth Line and DCP) has been developed with a more intense form of residential development establishing it’s own character including semi-detached dwellings and townhouses to the north, and a six (6) storey mid-rise building proposed to the south, north of the existing Cornerstone Community Church (see Figure 3).

Designating Block 2 on the draft plan “Greenway” is appropriate to protect the adjacent valleylands and woodlands to the north. This area of land has been determined to be important in providing a minimum 10 metre vegetation protection zone (see Figure 4). It is Staff’s opinion that the proposed development is compatible with the surrounding neighbourhood and is an appropriate form of intensification.

The Region of York has exempted the proposed Official Plan Amendment from Regional approval because in their opinion the Official Plan Amendment application is considered to be a local matter.

The proposed amendment to the Zoning By-law is appropriate

The proposed zoning by-law amendment (Appendix 'B') to rezone the subject land from "Agriculture One (A1)" and "Open Space One (O1)" by zoning by-law 304-87, as amended, to "Residential Two *630 (R2*630)" and "Open Space One (OS1)" by zoning by-law 177-96, as amended, to permit the proposed townhouse development is considered appropriate. The proposed townhouse unit widths will range from 5.9 metres (19.3 feet) to 7.3 metres (23.9 feet) with maximum height up to 12 metres (39.3 feet) which will permit built form which will be compatible with the surrounding neighbourhood. The proposed amending by-law also requires a minimum area of 2000 square metres (0.2 hectares) for the proposed outdoor amenity space and will zone Block 2 on the draft plan "Open Space One (OS1)" which will not permit development of that area of land.

Proposed Draft Plan of Subdivision

The purpose of the proposed draft plan of subdivision (Figure 4) is to create a registered block on a plan of subdivision with an area of approximately 2.85 hectares (7 acres) to facilitate the creation of individual lots for the proposed townhouses through part lot control. Block 2 on the draft plan which is approximately 0.1 hectares (0.267 acres) will be conveyed to the City. There is a City sanitary pipe currently located within Block 2. Block 2 will also provide the minimum 10 metre vegetation protection zone to the Little Rouge Creek woodlands and valleylands to the north. Other blocks on the draft plan include Blocks 4 and 5 which are 0.3m reserves along the entire DCP frontage, and a Regional road widening (Block 3) also along the entire DCP frontage. The draft plan conditions are attached as Appendix 'C'.

Proposed site plan

The proposed site plan is appropriate subject to the conditions listed in Appendix 'D'. The proposed back-to-back townhouses will be located along the entire DCP frontage as well as facing the stormwater management pond at the northern half of the proposed development. The townhouses with rear yards will back onto the existing stormwater management pond to the east at the southern end of the proposed development. There is a window street along the DCP frontage which will provide access for the proposed back-to-back townhouses facing DCP (see Figure 4). The proposed layout supports urban design principles as the built form aligns and frames the DCP and the stormwater management pond to the east. The proposed built form is a contemporary style and the materials consist of brick with wood elements. Front garages are softened by overhangs and extensive window glazing is provided on the second and third floors. The proposed amenity/play area is located to abut the Little Rouge Creek valley land to the north which will enhance the use and appeal of this amenity space by the residents.

Shrub plantings, deciduous native trees and landscaping will be used to delineate the private amenity area from the open space system along the mutual property boundary. There will be adequate site circulation for pedestrians as there are contiguous sidewalks throughout the proposed development and adequate vehicular access and circulation for motor vehicles, emergency vehicles and garbage trucks. Sufficient visitor parking is provided as the proposed 37 visitor parking spaces comply with the City's parking by-law. The amount of outdoor amenity areas in the form of rooftop terraces, rear yards and

the proposed 0.2 hectare (0.5 acre) common amenity area will appropriately serve the future residents.

Staff are still working with the applicant to provide an appropriate width of landscape buffer along DCP. Staff have requested that the landscape buffer be a minimum 3.0 metres (9.8 feet) at the north end of the site and slightly taper towards the south end. Staff are also working with the applicant on the size of front yard landscape areas for units fronting onto the DCP. Staff has required a minimum soil volume of 30m³ for every two (2) townhouse units to facilitate the planting of high branching deciduous trees. The front entrance pathways may also need to be reconfigured to achieve the desired tree planting requirements. Staff are also requesting that the Canada Post Boxes located along the main entry road be relocated internal to the site. This would also provide space for additional landscape treatment and reduce the potential for vehicular conflict. The applicant will be required to provide the appropriate landscape buffer along DCP and adequate tree planting and revise the site plan and landscape plans accordingly prior to site plan endorsement, to the satisfaction of the Director of Planning and Urban Design (Appendix 'D'). The applicant is also required to provide a sidewalk within the boulevard of the City's cul-de-sac to the south of the subject land, extending from DCP to a future pedestrian pathway around the stormwater management facility to the east of the subject land. The site plan will need to be revised to reflect this sidewalk as well as the location of proposed bicycle spaces prior to site plan endorsement (Appendix 'D').

The applicant has also committed to implementing some sustainable initiatives throughout the proposed development such as using predominantly drought tolerant plant and tree species, as well as using silva cells to help support tree growth and on-site stormwater management.

Region of York

Donald Cousens Parkway is under the York Region's jurisdiction. York Region has reviewed the applications and reports submitted in support of the applications including the Traffic Impact Study. Some of York Region's requirements include conveyance of a road widening along the DCP frontage as well as establishing a 0.3m reserve across the full DCP frontage of the site except at the proposed access. It should be noted that previously, the proposed access on DCP was located at the north end of the proposed development. However, given York Region's concerns respecting the sightlines for the previously proposed access, the applicant has relocated the proposed DCP access to its current proposed location (see Figure 5). The applicant is required to comply with all of the Region's draft plan conditions (Appendix 'C') before the draft plan of subdivision is registered.

Toronto and Region Conservation Authority (TRCA)

The north-east portion of the subject land (Block 2 on the draft plan) is located within the TRCA's Regulated Area as it is traversed by a valley corridor associated with the Little Rouge River. This area around the Little Rouge River also contains significant valleylands and woodlands. Both the TRCA and the City's Natural Heritage staff will not allow development, pathways or park structures to be located within this area. However, the existing City pipe located within this area will be permitted. The TRCA has

reviewed the applications and supporting materials. One of their main comments relates to on-site retention and stormwater runoff for a 5mm storm event. They propose using Low Impact Development (LID) measures to encourage infiltration, evapotranspiration and/or reuse (eg. permeable driveway pavers, rainwater harvesting, bio-retention planters, enhanced grass swales or silva cells). The applicant is proposing to incorporate silva cells around the tree plantings as part of the proposed development. The planting and restoration plan for the vegetation protection zone must incorporate only native, non-invasive species, to the satisfaction of the TRCA and the Director of Planning and Urban Design. The applicant will be required to revise the respective engineering drawings and reports, as well as any plans including planting and restoration plans, and site plan. In addition, the applicant is required to explore further opportunities to increase the ecological function and provide an overall net benefit to the natural heritage system, to the satisfaction of the TRCA and the Director of Planning and Urban Design, as a condition of draft plan approval (see Appendix 'C').

Transportation

Both the Region and City transportation staff have reviewed the Traffic Impact Study and related addendums submitted by the applicant in support of the proposed development. The key finding of the traffic impact study is that the timing of the signalization at DCP and Castlemore Avenue should continue to be monitored by the Region in determining when the appropriate volumes have been met to warrant a traffic signal. The applicant has also committed to implementing a Transportation Demand Management (TDM) plan including a marketing and education program which will provide the future residents of the proposed development with maps of cycling routes, public transit schedules and information on Smart Commute programs serving the area. The applicant will also provide prepaid PRESTO cards in the amount of \$25 to each unit owner as a financial incentive to encourage commuters to try public transit. The applicant is required to satisfy all transportation requirements listed in the draft plan conditions (Appendix 'C') as well as provide a Letter of Credit to ensure that the proposed TDM measures are implemented to the satisfaction of the Director of Engineering (Appendix 'D').

Parkland

The subject land is located within the Greensborough community which is subject to the Greensborough Developers Group Agreement, which outlines the development cost obligations of participating landowners including parkland dedication. The applicant is required to meet their parkland obligations prior to approval of the proposed development. Approximately 0.3 hectares (0.74 acres) of parkland will be required for the proposed 147 townhouses. Any parkland owing above and beyond the Developers Group obligations will be paid to the City as cash-in-lieu of parkland. It should be noted that the proposed outdoor amenity space is not eligible for a credit against the parkland dedication requirement. The applicant is required to provide an appraisal report to the satisfaction of Director of Planning and Urban Design to determine the amount of cash-in-lieu of parkland owed to the City. The applicant is also required to provide a clearance letter from the Trustee of the Developers Group prior to registration of the draft plan of subdivision (see Appendix 'C').

Permission to apply for minor variances within two (2) years of by-law enactment

The applicant has requested that Council grant exemption from subsection 45 (1.4) of the Planning Act, which will permit applications for minor variances within two (2) years of the enactment of the amending by-law attached as Appendix 'B'. Staff have no objection to this request as the site plan requires a few minor revisions as discussed above. Staff will have the opportunity to review the appropriateness of any requested minor variances should any such applications be made in the future. This provision will be included in the Resolution of Council.

Public art

The applicant is required to provide a Public Art contribution in accordance with the City's public art policies and Section 37 of the Planning Act. The contribution has been identified in the Zoning By-law Amendment (Appendix 'B') and is collected prior to execution of the site plan agreement.

CONCLUSION:

Based on the discussion above staff is of the opinion that the proposed development is appropriate and recommend approval of the proposed Official Plan and Zoning By-law Amendments (Appendices 'A' and 'B') and Draft Plan of Subdivision subject to the draft conditions listed in Appendix 'C'. Staff also recommend endorsement in principle of the site plan subject to the site plan conditions in Appendix 'D'.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications align with the City's strategic priority of providing a safe and sustainable community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and their conditions and comments have been incorporated into the Official Plan and Zoning By-law Amendments as well as Draft Plan and Site Plan conditions.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Air Phot
- Figure 4: Proposed Draft Plan of Subdivision
- Figure 5: Proposed Site Plan
- Figure 6: Front Elevation on Donald Cousens Parkway (6.1m Townhouses)
- Figure 7: Front Elevation on Donald Cousens Parkway (7.3m Townhouses)
- Figure 8: Front Elevation Townhouses with Rear Yards
- Figure 9: Rear Elevation Townhouses with Rear Yards

- Appendix 'A': Proposed Official Plan Amendment
- Appendix 'B': Proposed Zoning By-law Amendment
- Appendix 'C': Draft Plan Conditions
- Appendix 'D': Site Plan Conditions

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