



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 23, 2018

Report Number: SRPRS.18.099

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.099 – Request for Approval – Zoning By-law Amendment Application – Parker Land Developer Inc. – Town File D02-17036**

Owner:

Parker Land Developer Inc.
221 Helen Avenue
Markham, Ontario
L3R 1J7

Agent:

MHBC
7050 Weston Road, Suite 230
Woodbridge, Ontario
L4L 8G7

Location:

Legal Description: Block 23, Plan 65M-4572 and Lots 518, 519 and 520, Plan 133
Municipal Address: 51 Laurier Avenue

Purpose:

A request for approval concerning a proposed Zoning By-Law Amendment to facilitate the creation of two single detached building lots on the subject lands.

Recommendations:

- a) That the Zoning By-law Amendment application submitted by Parker Land Developer Inc. for lands known as Block 23, Registered Plan 65M-4572 and Lots 518, 519 and 520, Registered Plan 133 (Municipal Address: 51 Laurier Avenue), Town File D02-17036, be approved, subject to the following:
 - (i) that the subject lands be rezoned from RM under the former Township of King By-law 986, as amended, to Single Detached Four (R4) Zone under

By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards for the entirety of the subject lands as outlined in Staff Report SRPRS.18.099; and,

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

Contact Person:

Sarah Mowder, Planner I - Subdivisions, phone number 905-771-9996 Ext. 3422 and/or Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

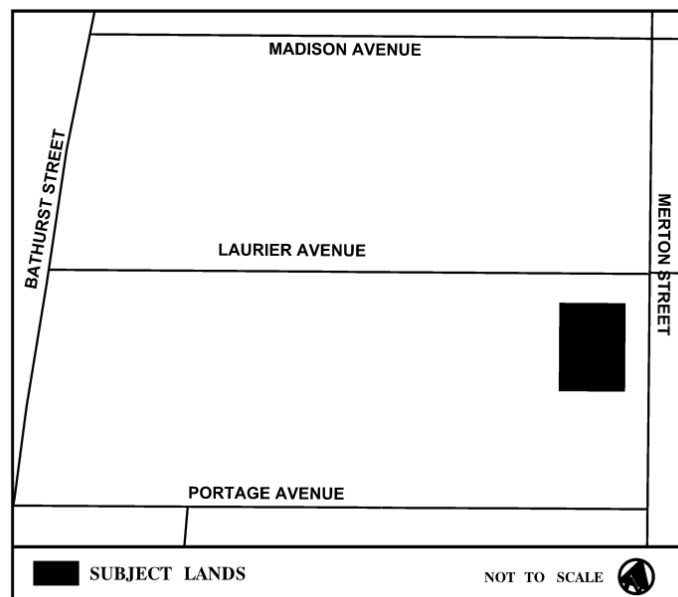
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 application was presented at a statutory Council Public Meeting held on March 21, 2018, wherein Council received Staff Report SRPRS.18.019 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix A). No comments or questions were received from either Council or the general public at the public meeting.

The purpose of this report is to seek Council's approval of the applicant's Zoning By-law Amendment application to facilitate the creation of two building lots on the subject lands.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the southwest corner of the unopened portion of Laurier Avenue and the unopened portion of Merton Street (refer to Maps 1 and 2), and have a total combined area of approximately 0.082 hectares (0.204 acres). The lands consist of two abutting parcels and currently accommodate one single detached dwelling that is proposed to be demolished to facilitate the applicant's development proposal.

The lands abut a recently registered Plan of Subdivision to the west (Town File 19T-13004, Plan 65M-4572) which will result in the construction and completion of Laurier Avenue from its existing terminus between Bathurst Street and Merton Street (refer to Map 7). The lands are surrounded by existing and planned low density residential dwellings, in a neighbourhood undergoing significant infill development.

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to facilitate the creation of two building lots and the construction of two new single detached dwellings on its land holdings (refer to Map 5 and 6). The proposed lots will be created through the submission of future Consent applications to the Town's Committee of Adjustment.

The subject lands are currently dual zoned. The western portion of the lands (being Block 23, Plan 65M-4572) were rezoned through By-law 105-14 (Town file D02-13010) to facilitate a draft Plan of Subdivision application, and are currently zoned as **Single Detached Four (R4) Zone**, with site specific exceptions (7.145) under the By-law 313-96, as amended. The eastern portion of the subject lands (being Lots 518 to 520, Plan 133) are currently zoned **RM** under the former Township of King Zoning By-law 986. The submitted Zoning By-law Amendment application proposes to rezone the lands currently zoned **RM** to the standards of the **R4 Zone**, to delete the current site specific standards pertaining to Block 23, and to apply new site specific development standards for the entirety of the lands (refer to Appendix B). If approved, the subject lands will be rezoned in their entirety to **Single Detached Four (R4) Zone** under By-law 313-96, as

amended, with site specific development standards to accommodate the proposed dwellings.

The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area:** 817.56 square metres (8,800.15 square feet)
- **Total Lot Frontage:** 27.19 metres (89.21 feet)
- **Proposed Lot 1 (Interior Lot)**
 - **Lot Area:** 402.41 square metres (4,331.51 feet)
 - **Lot Frontage:** 13.19 metres (43.27 feet)
- **Proposed Lot 2 (Corner Lot)**
 - **Lot Area:** 415.15 square metres (4,468.64 feet)
 - **Lot Frontage:** 14.00 metres (45.93 feet)

Planning Analysis:

Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town's Official Plan (the Plan) (refer to Map 4). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* ("ORMCP") and subject to the recommendations of the Council approved Hughey West Infill Study.

Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, medium-density residential uses, neighbourhood commercial uses, community use, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Town's Official Plan. Single detached dwellings are permitted within the **Neighbourhood** designation. Section 4.9.2.4 of the Town's Official Plan also states that development shall be compatible with the existing character of the adjacent and surrounding area. The proposed single detached dwelling lots are compatible with the predominant building form and type of development in the area, as the neighbourhood mainly consists of low and medium density residential development.

The subject lands are located within the **Settlement Area** as defined in accordance with the ORMCP. In accordance with Section 3.2.1.1 (18) of the Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**.

Given all of the above, Planning staff is of the opinion that the subject Zoning By-law Amendment application is in conformity with the **Neighbourhood** policies of the Plan and the **Settlement Area** policies of the ORMCP.

Hughey West Infill Study

As indicated above, the lands are subject to the recommendations of the Hughey West Infill Study area (“Study”) that was approved by Council in 2007. This study applies to the area bounded by Bathurst Street to the west, Prince Arthur Avenue to the south, Verdi Road to the east and the valley and conservation lands of the East Humber River to the north and east. The Study was prepared as an update to the Bathurst Street Neighbourhood Infill Study (“Bathurst Study”) approved by Council in 1998. The primary objectives of the Study are to provide for a more comprehensive direction for the future development of the neighbourhood, including a connected and functional street network and opportunities for a variety of residential forms of development. In addition to guiding the general pattern of infill development within the neighbourhood, the Study contains Urban Design Guidelines that provide direction for the architectural design and treatment of individual units.

Among the recommendations of the Study is the closure of Bathurst Street accesses for a number of alternate streets. Laurier Avenue will have its access closed from Bathurst Street to become an interior street, and thus will eventually terminate in a bulb. Infill development comprised of single detached dwellings is supported for interior streets. The Study contemplates single detached dwelling lots having a minimum frontage of 10.5 metres (approximately 34.45 feet). In addition to the above guidelines, with respect to lot fabric the recommendations of the Study allow for an appropriate variation in setbacks with a focus on front yards that enhance the street edge.

The proposed lot frontages of the **Single Detached Four (R4) Zone** exceed what is set out in the Study for single detached dwelling lots located on interior streets; therefore, the proposed standards meet the intended lot pattern for the area. With respect to design, the applicant has provided a concept plan for the corner dwelling which has been designed in conformity with the guidelines, as it provides for a main entrance and wrapped porch along the flankage yard which emphasizes and enhances the street edge.

Planning staff is satisfied that the proposed dwelling lots are consistent with the recommendations of the Study for development on “interior streets” and are in keeping with the overall development patterns of the surrounding neighbourhood.

Proposed Zoning By-Law Amendment

The subject lands are currently dual zoned. As previously explained, the western portion of the lands are zoned **Single Detached Four (R4) Zone** with site specific exceptions under By-law 313-96, as amended; however, the eastern portion of the lands are currently zoned **RM** under the former Township of King Zoning By-law 986 (refer to Map 3). The applicant is seeking Council’s approval to rezone the entirety of the subject lands to **Single Detached Four (R4) Zone** under By-law 313-96, as amended, with the following site specific development standards:

Development Standard	R4 Zone Standards, By-law 313-96, as amended		Proposed Standards	
	Interior Lot	Corner Lot	Lot 1 (Interior)	Lot 2 (Corner)
Minimum Lot Area	400 square metres (4305.5 squarefeet)	465 square metres (5005.2 square foot)	400 square metres (4305.5 square foot)	415.15 square metres (4,468.64 square foot)
Minimum Lot Frontage	12.0 metres (39.4 feet)	14.0 metres (45.9 feet)	12.0 metres (39.4 feet)	14.0 metres (45.9 feet)
Maximum Lot Coverage	40%		41.6%	40.10%
Minimum Front Yard Setback	4.5 metres (14.8 feet)		4.5 metres (14.8 feet)	
Minimum Interior Side Yard Setback	1.5 metres (4.9 feet) or 1.2 metres (Special Provisions Number 1)		1.2 metres (3.9 feet)	
Minimum Exterior Side Yard Setback	3.0 metres (9.8 feet)		3.0 metres (9.8 feet)	
Minimum Rear Yard Setback	7.5 metres (24.6 feet)		7.5 metres (24.6 feet)	
Maximum Height	11.0 metres (36.1 feet)		11.0 metres (36.1 feet)	

The applicant's initial submission included the required daylighting triangle as part of the calculation for total lot area, resulting in a request for a minimum corner lot area of approximately 420 square metres. The applicant has now revised the calculation to exclude the daylighting triangle, which reduces the total area to approximately 415.15 square metres. The reduced lot area for the corner lot is generally consistent with other corner lot areas in the surrounding neighbourhood. Additionally the applicant's request for an increase in lot coverage and a reduced side yard setback are consistent with what has been approved and constructed in this area.

Planning Staff has undertaken a comprehensive analysis of the applicant's development proposal and is satisfied that the proposed **R4 Zone** category and site specific provisions are appropriate and compatible with the established development patterns in the neighbourhood. On the basis of the preceding, it is recommended that the applicant's Zoning By-law Amendment application be approved and that the amending Zoning By-law incorporate the proposed site specific development standards outlined in the table above and displayed in Appendix B.

Town Department and External Agency Comments:

Development Planning Division

Planning staff has 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 Plan. On this basis, it is recommended that the subject Zoning By-law Amendment application be approved for the following reasons:

- the proposal conforms with the **Neighbourhood** policies of the Town's Official Plan;
- the area in which the subject lands are located is identified as a Priority Infill Area in accordance with Section 4.9.1.1.1 (L) of the Plan and is subject to the recommendations of the Hughey West Infill Study. In this regard, Planning staff is satisfied that the development proposal meets the general intent and recommendations of the Hughey West Infill Study;
- the proposed lot frontages are consistent with the objectives of the Hughey West Infill Plan for development on "interior streets";
- the development proposal conforms with the applicable development policies of the ORMCP;
- the proposed development is in keeping with the overall development patterns of the surrounding neighbourhood; and,
- circulated Town departments and external agencies have no further concerns or comments regarding the subject Zoning By-law Amendment application.

Given the above, staff is of the opinion that the applicant's Zoning By-law Amendment request is considered appropriate for the lands and constitutes good planning.

Other Department and External Agency Comments

Comments received through the circulation of the applicant's development proposal from Town department and external agencies have been satisfactorily addressed. Town departments and external agencies have no further comments or objections with respect to the Zoning By-law Amendment application.

Financial/Staffing/Other Implications:

The recommendations of this report 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 facilitate the creation of two single detached building lots on the subject lands. Staff is of the opinion that the submitted Zoning By-law Amendment application conforms with the applicable policies of the Town's Official Plan, is consistent with the recommendations in the Hughey West Infill Study, and that the proposal is appropriate and represents good planning. On the basis of the preceding, it is recommended that Council approve the subject Zoning By-law Amendment application 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, Extract from Council Public Meeting C#08-18, held March 21, 2018
- Appendix B, Draft Zoning By-law
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Development Plan
- Map 6 Concept Elevations
- Map 7 Registered Plan 65M-4572

Report Approval Details

Document Title:	SRPRS.18.099 - Request for Approval of Zoning By-law Amendment Application - 51 Laurier Avenue and Block 23, Plan 65M-4572.docx
Attachments:	<ul style="list-style-type: none">- Appendix B - By-law 39-18.pdf- By-law 39-18 - Schedule A.pdf- By-law 39-18 - Schedule B.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S217036.pdf- MAP_3_EXISTING_ZONING_S217036.pdf- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_5_PROPOSED_DEVELOPMENT_PLAN.pdf- MAP_6_CONCEPT_ELEVATIONS.pdf- MAP_7_REGISTERED_PLAN_65M-4572.pdf- Appendix A - CPM Extract.pdf
Final Approval Date:	Apr 13, 2018

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

Gus Galanis - Apr 13, 2018 - 11:52 AM

Kelvin Kwan - Apr 13, 2018 - 12:34 PM

Neil Garbe - Apr 13, 2018 - 3:44 PM