



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 9, 2018
Report Number: SRPRS.18.093

Department: Planning and Regulatory Services
Division: Development Planning

Subject: Request for Approval – Zoning By-Law
Amendment and Site Plan Applications – Ezio
and Bruna Paoletti and 742110 Ontario Limited –
Town Files D02-15016 and D06-15044

Owners:

Ezio and Bruna Paoletti and 742110 Ontario Limited
69 Langstaff Road West
Richmond Hill, ON L4C 6C8

Agent:

JKO Planning Services Inc.
27 Fieldflower Crescent
Richmond Hill, Ontario L4E 5E9

Location:

Legal Description: Part Lot 26 and Lot 27, Plan 2300
Municipal Address: 102 and 106 Hunt Avenue

Purpose:

A request for approval regarding Zoning By-law Amendment and Site Plan applications to permit the construction of six (6) street townhouse dwellings on the subject lands.

Recommendations:

- a) That the Zoning By-law Amendment and Site Plan applications submitted by Ezio and Bruna Paoletti and 742110 Ontario Limited for the lands known as Part of Lot 26 and Lot 27, Plan 2300 (Municipal Addresses: 102 and 106 Hunt Avenue) Town Files D02-15016 and D06-15044, be approved, subject to the following:
 - (i) that the subject lands be rezoned from Residential Second Density (R2) Zone to Residential Multiple Second Density (RM2) Zone under

By-law 66-71, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.18.093; and,

- (ii) **that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.**

Contact Person:

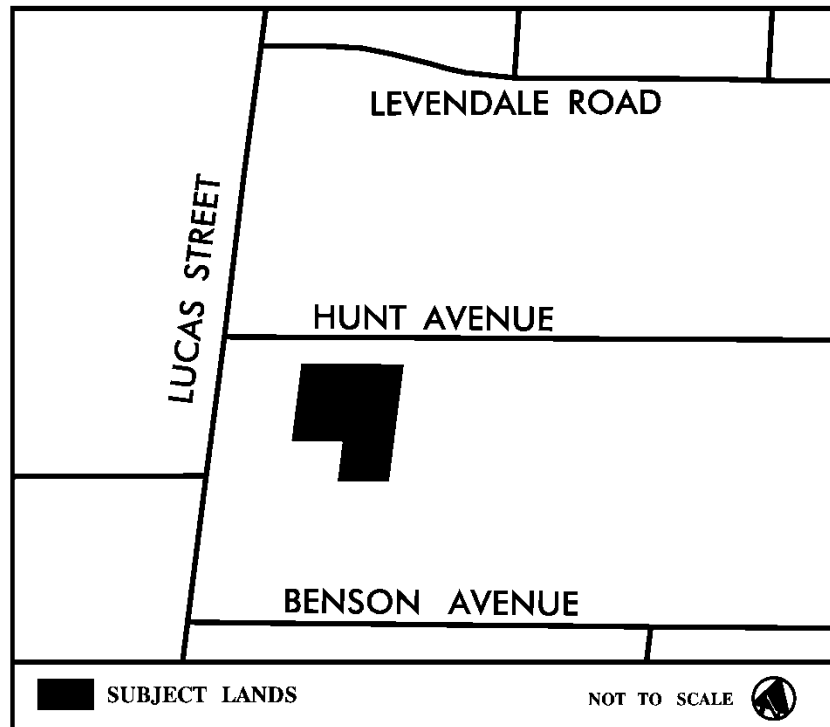
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

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.



Background:

A statutory Council Public Meeting was held on November 4, 2015 regarding the subject development proposal wherein Council received Staff Report SRPRS.15.169 for information purposes and directed that all comments be referred back to staff (refer to Appendix A). Additionally, a Neighbourhood Residents meeting hosted by the local Ward Councillor was held on January 15, 2018 regarding the subject applications. Comments raised by the residents are addressed within the Site Plan section of this report.

The purpose of this report is to seek Council's approval with respect to the subject development proposal.

Site Location and Adjacent Uses

The subject lands consist of two contiguous properties, located on the south side of Hunt Avenue, east of Lucas Street. The lands have a combined lot area of 0.144 hectares (0.358 acres), a combined frontage of 39 metres (127.95 feet) and are vacant. The lands abut single detached dwellings to the east, west and south, and street townhouses to the north (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval to construct six, two storey street townhouse dwellings on its land holdings (refer to Maps 6 to 8). Outlined below are the relevant statistics for the applicant's development proposal based on the plans and drawings submitted to the Town:

- | | |
|---|--|
| • Total Lot Area: | 0.144 hectares (0.358 acres) |
| • Proposed Number of Units/Lots: | 6 |
| • Proposed Unit Width: | 6 metres (19.68 feet) |
| • Proposed Building Height: | 2 storeys or 10.95 metres (35.9 feet) |
| • Proposed Unit Width: | 6 metres (19.68 feet) |
| • Proposed Parking: | 2 spaces per unit |

The proposed townhouses are to be within one block of six (6) units with direct pedestrian and vehicular access to Hunt Avenue. Each townhouse unit is proposed to have a single car garage with parking in the driveway for one vehicle.

Zoning Amendment Application

In order to facilitate the above noted proposal, the applicant is proposing to rezone the subject lands from **Residential Second Density (R2) Zone** to a site specific **Residential Multiple Second Density (RM2) Zone** category under Zoning By-law 66-71, as amended. The applicant is proposing site specific exceptions, which are discussed later in this report, which relate to setbacks and lot coverage.

It should be noted that a Site Plan application has been submitted in conjunction with the subject zoning amendment application and is discussed later in this report.

Planning Analysis:

Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** according to Schedule A2 of the Town of Richmond Hill Official Plan (2010) (the Plan) (refer to Map 3) and are also located within the Benson/Hunt Tertiary Plan (Tertiary Plan). The **Neighbourhood** designation permits medium density residential uses, as proposed by the subject applications, subject to criteria outlined in Policy 4.9.1.2 of the Plan. The proposed development is to have frontage on a local street in proximity to existing medium density residential development as identified within an approved Tertiary Plan and shall have a density under the maximum permitted density 50 units per hectare (20 units per acre). Therefore, the subject proposal conforms to the Plan.

Benson/Hunt Tertiary Plan

As noted above, the subject lands are located within the Benson Hunt Tertiary Plan area (Tertiary Plan) and more specifically within the **Medium Density Area** of the Tertiary Plan (see Map 4). The **Medium Density Area** primarily encompasses the lands along Benson and Hunt Avenue and permits a range of housing types, including townhouse dwellings as proposed by these applications.

In addition to land use direction, the central objective of the Tertiary Plan is to ensure that new development represents a 'good fit' within the physical context and character of the surrounding area. As such, Section 5.0 of the Tertiary Plan sets out urban design guidelines including recommended built form criteria and development standards applicable to new development and more specifically, Section 5.4 (c), specifically addresses street townhouses dwellings. The development proposal meets most of the guidelines in terms of built form criteria; however, it doesn't achieve the recommended side yard setbacks of 1.5 metres (4.92 feet) or the recommended minimum unit width of 6.5 metres (21.3 feet).

The Tertiary Plan is intended to provide guidance with respect to recommended development standards; however, there is a need to apply some flexibility, based on the context of each application in order to allow for the form of development that is contemplated by the Tertiary Plan to be realized. In this regard, the existing physical/neighbourhood context is critically important. As such, staff has reviewed the proposed townhouse built form and standards relative to newer townhouses existent on Hunt Avenue (i.e. 95-121 Hunt Avenue and 84-88 Hunt Avenue). The subject applications propose unit widths of 6 metres which are larger than the existent 5 metre (16.04 feet) wide townhouses on Hunt Avenue and they propose similar side yard setbacks of 1.2 metres (3.93 feet). In addition, it should be noted that despite the reduced unit width of the proposed townhouse dwellings relative to the requirements of

the Tertiary Plan, 6 metre (19.68 feet) unit widths are the standard for townhouses within the Town-Wide Urban Design Guidelines.

Based on the preceeding, given that the proposed development represents minor deviations from the Tertiary Plan recommendations and represent improved and/or comparable standards existent on Hunt Avenue, staff considers the proposal to be generally in keeping with the overall objectives of the Tertiary Plan.

Proposed Zoning Amendment

The subject lands are zoned **Residential Second Density (R2) Zone** under Zoning By-Law 66-71, as amended, which permits single detached dwellings and various recreational and institutional uses. This zone category does not permit townhouse dwellings as proposed by the subject applications. As such, the applicant is proposing to rezone the lands to the **Residential Multiple Second Density (RM2) Zone** under Zoning By-law 66-71, as amended with site specific standards to facilitate its development proposal.

Outlined below is a summary chart of the applicable **RM2** zone standards relative to the proposed site specific development standards required to facilitate the subject proposal:

Development Standard	RM2 Zone Standards, By-Law 66-71, as amended	Proposed Zone Standards
Minimum Lot Area	232.25 square metres (2,500 square feet)	178.72 square metres
Minimum Unit Width	N/A	6 metres (19.68 feet)
Minimum Front Yard Setback	6.10 metres (20 feet)	5.96 metres (19.55 feet)
Maximum Lot Coverage	30%	50%
Minimum Side Yard Setback	1.22 metres (4 feet) and 0.61 metres (2 feet) per additional storey above one storey, where one side yard shall be a minimum of 6.10 metres (20 feet)	1.2 metres (3.93 feet)
Minimum Rear Yard Setback	7.62 metres (25 feet)	7.63 metres (25.03 feet)
Maximum Building Height	13.7 metres (45 feet)	10.95 metres (36 feet)

Staff have undertaken a comprehensive review of the site specific development standards required to facilitate the proposed development and consider them to be appropriate. The development standards of Zoning By-law 66-71 reflect the built form standards of the 1970's when this zoning by-law was passed. The proposed site

specific development standards identified above and in the attached draft zoning by-law (see Appendix B), reflect newer and more typical development standards which have been approved and implemented in the surrounding area and elsewhere in Town. Further, the proposed development standards generally reflect the built form contemplated by the Tertiary Plan and are considered contextually appropriate.

Site Plan Application

A Site Plan Application was submitted concurrently with the subject Zoning By-law Amendment application to facilitate the development proposal. The applicant has addressed the majority of technical comments raised through the circulation of the proposal. In addition, the applicant has also addressed the comments raised at the Council Public Meeting and Neighbourhood Residents meeting as follows:

- by reducing the building height from three storeys to two storeys;
- by proposing the installation of a cedar hedge along the north and east property limits of 161 Lucas Street to address loss of privacy concerns raised by the abutting property owner; and,
- by providing stonework on the rear elevation to create visual interest.

Additionally, the applicant has made modifications to the design of the driveways in an effort to maximize the front yard area that can be used for planting and landscaping, thereby contributing to a positive streetscape. Overall, staff is generally satisfied with the design and placement of the proposed dwellings and will continue to work with the applicant towards the finalization and execution of the Site Plan Agreement.

Departmental/Agency Comments:

As noted previously, the majority of the comments provided through the circulation of the Zoning By-law Amendment and Site Plan applications have been addressed by the applicant. Minor urban design matters related to the front façade of the proposed dwellings remain outstanding and staff will continue to work with the applicant to finalize these matters.

Development Planning Division

Based on the review and evaluation of the applicant's development proposal, staff recommends approval of the subject applications on the basis of the following:

- the proposal is consistent with the Plan and achieves the overall objectives of Tertiary Plan;
- the development proposed is contextually appropriate and therefore represents proper and orderly planning; and,
- the applicant has satisfactorily addressed the technical aspects of the site plan application as well as the comments raised at the Council Public Meeting and Neighbourhood Resident's meeting.

Servicing Allocation:

Servicing allocation for the proposed dwellings will be taken from the Part Lot Control/Consent pool at the time of the respective approvals.

Richmond Hill Sustainability Metrics

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the Town as part of its review and approval of the subject applications. In this regard, the applicant needs to revise the submitted metrics tool to coincide with changes to the proposed development and provide staff with the associated summary chart which will be finalized through the remaining Site Plan approval process. In accordance with Council approved threshold scores, the applicant needs to score a minimum of 32 points to achieve at least a “good score”.

Financial/Staffing/Other Implications:

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

Relationship to the 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.

Conclusion:

The applicant is seeking Council's approval of its proposal to construct six, two storey street townhouse dwellings on its land holdings. The submitted Zoning By-law Amendment application conforms with the Town's Official Plan and is consistent with the overall intent and objectives of the Benson/Hunt Tertiary Plan. Accordingly, staff is of the opinion that the proposed Zoning By-amendment application 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 Site Plan applications as outlined and described 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 – Council Extract of Council Public Meeting of November 4, 2015
- Appendix B – Proposed Draft By-Law 31-18
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Designation
- Map 4 – Benson/Hunt Tertiary Plan
- Map 5 – Existing Zoning
- Map 6 – Proposed Site Plan
- Map 7 – Proposed Building Elevations
- Map 8 – Proposed Landscape Plans

Report Approval Details

Document Title:	SRPRS.18.093.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.18.093 - Appendix A.pdf- SRPRS.18.093 - Appendix B.pdf- MAP 1 - AERIAL_PHOTOGRAPH.pdf- MAP 2 - NEIGHBOURHOOD_CONTEXT.pdf- MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_4_BENSON_HUNT_TERTIARY_PLAN.pdf- MAP_5_EXISTING_ZONING.pdf- MAP_6_PROPOSED_SITE_PLAN.pdf- MAP_7_PROPOSED_BUILDING_ELEVATIONS.pdf- MAP_8_PROPOSED_LANDSCAPE_PLANS.pdf
Final Approval Date:	Apr 3, 2018

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

Gus Galanis - Apr 3, 2018 - 11:15 AM

Kelvin Kwan - Apr 3, 2018 - 12:09 PM

Neil Garbe - Apr 3, 2018 - 2:06 PM