



Staff Report for Committee of the Whole Meeting

Date of Meeting: May 22, 2018

Report Number: SRPRS.18.105

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.105 – Request for Approval – Zoning By-law Amendment Application – Robert William Rennette and Gracia-Lina May Yoong How – Town File D02-16044**

Owners:

Gracia-Lina May Yoong How
43 Henricks Crescent
Richmond Hill, Ontario
L4B 3W4

Robert William Rennette
23 Laurier Avenue
Richmond Hill, Ontario
L4E 2Z4

Agent:

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

Location:

Legal Description: Lots 502, 503, 504 and 505, Plan 133
Municipal Addresses: 15 and 23 Laurier Avenue

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate the construction of four semi-detached dwelling units on the subject lands.

Page 2

Recommendation(s):

- a) That the Zoning By-law Amendment application submitted by Robert William Rennette and Gracia-Lina May Yoong for lands known as Lots 502, 503, 504 and 505, Plan 133 (Municipal Addresses: 15 and 23 Laurier Avenue), Town File D02-16044, be approved, subject to the following:
 - (i) That the subject lands be rezoned from the provisions of Zoning By-law 986 to Semi-Detached One (RD1) Zone under Zoning By-law 313-96, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.18.105; and,
 - (ii) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or

Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

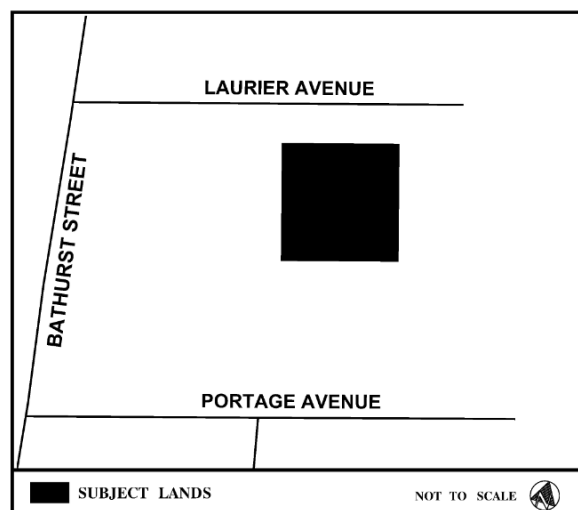
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 person listed under “Contact Person” above.



Page 3

Background:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on June 7, 2017 wherein Council received Staff Report SRPRS.17.100 for information purposes and referred all comments back to staff. The extract of this meeting is attached hereto as Appendix "A". There were no members of the public who responded to the Chair's invitation to address Council on this matter. The purpose of this report is to request approval of the applicant's Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Laurier Avenue, east of Bathurst Street and north of King Road (refer to Maps 1 and 2). The lands have a total area of approximately 915.02 square metres (9,849.19 square feet) and abut Laurier Avenue to the north, residential uses to the south and east and a proposed residential development to the west (Town Files D02-16021 and D03-16007). The lands are situated within the boundaries of the Hughey West Infill Study.

Revised Development Proposal

The applicant is seeking Council's approval of its request to amend the Zoning By-law to permit four semi-detached dwelling units on its land holdings (refer to Map 6). Each unit is to have frontage onto Laurier Avenue. The development proposal has been revised since the Council Public Meeting to reflect a future cul-de-sac to be constructed in conjunction with the approved development to the west (13223 and 13215 Bathurst Street, 10 Portage Avenue). Minor revisions have been made to the massing and siting of the proposed dwellings to accommodate the required land conveyance for the cul-de-sac. As a result, revisions have also been made to the proposed Zoning By-law amendment including reduced rear yard setbacks from 7.15 metres (23.46 feet) and 6.63 metres (21.75 feet) for Lots 502 and 503 respectively to 6.05 metres (19.85 feet) for both lots, as well as a reduced front yard setback for Lot 502 only from 4.63 metres (15.19 feet) to 3.38 metres (11.09 feet) to the future property line after road widening. A minimum setback of 5.80 metres (19.03 feet) to the garages will still be required to accommodate required driveways and parking.

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

- **Number of Proposed Units: 4**
- **Building Height: 2 storeys**
- **15 Laurier Avenue – Lot 502 (Proposed West Semi-detached Unit)**
 - Lot Area: 221.79 square metres (2,387.33 square feet)
 - Lot Frontage: 7.64 metres (25.07 feet)

Page 4

- Lot Coverage: 52%
- **15 Laurier Avenue – Lot 503 (Proposed East Semi-detached Unit)**
 - Lot Area: 228.95 square metres (2,464.40 square feet)
 - Lot Frontage: 7.64 metres (25.07 feet)
 - Lot Coverage: 52%
- **23 Laurier Avenue – Lot 504 (Proposed West Semi-detached Unit)**
 - Lot Area: 226.9 square metres (2,442.33 square feet)
 - Lot Frontage: 7.63 metres (24.93 feet)
 - Lot Coverage: 51%
- **23 Laurier Avenue – Lot 505 (Proposed East Semi-detached Unit)**
 - Lot Area: 226.7 square metres (2,440.18 square feet)
 - Lot Frontage: 7.63 metres (24.93 feet)
 - Lot Coverage: 51%

Planning Analysis:

Town of Richmond Hill Official Plan (2010)

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town’s Official Plan (the “Plan”) (refer to Map 5). The **Neighbourhood** designation generally permits low-density and medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, as well as automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Plan. It is noted that semi-detached dwellings are permitted within the **Neighbourhood** designation, which in accordance with Policy **4.9.2.4** must be compatible with the existing character of adjacent and surrounding areas. In this regard, the proposed development would conform to the **Neighbourhood** policies as follows:

- the proposed semi-detached dwellings are a permitted form of low-rise residential use;
- the proposed building height of two storeys would conform with the maximum building height of three storeys; and,
- the proposed zoning would result in a built form that is compatible with the existing character of the adjacent and surrounding area with respect to predominant building forms and types, massing, landscaped areas and treatments, and general patterns of yard setbacks.

It should be noted that the subject lands are located within a priority Infill Area as identified under Policy 4.9.1.1(1) of the Plan and therefore, the subject proposal is to be evaluated based on the guidelines of the Hughey West Infill Study (discussed in greater detail below).

Given all of the above, staff is of the opinion that the submitted Zoning By-law Amendment application has appropriate regard for and is consistent with the broader policy direction for this part of the Town as outlined in the new Plan.

Page 5

Hughey-West Neighbourhood Infill Study (2007)

As indicated above, the subject lands are located within the Hughey West Infill Study area (“Study”) approved by Council in 2007 (refer to Map 4). 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 build upon the recommendations of the Bathurst Study, while providing more comprehensive direction for the future development of the neighbourhood, including a more 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 (“interior streets”), including Laurier Avenue.

Infill development comprised of semi-detached dwellings is generally supported by the Study for “interior streets” and a minimum lot frontage of 14.6 metres (59.06 feet) is recommended. It is noted that the proposed semi-detached lots have a frontage of 15.28 metres (50.13 feet) and 15.25 metres (50.03 feet), thus meeting the Study’s recommendation. The Study also recommends a mix of unit types for each block. This proposal, in conjunction with the existing single detached dwelling directly to the east, the proposed single detached dwellings directly to the west, and various other townhouses, semi-detached and single detached dwelling proposals in close vicinity to the subject lands, fulfills this recommendation. Further, the subject application proposes recessed garages, among other design elements consistent with the recommendations found in the Study.

Given all of the above, staff is satisfied that the proposed semi-detached lots are appropriate for this specific property and location and that it constitutes good and orderly planning.

Proposed Zoning By-Law Amendment

The subject lands are presently zoned under By-law 986 of the former Township of King, as amended (refer to Map 3), which allows a variety of land uses without the zone categories found in conventional land use by-laws. The proposed building lots and semi-detached dwellings do not meet the existing zoning provisions of By-law 986. As such, the applicant is seeking Council’s approval to rezone the subject lands to **Semi-Detached One (RD1) Zone** under Zoning By-law 313-96, as amended, with site specific provisions for reduced minimum lot area, front yard, rear yard, and side yard setbacks, and increased maximum lot coverage. Outlined below is a comparison of the proposed development relative to the typical standards of the **RD1 Zone**.

Page 6

Development Standard	RD1 Standards, By-law 313-96, as amended	Proposed Development
Minimum Lot Area	485 square metres (5,220.50 square feet)	450 square metres (4,843.76 square feet)
Minimum Lot Frontage	14.6 metres (47.9 feet)	Complies
Minimum Front Yard	4.5 metres (14.76 feet)	Complies (Lots 503, 504, 505) 3.0 metres (19 feet) (Lot 502)
Minimum Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.96 feet)
Minimum Rear Yard	7.5 metres (24.61 feet)	6.0 metres (19.69 feet)
Maximum Height	11.0 metres (36.09 feet)	Complies
Maximum Lot Coverage	50%	55%

Planning staff has undertaken a comprehensive review and analysis of the applicant's development proposal and is of the opinion that it is appropriate for the following reasons:

- the proposed **RD1 Zone** category is compatible with much of the redevelopment in the area and the proposed building lots are consistent with the emerging lot fabric in the neighbourhood which features a mix of low-density residential building types;
- the requested site specific provision to reduce the minimum lot area from 485.0 square metres (5,220.5 square feet) to 450 square metres (4,997.4 square feet) is generally consistent with semi-detached dwelling lots in the area;
- the requested site specific provision to reduce the minimum front yard from 4.5 metres to 3.0 metres is to facilitate the proposed front yard setback on the westernmost semi-detached lot (identified as Lot 502, on the lot municipally known as 15 Laurier Avenue) due to the proposed cul-de-sac bulb at the west corner of the proposed dwelling. For the other three semi-detached lots, the proposed front yard setbacks range between 4.5 metres to 4.63 metres, which is consistent with the permitted front yard setback found in By-law 313-96;
- the requested site specific provision to reduce the permitted interior side yard interior setback from 1.5 metres (4.92 feet) to 1.2 metres (3.9) feet is in keeping with new development standards applied throughout the Town;
- the requested site specific provision to reduce the minimum rear yard from 7.5 metres to 6.0 metres is similar to the approved development directly to the west of the subject lands; and,
- the requested site specific provision to increase the maximum lot coverage from 50% to 55% will not create a noticeable impact on the character of the street or deviate from the established lot fabric.

Page 7

Thus, staff is of the opinion that the development as proposed constitutes good and orderly planning. On the basis of the preceding, it is recommended that the applicant's Zoning By-law Amendment application be approved.

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 is appropriate for the development of the subject lands. Accordingly, staff recommends that the subject Zoning By-law Amendment application be approved on the following basis:

- the proposed future semi-detached dwellings are consistent with the **Neighbourhood** designation of the Plan;
- the proposed **Semi-detached One (RD1) Zone** category under Zoning By-law 313-96, as amended, is in keeping with the broader policy direction for this part of the Town and constitutes good and orderly planning;
- the development standards for the proposed lot will meet the majority of the development standards of the **RD1** zone within Zoning By-law 313-96, as amended;
- the proposed development is in keeping with the intent of the Hughey West Infill Study; and,
- the applicant will need to address all comments from relevant Town departments and external agencies at the Building Permit and Consent application stages.

Park and Natural Heritage Planning Section

Park and Natural Heritage Planning Section staff has reviewed the applicant's development proposal and has no objection to the proposed Zoning By-law Amendment. However, staff has provided comments with regard to tree replanting and/or compensation requirements for the removal of mature trees as a result of the proposed development. These comments are outlined in Appendix C1 and will need to be addressed at the detailed design stage during the Building Permit process.

Development Engineering Division

Development Engineering Division staff has reviewed the applicant's development proposal and has no objection to the proposed Zoning By-law Amendment. However, Engineering staff has provided comments with regards to the future land conveyance for road widening purposes. These comments are outlined in Appendix C2 and will need to be addressed during future applications to create the lots.

Page 8

Toronto and Region Conservation Authority

Toronto and Region Conservation Authority staff has reviewed the applicant's development proposal and has no objection to the proposed Zoning By-law Amendment. However, staff has provided comments with regards to infiltration and runoff mitigation matters. These comments are outlined in Appendix C3 and should be considered at the detailed design stage during the Building Permit process.

Other Departments/External Agencies

Comments received through the circulation of the applicant's development proposal from Town departments and external agencies have been satisfactorily addressed. Town departments and external agencies have no further comments or objections to the application.

Financial/Staffing/Other Implications:

This recommendation does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The applicant's development proposal would align with **Goal Two - Better Choice in Richmond Hill** by providing housing that offers options for people at all stages of life. The proposal would also align with **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 to rezone the subject lands to facilitate the construction of four semi-detached dwelling units on its land holdings. The submitted Zoning By-law Amendment application conforms with the Town's Official Plan, is appropriate and is in keeping with the character of the surrounding area. In this regard, staff recommends approval of the submitted Zoning By-law Amendment application as outlined and described within 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 Public Meeting Extract C# 20-17 Held June 7, 2017
- Appendix B, Draft Zoning By-law 41-18
- Appendix C1, Park and Natural Heritage Planning Section Comments dated February 27, 2018
- Appendix C2, Development Engineering Division Comments dated March 21, 2018
- Appendix C3, Toronto and Region Conservation Authority Comments dated March 28, 2018
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Hughey-West Neighbourhood Infill Study Area
- Map 5 Official Plan Designation
- Map 6 Proposed Site Plan

Town of Richmond Hill – Committee of the Whole Meeting

Date of Meeting: May 22, 2018

Report Number: SRPRS.18.105

Page 10

Report Approval Details

Document Title:	SRPRS.18.105 - 15 and 23 Laurier Avenue - D02-16044 (ROBERT WILLIAM RENNETTE AND GRACIA-LINA MAY YOONG HOW).docx
Attachments:	<ul style="list-style-type: none">- Appendix A (Extract).docx- Appendix B (Draft By-law).docx- Schedule A.pdf- Schedule B.pdf- Appendix C1.pdf- Appendix C2.pdf- Appendix C3.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S216044A_new.pdf- MAP_3_EXISTING_ZONING_S216044A.pdf- MAP_4_HUGHEY_WEST_INFILL_STUDY_AREA.pdf- MAP_5_OFFICIAL_PLAN_DESIGNATION_LAND_USE.pdf- MAP_6_PROPOSED_SITE_PLAN.pdf
Final Approval Date:	May 7, 2018

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

Gus Galanis - May 7, 2018 - 12:46 PM

Kelvin Kwan - May 7, 2018 - 1:47 PM

Neil Garbe - May 7, 2018 - 2:20 PM