



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 9, 2018

Report Number: SRPRS.18.081

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.081 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – P. Campagna Investments Limited, Pasquale Campagna and 1480420 Ontario Limited – Town Files D02-17009 and D03-17003

Owners:

P. Campagna Investments Limited and Pasquale Campagna
81 Bentley Street
Markham, Ontario
L3R 3L1

1480420 Ontario Limited
2 Ryan Crescent
Markham, Ontario
L6C 1A9

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Part of Lot 65, Concession 1, E.Y.S.
Municipal Addresses: 18, 22, and 26 Sunset Beach Road

Purpose:

A request for approval concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a residential development comprised of six freehold townhouse dwelling units on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by P. Campagna Investments Limited, Pasquale Campagna and 1480420 Ontario Limited for the lands known as Part of Lot 65, Concession 1, E.Y.S. (Municipal Addresses: 18, 22 and 26 Sunset Beach Road), Town Files D02-17009 and D03-17003 (19T(R)-17003), be approved, subject to the following:**
- (i) That Council approve the draft Zoning By-law as set out in Appendix “B” to Staff Report SRPRS.18.081 and that it be brought forward to a regular meeting of Council for consideration and enactment;**
 - (ii) That Council draft approve the Plan of Subdivision as depicted on Map 5 to Staff Report SRPRS.18.081, subject to the conditions as set out in Appendix “C”;**
 - (iii) That prior to draft plan approval being granted, the applicant pay the applicable processing fees in accordance with the Town’s Tariff of Fees By-law 79-17;**
 - (iv) That Council resolve to accept cash-in-lieu parkland dedication for the subject development proposal; and,**
 - (v) That 7.26 persons equivalent of additional servicing capacity be allocated to the subject lands in conjunction with a related Site Plan application (Town File D06-17087), to be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11 and upon the receipt of an acceptable Sustainability Metrics submission from the applicant.**

Contact Person:

Simone Fiore, Planner I – Subdivisions, phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

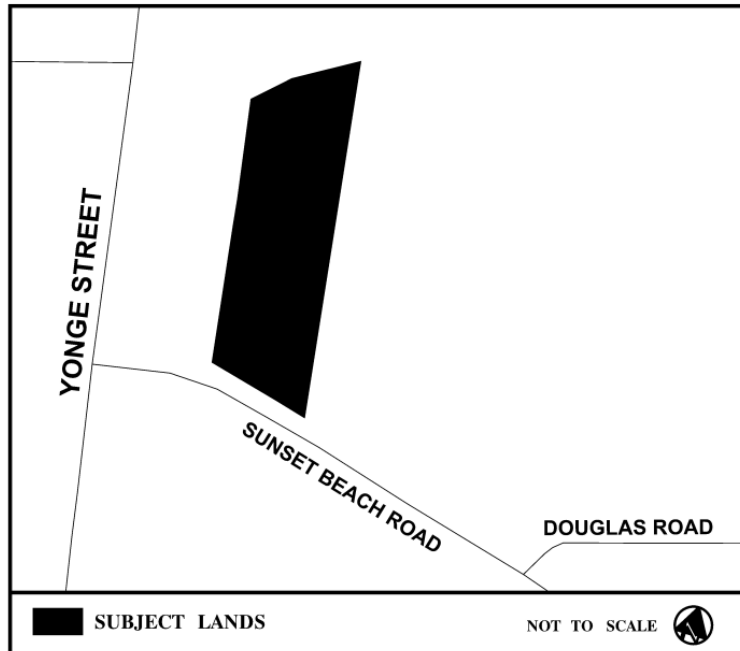
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Location Map:

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



Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were considered at a statutory Council Public Meeting on September 27, 2017 wherein Council received Staff Report SRPRS.17.139 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). Concerns were raised by members of the public with respect to the applicant’s development proposal. The concerns identified included the potential traffic that may be generated by the proposed townhouses along Sunset Beach Road. This matter will be addressed in greater detail in the later sections of this report.

A related Site Plan application was received by the Town on October 30, 2017 and deemed complete on November 1, 2017. The application was subsequently circulated to relevant Town departments and external agencies for review and comment. Staff notes that the Site Plan submission is intended to address sustainable design and matters that are technical in nature.

All comments from internal departments and external agencies pertaining to the subject proposal have been satisfactorily addressed by the applicant. In this regard, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment and draft Plan of Subdivision applications in accordance with the recommendations as set out in Staff Report SRPRS.18.081.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Sunset Beach Road, east of Yonge Street and have a total lot area of approximately 0.566 hectares (1.40 acres). The land holdings presently support three single detached dwellings and accessory buildings that are proposed to be demolished. The lands abut Sunset Beach Road to the south, commercial uses to the west, low-density residential uses to the east, and the Lake Wilcox Channel (Provincially Significant Wetland) and open space to the north (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council’s approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the creation of six freehold townhouse dwelling units on its land holdings (refer to Maps 6 and 7). The proposed draft Plan of Subdivision would establish one single residential block to facilitate the provisions of freehold townhouses, one block fronting Sunset Beach Road for the required road widening, and one block for the environmental lands which will be conveyed to a public authority (refer to Map 5). The following summary outlines the pertinent statistics of the applicant’s development proposal based on the plans and drawings submitted to the Town:

Draft Plan of Subdivision:

- **Block 1 (residential): 0.146 hectares (0.36 acres)**
- **Block 2 (environmental): 0.408 hectares (1.01 acres)**
- **Block 3 (road widening): 0.012 hectares (0.03 acres)**

Site Plan:

- **Total Land Area: 0.566 hectares (1.40 acres)**
- **Total Developable Area: 0.146 hectares (0.36 acres)**
- **Total Number of Units: 6**
- **Floor Space Index: 0.37**
- **Minimum Lot Frontage per Unit: 6.0 metres (19.69 feet)**
- **Maximum Building Height: 11 metres (33.20 feet)**
- **Maximum Number of Storeys: 3**

Planning Analysis:

Town of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** and **Natural Core** in accordance with Schedule A2 – Land Use of the Town’s Official Plan (the “Plan”) (refer to Map 4). The lands are also within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”).

The **Oak Ridges Local Centre** is envisioned as a low-rise, pedestrian-oriented, human-scaled, mixed-use centre serving the Oak Ridges community. Uses permitted within the **Oak Ridges Local Centre** designation include medium density residential, office, commercial, retail, automotive service commercial subject to specific policy criteria as outlined in Chapter 4 of the Plan, in addition to community uses, parks and urban open spaces, and live-work units subject to specific policy criteria as defined in Chapter 3 of the Plan. As per the **Oak Ridges Local Centre** designation, townhouse dwellings are a permitted use on the lands.

The **Natural Core** designation includes natural core areas located within the **Settlement Areas** both on and off the Oak Ridges Moraine. Permitted uses in the **Natural Core** designation include fish, wildlife and forest management, conservation projects and flood and erosion control projects other than stormwater management works, essential transportation, infrastructure, and utilities subject to specific policy criteria as outlined in Chapter 4 of the Town’s Official Plan, low-intensity recreational uses, unserviced parks and accessory uses.

Section 3.2.2.3.8 of the Plan speaks to dedicating hazardous lands and hazardous sites through the development approval process to an appropriate public agency. Staff notes that a large portion of the subject lands, which are proposed to be zoned **Open Space (O) Zone**, are within the TRCA Regulatory Floodplain. Through the approval of the Plan

of Subdivision application, staff will request that this portion of the lands be dedicated to a public authority.

Further, as noted above, the subject lands are located within the **Settlement Area** of the ORMCP. In accordance with Section 3.2.1.1 (18) of the Plan, all uses which are otherwise permitted under the Official Plan shall be permitted within the **Settlement Area**. Therefore, given that the proposed townhouse dwellings are permitted under the provisions of the Plan, the proposed development is considered to conform with the ORMCP.

Proposed Zoning By-law Amendment

The subject lands are presently zoned **Commercial General (CG) Zone** under By-law 1703, as amended (refer to Map 3). This zoning category generally permits a range of commercial uses; however it does not permit the proposed townhouse dwellings. Accordingly, the applicant is seeking Council's approval to rezone the subject lands to **Multiple Residential One (RM1) Zone** and **Open Space (O) Zone**, under By-law 313-96, as amended, with site specific development standards to facilitate the proposed development.

The **RM1 Zone** permits street townhouse dwellings as proposed by the subject applications. The rear portion of the subject lands containing the Regional Floodplain, Provincially Significant Wetland (PSW) and minimum buffers is proposed to be zoned **Open Space (O) Zone** under By-law 313-96, as amended. Uses permitted within the **O Zone** include conservation, forestry, public parks and stormwater management facilities. Conveyance of the lands within the proposed **O Zone** category, in addition to lands designated for road widening purposes, shall be required.

The following table provides a summary of the applicable development standards within the **RM1 Zone** under By-law 313-96, as amended, including site specific provisions proposed by the applicant:

Development Standard	Proposed RM1 Zone Standard, By-law 313-96	Proposed Development (Minimum)
Minimum Lot Area (Interior)	200 square metres (2,152.78 square feet)	200.31 square metres (2,156.12 square feet)
Minimum Lot Frontage (Interior)	6.0 metres (19.69 feet)	6.0 metres (19.69 feet)
Minimum Front Yard	4.5 metres (14.76 feet)	6.44 metres (21.13 feet)
Minimum Side Yard	1.5 metres (4.92 feet)	2.03 metres (6.66 feet)
Minimum Rear Yard	7.5 metres (24.61 feet)	7.01 metres (23 feet)
Maximum Height	11 metres (36.09 feet)	10.12 metres (33.20 feet)
Maximum Lot Coverage	50%	41.7%

In addition to the site specific rear yard setback provision, the applicant is seeking approval to increase the permitted deck encroachment to allow for the proposed decks to encroach 3.7 metres (12.14 feet) into the minimum required rear yard whereas 2 metres (6.56 feet) is currently allowed. Lastly, the applicant has requested that the minimum 45% front yard landscaping calculation include the area of the lot covered by the front yard stair structures and planters. Staff has undertaken a comprehensive review of the proposed Zoning By-law Amendment, including the requested site specific provisions and considers them to be appropriate in light of the existing physical context of the subject lands and surrounding area.

Public Meeting Comments:

As noted previously, concerns were raised by the public at the Council Public Meeting held on September 27, 2017 with regard to the proposed traffic the development may generate. Development Engineering staff has not raised any concern regarding the development proposal resulting in additional traffic. Further, it is noted that through the draft Plan of Subdivision, the applicant will be dedicating a portion of the subject lands (Block 3) for right-of-way purposes along Sunset Beach Road.

Department and External Agency Comments:

The subject applications and the associated background studies and reports submitted in support of the proposal were circulated to various Town departments and external agencies for their review and comment. The following is a summary of the comments received with respect to the applicant's development proposal, and applicable conditions of draft approval are contained in Appendix C, attached hereto.

Development Planning Division

Planning staff has carefully reviewed the applicant's development proposal and is of the opinion that it has appropriate regard for and is consistent with the broader policy direction for this part of the Town as outlined in the Official Plan. On this basis, it is recommended that the Zoning By-law Amendment and draft Plan of Subdivision applications be approved for the following reasons:

- medium density residential uses, including townhouse dwellings, are permitted within the **Oak Ridges Local Centre** designation of the Plan;
- the proposed FSI of 0.37 conforms with the maximum density of 1.0 FSI per development block under Policy 4.3.2.1 (5) of the Plan;
- the proposed height of three storeys conforms with the maximum height of four storeys under Policy 4.3.2.1 (8) of the Plan;
- the development proposal conforms with the applicable development policies of the *Oak Ridges Moraine Conservation Plan*;
- the **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended, with site specific development standards is an appropriate zone to facilitate the development proposal;

- the adjacent environmental lands are to be dedicated to a public authority and zoned **Open Space (O) Zone**;
- the applicant has addressed staff comments by regularizing the rear lot lines while maintaining an appropriate and acceptable minimum buffer from the floodplain;
- the applicant has withdrawn Official Plan Appeal Number 30 related to the Lake Wilcox Special Policy Area;
- a Site Plan application has been submitted by the applicant which is currently under review. Staff will continue to work with the applicant to obtain Site Plan approval;
- it is recommended that cash-in-lieu of parkland be taken at the Building Permit approval stage; and,
- circulated Town departments and external agencies have no further concerns or comments regarding the subject Zoning By-law Amendment and draft Plan of Subdivision applications.

Other Department and External Agency Comments

The applicant's revised development proposal satisfactorily addresses the comments from Town departments and external agencies. There are no further comments or concerns with respect to the applications.

Interim Growth Management Strategy:

Staff has reviewed the Sustainability Metrics submission provided by the applicant in support of its development proposal. The overall application score is 31 out of 106 points. A score of 32 to 45 points represents a "good" score. The applicant has acknowledged that the submitted Sustainability Metrics must be revised in order to meet the "good" score. Staff continues to work with the applicant to explore opportunities to ensure that the applicant achieves a "good" score as part of the finalization of the related Site Plan application for the development.

The subject lands are comprised of three (3) lots of record equivalent to 10.68 persons for the purposes of municipal servicing allocation. The proposed total unit count comprised of six (6) townhouse dwelling units are equivalent to 17.94 persons for the purposes of municipal servicing allocation. As such, staff recommends that Council authorize the Commissioner of Planning and Regulatory Services to allocate municipal servicing for the equivalent of 7.26 additional persons, at such time as the applicant demonstrates that the proposed development will achieve a "good" score through the Site Plan approval process.

Staff further notes that the metrics proposed by the applicant in support of its allocation request are comprised of both site works and building design measures. These commitments will be secured through the Site Plan approval process and reflected in the Site Plan Agreement, where applicable. The approved plans forming part of the Site Plan Agreement must denote the applicable metrics and depict the requisite information on said plans. A response letter directing staff to where the information are depicted or denoted would assist staff's review of the associated plans.

Financial/Staffing/Other Implications:

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

Relationship to Strategic Plan:

The applicant's development proposal aligns with **Goal Two - Better Choice in Richmond Hill** by providing housing that offers options for people at all stages of life, in addition to **Goal Four - Wise Management of Resources in Richmond Hill** by designing energy efficient dwellings and using land responsibly and by protecting and conserving environmental lands.

Conclusion:

The applicant is seeking Council's approval of its proposal to facilitate the construction of a residential development comprised of six freehold townhouse dwelling units on its land holdings. The submitted Zoning By-law Amendment and draft Plan of Subdivision applications conform with the Town's Official Plan and staff is of the opinion that the proposed development is appropriate and represents good planning. On the basis of the preceding, it is recommended that Council approve the subject Zoning By-law Amendment and draft Plan of Subdivision applications in accordance with the direction outlined in this report.

Attachments:

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

- Appendix A, Extract from Council Public Meeting, C#32-17, held September 27, 2017
- Appendix B, Draft Zoning By-law
- Appendix C, Schedule of Draft Plan Approval Conditions
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan Designation
- Map 4 Existing Zoning
- Map 5 Proposed draft Plan of Subdivision (19T(R)-17003)
- Map 6 Proposed Site Plan
- Map 7 Proposed Elevation Plans

Report Approval Details

Document Title:	SRPRS.18.081 - Request for Approval - 18, 22, 26 Sunset Beach Road.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, CPM Extract.pdf- Appendix B, Draft Zoning By-law.pdf- Appendix B, Draft Schedule.pdf- Appendix C, Schedule of Draft Plan Approval Conditions.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_4_EXISTING_ZONING.pdf- MAP_5_PROPOSED_DRAFT_PLAN_OF_SUBDIVISION.pdf- MAP_6_PROPOSED_SITE_PLAN.pdf- MAP_7_PROPOSED_ELEVATIONS_PLANS.pdf
Final Approval Date:	Mar 29, 2018

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

Gus Galanis - Mar 28, 2018 - 5:41 PM

Kelvin Kwan - Mar 28, 2018 - 7:05 PM

Neil Garbe - Mar 29, 2018 - 2:52 PM