STAFF REPORT



THE CORPORATION OF THE TOWN OF COBOURG

Report to:	Mayor and Council Members	Priority:	☐ High ⊠ Low	
Submitted by:	Vanessa Reusser, MCIP, RPP Manager of Development Review vreusser@cobourg.ca	·	Meeting Type: Open Session Closed Session □	
Meeting Date:	September 5, 2023			
Report No.:	Planning and Development-160-23			
Submit comments to Council				

Subject/Title: Application for Zoning By-law Amendment – Cobourg Trails

(Tribute) Phases 2-7

RECOMMENDATION:

THAT Council receive this Report for information purposes;

FURTHER THAT Council pass the by-law included as **Attachment 1** approving the Zoning By-law Amendment for Cobourg Trails (Tribute) Lands in Phases 2-7; and,

FURTHER THAT once all conditions for the Removal of the (H) Holding Symbol are satisfied as contained in the Official Plan, Zoning By-law and Draft Plan Conditions of approval, a By-law authorizing the Removal of the (H) Holding Symbol be approved.

1. STRATEGIC PLAN

N/A

2. PUBLIC ENGAGEMENT

Section 34 of the *Planning Act, R.S.O. 1990, c.P.13,* as amended prescribes statutory notice requirements for a Zoning By-law Amendment application, and for the scheduling of a public meeting.

Notice of complete applications and notice of a public meeting were provided together. According to the Town of Cobourg procedural By-law, the Municipality is required to give notice by either:

- a) Publication in a newspaper that is sufficient in the area which the application applies: or
- b) Personal or ordinary service mail to every landowner within 120 meters of the subject land, and by posting a notice, clearly from public highway or other place the public has access on the subject land, or a location chosen by the municipality.

The Municipality's notification procedures for complete applications and public meetings include both a) and b) above, including the posting of a sign on the frontage of the property, which meet and exceed the notice requirements prescribed by the *Planning Act*. In addition, the Town provides this Report to Council for information purposes in open session and posts relevant information regarding the development on its Planning Applications page of the municipal website (Planning & Development). The Municipality followed the statutory notice requirements in accordance with the *Planning Act* R.S.O 1990, c.P.13, as amended.

A Public Meeting was held on April 11, 2022, and the Developer and the Consultants held a privately organized open house on April 6, 2022.

Public comments were generally related to the draft plan of subdivision for Phase 2 which were addressed in the recommendation report for draft plan approval of Phase 2 dated July 17, 2023. Comments related to the Zoning By-law Amendment were as follows:

- Concerns with lack of green space / landscaped open space on properties based on the residential typologies.
 - The Zoning By-law Amendment provides a minimum landscaped open space in the front yard or exterior side yard, and on the overall lot. This ratio of landscape open space on urban residential lots is very typical within newer subdivisions. Subdivision lots have evolved to be smaller over time and this supports other land use planning objectives such as increasing densities within existing urban areas and making efficient use of infrastructure. Private yards are complemented by nearby public park space.
- Concerns with width of the street allowance with respect to cycling and pedestrian infrastructure.
 - The Zoning By-law Amendment does not propose any reductions to the width of the street allowances within Phases 2-7. The street widths will comply with the Town's engineering standards and the width of each street will depend on the street classification (i.e., local, collector, arterial). Pedestrian and cycling infrastructure are planned throughout the Cobourg Trails development. Street widths, pedestrian and cycling infrastructure will be reviewed as part of the detailed design of the subdivision.

- Question regarding the minimum lot depth.
 - The Town's Zoning By-law does not contain a provision for minimum lot depth but rather contains minimum lot frontage and minimum lot area provisions. The siting of dwellings on a lot is subject to various zone provisions such as minimum and maximum setbacks, maximum lot coverage, and minimum landscaped open space. The Zoning By-law Amendment proposes to revise certain provisions listed below in Section 5.5 of this report.

3. PURPOSE

The purpose of this report is to provide a planning analysis and justification regarding the submitted Zoning By-law Amendment application for Cobourg Trails (Tribute) Phases 2-7 located in the Cobourg East Community.

4. ORIGIN AND LEGISLATION

In January 2022, the Planning Department received an application for a combined Zoning By-Law Amendment (Phases 2-7) application and an application for approval of a Draft Plan of Subdivision from Tribute (Cobourg) Limited "Tribute" for an approximately 17 Hectare (42.09 Acre) parcel of land, at the southwest corner of Elgin Street West and Brook Road North. The applications were deemed complete by Council at the Committee of Whole Meeting on February 11, 2022, and referred to Staff for a recommendation based on the review of the application. The concurrent Draft Plan Approval for Phase 2 was granted by Council on July 24, 2023. This report pertains to the Zoning By-law Amendment application for Phases 2-7.

Given the comprehensive nature and extent of the application and supporting studies, the proposal underwent an extensive circulation, consultation, and review process with the municipal staff Development Review Team (DRT) and relevant external agencies. While the timelines under the *Planning Act* have been exceeded, it was deemed necessary by both the applicant and the municipality in order to address outstanding concerns and ensure that the proposal reflects the most current, accurate and comprehensive information available.

5. BACKGROUND

5.1 Owner and Applicant

Tribute (Cobourg) Limited

5.2 **Property Location**

The Subject Lands are Phases 2-7 of the Cobourg Trails Community. The Subject Lands are generally bound by Danforth Road East to the north, Greer Road and Brook Road North to the east, Elgin Street East to the south, and the existing subdivision along Denton Drive and the Cobourg Community Centre to

the west. Refer to **Attachment 2** for Phasing Plan which outlines Phases 2-7 in red (the Subject Lands).

5.3 Existing Lands Uses

The Subject lands are currently vacant and undeveloped.

5.4 **Surrounding Land Uses**

North: Danforth Road East and Highway 401; Industrial land uses; and existing rural residential properties.

South: Hydro Substation operated by LUSI; Industrial land uses; and. Elgin Street East.

East: Greer Road and Brook Road North; and lands designated for future urban development in accordance with the Cobourg East Community Secondary Plan.

West: Existing subdivision along Denton Drive; Cobourg Community Centre; and. Cobourg Trails Phase 1 lands.

5.5 **Proposal**

The Zoning By-law Amendment proposes to refine the zone limits of Phase 2 to match the approved Draft Plan of Subdivision along with a minor zone change, and to amend the following zone regulations for Phases 2-7:

- Increase the maximum front yard setback from 5.0 metres to 7.5 metres;
- Increase the maximum exterior side yard setback from 4.0 metres to 7.5 metres;
- Clarify where the front yard and exterior side yard setbacks are measured (to the closest of either the Main Wall of the dwelling or Garage);
- Introduce minimum soft landscaping of the front yard for interior townhouses of 30%:
- Introduce a minimum driveway setback from an intersection of any two street lines of 7.0 metres;
- Revise the minimum setback to be 3.0 metres between exterior walls of two groups of townhouses regardless of the number of storeys;
- Revise the maximum garage width for a townhouse dwelling unit with a lot frontage of less than 11.6 metres from 50% of lot frontage to 4.0 metres;
- Introduce a minimum setback of 0.0 metres along the full extent of any interior lot line between two townhouse dwelling units;
- Introduce a minimum rear yard setback of 9 metres to the existing hydro substation to the south of the subject lands based on recommendations in the Environmental Noise Study; and,
- Amend the accessory dwelling unit provisions as it related to single detached dwellings.

The subject lands are designated a mix of Living Area, Environmental Protection, and Parkland in the Cobourg East Community Secondary Plan Schedule X1 Land Use Plan.

The applicant recently received approval for a Draft Plan of Subdivision for Phase 2 lands which will provide for a range of between 91 and 116 residential units. The block layout allows for a flexible range of lot frontages offered during the sales program. The final unit mix will be finalized at the detailed engineering stage and upon preparation of the M-Plan. The proposed typologies include single detached dwelling lots with varying frontages (13.72 metres, 11.6 metres, and 9.2 metres) in addition to blocks to accommodate 6-metre townhouse dwelling units.

The following attachments are provided for reference purposes:

Attachment 1 – Draft Zoning By-law Amendment

Attachment 2 - Context Map / Phasing Plan

Attachment 3 and 3a – Planning Justification Report and Addendum Letter, prepared by The Planning Partnership

Attachment 4 and 4a – Sample Floor Plans

The following Plans and reports were submitted in support of the applications for Draft Plan of Subdivision Approval and the Zoning By-law Amendment application:

- Phase 2 Draft Plan of Subdivision Drawing Completed by The Planning Partnership
- Planning Justification Report + Addendum Letter Completed by The Planning Partnership
- Draft Amending By-Law Completed by The Planning Partnership
- Environmental Noise Assessment Completed by YCA Engineering LTD
- EIS Report + Addendum Letter Completed by GHD Group
- Stormwater Management Report Completed by D.G. Biddle & Associates Limited
- Internal Functional Servicing Report Completed by D.G. Biddle & Associates Limited
- External Functional Servicing Report Completed by CIMA+
- Transportation Letter Completed by Burnside Traffic Consultants
- Brook Road ROW Concept Plan/Cross Sections Completed by Burnside Traffic Consultants
- 835 Brook Road Concept Plans Completed by Tribute Communities
- Tribute Model Types (Walk Outs/Side Entrances) Completed by Tribute Communities
- On-Street Parking Plan Completed by D.G. Biddle & Associates Limited
- Phase 1 ESA Completed by Golder Associates
- Hydrogeological Impact Assessment Completed by PGL Environmental Consultants
- Archaeological Assessment Completed by Northeastern Archaeological Associates Limited
- Arborist Report and Tree Preservation & Protection Plan Completed by HKLA

- Urban Landscape and Sustainable Design Report Completed by The Planning Partnership
- Trails Masterplan Completed by The Planning Partnership
- Comment Response Matrix Completed by Tribute Communities
- Sample Floor Plans Completed by Tribute Communities

While not all copies of supporting studies and documentation are attached to this staff report, copies can be made available upon request to Planning Staff.

6. ANALYSIS

In considering the subject applications, an understanding of the provincial legislation and local policies is beneficial when reviewing a Zoning By-law Amendment Application.

The background reports submitted with the subject application, particularly the Planning Justification Report (PJR) provided by The Planning Partnership (included as **Attachment 3**), provides a comprehensive overview of the subject application relative to relevant provincial and local policies and provide conclusions and opinions relating to conformity therewith. It is not the intent of this Staff Report to duplicate the review and analysis provided in the PJR, however the following sections provide a general "high level" summary of relevant background and commentary from a municipal planning staff perspective and are intended to complement and be read in conjunction with the submitted reports.

6.1 Planning Act, Provincial Policy Statement & Growth Plan

The *Planning Act* R.S.O. 1990, c.P.13, requires that decisions of local approval authorities shall be consistent with matters of Provincial Interest in carrying out decisions on applications. The *Planning Act* requires the Council of a local Municipality shall be consistent with the Provincial Policy Statement (PPS) and shall not conflict with the objectives of the Growth Plan, 2019, when carrying out applications. Items of Provincial Interest are outlined in the Provincial Policy Statement (PPS) and *Places to Grow Act* and include:

- promoting efficient, cost-effective, and financially sustainable development and land use patterns;
- ensuring that sufficient land is designated and approved to accommodate projected residential growth;
- ensuring that an appropriate range of housing types and densities are provided to meet the requirements of current and future residents;
- ensuring that necessary infrastructure and public service facilities are or will be available to meet projected needs;
- promoting land use patterns and densities which are transit-supportive;
- avoiding development and land use patterns which may cause environmental and/or public health and safety concerns;
- conserving significant built heritage resources;
- facilitating and promoting intensification.

Portions of the subject lands are located within the Ganaraska Region Conservation Authority (GRCA) Regulatory Area as part of Brook Creek and accordingly, the application was circulated to GRCA for review and comments. GRCA Staff have continued to be an active commenting agency throughout all Tribute development applications received. From a planning perspective, the proposed amendments do not trigger any environmental concerns that would not be addressed through the Conditions of Draft Plan Approval for Phases 2-7.

Based on a review of the application for Zoning By-law Amendment for Phases 2-7, including the supporting background information, planning staff are of the opinion the amendments to the Zoning By-law are technical in nature and continue to have appropriate regard to the PPS and Growth Plan. Specifically, the proposal includes provision of a wide range of housing types to satisfy the needs of current future residents in the community, including opportunities for both attainable ownership and secondary rental accommodations. The subject lands are located within an area that will be fully serviced and will have good proximity to a variety of amenities and services, parkland, and open spaces, and are suitably located to accommodate new development in an efficient, orderly fashion. It is important to note Phases 3-7 require Draft Plan of Subdivision Approval and will also be evaluated against these policies accordingly.

Sections 5.0, 5.1 and 5.2 of the Planning Justification Report (PJR) prepared by The Planning Partnership (**Attachment 3**) provide a comprehensive overview of applicable PPS and Growth Plan policies.

In summary, planning staff concur with the conclusions and opinions contained within the submitted PJR regarding consistency with the PPS and fulfillment of the Growth Plan's objectives.

6.2 County of Northumberland Official Plan

The general purpose of the County of Northumberland Official Plan (the "County OP") is to establish a broad, upper-tier policy framework intended to guide local municipalities in the preparation of their Official Plans, Official Plan Amendments and Zoning By-laws; implement the PPS and Growth Plan at the County level; and, establish a framework for coordination and cooperation amongst local municipalities and the County on planning and development issues that cross municipal boundaries.

The County OP encourages each of the six (6) urban areas in the County (including Cobourg) to become complete communities, including the provision of convenient access to appropriate mix of jobs, local services, schools, health, transit, recreation, and open space for their residents. From this perspective, it is the objective of the County OP to:

- Protect, enhance, and maintain existing urban areas as diverse, livable, safe, thriving, and attractive communities;
- Promote the efficient use of land and infrastructure by directing most development to urban areas where full services are available;

- Encourage a range of complementary and compatible land uses in residential areas, including community facilities, schools, small-scale commercial uses, and recreational open space areas;
- Provide opportunities for a diversified economic base, including an appropriate mix of employment and institutional uses to meet long term needs;
- Establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including public transit, cycling, and walking;
- Provide for an interconnected system of public spaces that offer convenient and comfortable access and promote safe and healthy environments; and,
- Encourage a high standard of urban design.

The subject lands are located outside the Built Boundary but are still part of the Urban Area, as designated in the County Official Plan. The County aims to focus growth in Urban Area, and to support the establishment of complete communities.

Section 5.3 of the PJR (**Attachment 3**) provides a comprehensive analysis of applicable policies of the County OP, particularly the urban area population and employment forecasts, minimum density targets, housing mix, development objectives, natural heritage systems, servicing, and transportation considerations.

Planning staff agree with conclusions in the PJR that the proposal conforms to the County Official Plan.

6.3 Town of Cobourg Official Plan

The Town Official Plan is a broad policy document that establishes an overall planning framework or vision for the community, including policies to maintain and enhance the existing community structure and for managing changes, and for guiding the municipality in implementing the planning process through a variety of mechanisms and approaches.

Sections 5.4 and 5.5 of the PJR (**Attachment 3**) provide a comprehensive analysis of applicable Official Plan and Secondary Plan Policies for the proposal.

The subject lands (Phases 2-7) are mostly designated Living Area with some Environmental Protection Areas, along with Community Use Areas (which includes parkland, schools, places of worship, community recreation centre, village square) as per Schedule X1 Land Use Plan of the Cobourg East Community Secondary Plan. Some of the key objectives of the Secondary Plan include the promotion of compact, walkable neighborhoods, mixed-uses and densities, high quality design, orderly, staged development patterns and integrating the community with existing and future developments. Lands designated "Living Area" encourage a range of housing types and a full range of housing opportunities to meet the Town's projected housing needs. The provision of high quality low and medium density using types in form of single detached and townhouse dwelling units conforms with the Official Plan and is highly supportive of broader Town objectives to provide a range of housing types within Cobourg East.

In July 2018, Council approved OPA 76 which amended Schedule X1 to implement the current overall concept plan for the Cobourg Trails, inclusive of the Subject Lands. This most recent amendment secured the current general land use layout to guide the location of future residential development, the delineated boundaries of the natural heritage system as established by the EIS addendum, as well as the general location for non-residential uses, parks and community uses.

Planning staff are of the opinion the proposal conforms to the Town Official Plan and the Cobourg East Community Secondary Plan policies.

6.4 Town of Cobourg Comprehensive Zoning By-law

The Comprehensive Zoning By-law No. 85-2003 is the current in-force By-law that regulates all land uses in the Town. The zoning of the Subject Lands is site specific and was established through an implementing Zoning By-law Amendment (By-law No. 083-2010 and By-law No. 039-2018), which established the original set of performance standards and zone provisions that apply to Subject Lands.

The majority of the subject lands are zoned "Cobourg East Residential One Holding (CER1[H]) Zone". The CER1 Zone permits all lower density dwelling typologies in compliance with the Zoning By-law regulations.

The applicant proposes to:

- 1. Amend the site-specific performance standards for the CER-1 Zone;
- 2. Amend the accessory dwelling unit provisions; and,
- 3. Make minor refinements to the zone boundaries in Phase 2 to match the draft plan approval boundaries and a minor zone change.

There are additional site-specific zoning amendments requested with respect to the Official Plan Amendment (OPA) application for Phase 3 commercial lands. These amendments will be brought forward to Council for consideration at a later date.

The Holding (H) Provision will remain on the subject lands and the applicant will be required to request the Removal of Holding (Symbol) as each subdivision phase reaches final approval and registration.

1. Amend the site-specific performance standards for the CER-1 Zone

The proposed site-specific performance standards to the Zoning By-law are as follows:

- Increase the maximum front yard setback from 5.0 metres to 7.5 metres;
- Increase the maximum exterior side yard setback from 4.0 metres to 7.5 metres;
- Clarify where the front yard and exterior side yard setbacks are measured (to the closest of either the main wall of the dwelling or garage);
- Introduce minimum soft landscaping of the front yard for interior townhouses of 30%;

- Introduce a minimum driveway setback from an intersection of any two street lines of 7.0 metres;
- Revise the minimum setback to be 3.0 metres between exterior walls of two groups of townhouses regardless of the number of storeys;
- Revise the maximum garage width for a townhouse dwelling unit with a lot frontage of less than 11.6 metres from 50% of lot frontage to 4.0 metres;
- Introduce a minimum setback of 0.0 metres along the full extent of any interior lot line between two townhouse dwelling units; and,
- Introduce a minimum rear yard setback of 9 metres to the existing hydro substation to the south of the subject lands based on recommendations in the Environmental Noise Study.

The applicant previously sought relief from these same current zone standards as part of the Phase 1 subdivision through a minor variance application that was approved at the Committee of Adjustment (Application No. A-05-2021). The applicant is proposing to carry forward the same performance standards from the previous minor variance decision to the remaining phases (2-7) of the Cobourg Trails plan through the proposed Zoning By-law Amendment.

The original implementing Zoning By-law for the Subject Lands was approved by Council in 2010 (By-law No. 083-2010). The By-law was created in anticipation of new housing forms, however there were no specific designs with which to structure the By-law regulations and the regulations were a product of their time. In 2018, the subdivision designs were modified to reflect modern trends in community planning and design. The proposed amendments will provide greater flexibility in house placement and design and will help address grading challenges associated with the topography of the Subject Lands. As such, the applicant has applied to vary some of the zone regulations to permit the house designs while maintaining conformity with the goals and objectives of the Cobourg East Community Urban Design Guidelines and the Villages of Central Park Urban Design Guideline Addendum (2018).

The proposed amendments for Phases 2-7 are appropriate and will allow for the implementation of uniform and consistent zone standards across all Phases of the development. As noted in The Planning Partnership Report (**Attachment 3**), the neighbourhood design will continue to maintain the goals and objectives of the community's urban design guidelines aimed at creating high quality streetscapes and neighbourhoods. The individual dwellings will also be subject to Architectural Controls to support and reinforce the importance of urban design to the overall development.

2. Amend the accessory dwelling unit provisions

The applicant also proposes to amend the Town's accessory dwelling unit (ADU) provisions as it relates to single detached dwellings. The proposes amendments are as follows:

• Remove the maximum square footage for an accessory dwelling unit (but maintain the maximum 45% standard); and,

Remove the maximum number of bedrooms for an accessory dwelling unit.

The Addendum Letter from The Planning Partnership (**Attachment 3a**) provides a comparison chart of the Town's Accessory Dwelling Unit By-law provisions against the proposed provisions.

The Province recently introduced legislation as part of Bill 23, *More Homes Built Faster Act*, which requires Official Plans and Zoning By-laws to permit small scale residential uses of up to three units "as of right" in areas where municipal services are available. The legislation also limits the amount of parking that can be required to one (1) space per ADU in addition to the required parking for the principal dwelling. To help implement the Provincial direction for more homes, Planning Staff requested Tribute explore options for providing purpose-built ADU's within their model types. Sample floor plans are provided in **Attachments 4 & 4a**. Based on these floor plans, Tribute is seeking minor amendments to the Town's ADU By-law to accommodate such ADUs.

The applicant is proposing amendments which would only apply to single detached dwellings. Any ADUs within semi-detached or townhouse dwellings would comply with the Town's ADU By-law. The proposed amendments include removing the maximum square footage of ADUs. The units would still comply with the maximum 45% of the total floor area of the building which would ensure the ADU is subordinate to the principal dwelling unit. Further, the amendment proposes to remove the maximum number of bedrooms whereas currently the maximum is 2 bedrooms. The ADU's would comply with all other provisions of the Town's ADU By-law, including parking.

As seen in the sample floor plans in **Attachments 4 & 4a**, the houses would still resemble traditional single detached dwellings. The proposed purpose-built ADU will take on many of the physical attributes of a single detached dwelling with only one door from the front porch providing access into a foyer which provides access to the main floor and basement. The second door will not be visible from the front and will be accessed from the side of the house. The second door will provide access to a staircase which provides access to an accessory dwelling unit on the second floor. Each unit would have two (2) available on-site parking spaces (one in an enclosed garage and one space in the driveway) for a total of four (4) parking spaces per lot, which exceeds with Town's parking requirement. The applicant has designed the dwelling form in a manner that will be in keeping with the character of the Cobourg Trails development. If the amendments were to be approved, Tribute would be able to offer singles with purpose-built ADUs which is not readily seen within Cobourg. This initiative also further advances the Town and County's Affordable Housing objectives and framework, which encourage smaller and secondary units.

3. Minor refinements to the zone boundaries in Phase 2 to match the draft plan approval boundaries and minor zone change

The applicant is also proposing minor modifications to the boundaries of Cobourg East Residential One Holding (CER1[H]), Open Space (OS), and Environmental Constraint

(EC) Zones to align with the current Phase 2 plan while allowing for some flexibility to accommodate the detailed design and lotting to occur as part of the Clearance of Draft Plan conditions process. As shown in the Draft By-law included as **Attachment 1**, the is a portion is the Subject Lands proposed to be rezoned from "Cobourg East High Density Exception 1 Holding (CER3-1[H])" to Cobourg East Low Density Residential Holding (CER1[H])". The CER3-1 Zone was added through an amendment in 2018 to permit townhouse dwellings in the high density zone. The CER1 Zone permits townhouse dwellings with zone regulations that will permit the proposed townhouse units. As such, the applicant has requested an amendment to rezone a portion of the lands to CER1. This zone change would allow for all of the developable lands within Phase 2 to be zoned CER1.

Staff have no concerns with the minor modifications to zone boundaries or the zone change on a portion of the Subject Lands.

In consideration of the above, Planning Staff have no concerns with the proposed amendments.

6.5 Department and Agency Comments

The Zoning By-law Amendment application was circulated to municipal department and external agencies, including the Town of Cobourg Development Review Team (DRT) and partner agencies. To date, all of the agencies who have responded with concerns with respect to the proposed amendments have had their issues dealt with or have included draft conditions satisfactory to them implemented to ensure those concerns are met. Phases 3-7 still require Draft Plan of Subdivision Approval and will be circulated to agencies and departments for review, comments, and draft plan conditions.

No objections were received by any commenting departments or agencies.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

There are no anticipated financial implications on the Municipality as a result of the Zoning By-law Amendment. The Applicant has submitted the requisite \$20,040.00 for application fees and deposits for complete applications for the Draft Plan of Subdivision (Phase 2) and Zoning By-law Amendment (Phases 2-7) applications.

8. CONCLUSION

Based on an evaluation of the application relative to the applicable policy and regulatory framework, Planning Staff are of the opinion the Zoning By-law Amendment for Tribute Phases 2-7 is appropriate, desirable, and represents good planning. The proposal will satisfy the key directives of the *Planning Act*, will be consistent with the Provincial Policy Statement and conforms to the Growth Plan. The proposal generally conforms to the policies in the County Official Plan and the Town of Cobourg Official Plan. The proposal will allow the appropriate build out of Tribute's Phases 2-7. As such, Staff recommend Council approve the Zoning By-law Amendment.