



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018

Report Number: SRPRS.18.004

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.004 - Request for Approval and Comments –
Draft Plan of Subdivision and Site Plan Applications –
Town Files D03-16010 and D06-15077

Owner:

Elm Carrville (2016) Inc.
1931 Highway 7
Concord, Ontario
L4K 1V6

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3

Location:

Legal Description: Part of Lots 109, 110 and 111, Plan 1960
Municipal Addresses: 329 and 343 Carrville Road

Purpose:

A request for approval and comments regarding draft Plan of Subdivision and Site Plan applications to permit the creation of one residential block and one road widening block in order to facilitate the construction of a residential development comprised of 18 townhouse dwelling units on the subject lands.

Recommendations:

a) That the draft Plan of Subdivision application submitted by Elm Carrville (2016) Inc. for lands known as Part of Lots 109, 110 and 111, Plan 1960 (Municipal Addresses: 329 and 343 Carrville Road) Town File D03-16010 (19T(R)-16010) be approved subject to the following:

i. that Council draft approve the Plan of Subdivision as depicted on Map 4 to Staff Report SRPRS.18.004, subject to the conditions as set out in Appendix A2;

ii. that prior to issuance of draft Plan of Subdivision approval, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law; and,

iii. that servicing capacity for a maximum of 16 new dwelling units (48 persons equivalent) be allocated to the subject lands.

b) That all comments concerning the related Site Plan application, Town File D06-15077, be referred back to staff.

Contact Person:

Alison Long, Senior Planner – Site Plans, phone number 905-771-5563 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

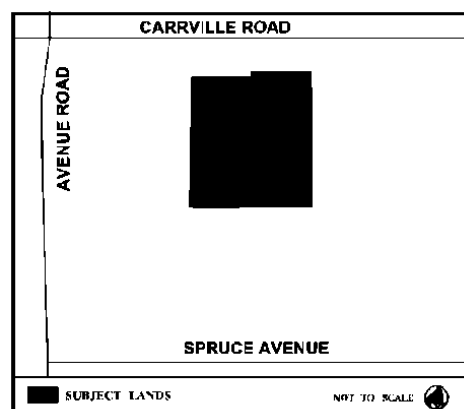
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



Background Information:

The subject draft Plan of Subdivision application was received and deemed complete by the Town on November 9, 2016, alongside an associated draft Plan of Condominium application (Town File D05-16010). The applications were subsequently circulated to relevant Town departments and external agencies for review and comment. A Council Public Meeting was held on February 15, 2017, in accordance with the statutory Public Meeting requirements of the *Planning Act*. Council received Staff Report SRPRS.17.028 for information purposes and directed that all comments be referred back to staff (refer to Appendix A1).

It should be noted that no concerns were raised by Council or members of the public at the statutory Public Meeting. However, inquiries were raised by members of the public with respect to the common element within the draft Plan of Subdivision, the depth and height of the development, the preservation of trees and stormwater management. All matters raised through the initial review of the applicant's development proposal have been addressed to the satisfaction of Town staff.

For information, prior to receipt of the subject draft Plan of Subdivision application, the applicant filed a Zoning By-law Amendment application (Town File D02-11026) in order to facilitate the submitted townhouse development proposal. The Zoning By-law Amendment application culminated in the enactment of Zoning By-law 63-15 by the Ontario Municipal Board on July 21, 2015.

A related Site Plan application was received by the Town on October 16, 2015 and deemed complete on October 29, 2015. The application was subsequently circulated to relevant Town departments and external agencies for review and comment. The Site Plan application is currently in its third circulation. In accordance with Town policy, the applicant's Site Plan application is to be considered by Committee of the Whole as the subject lands abut an arterial road.

The purpose of this report is to seek Council's approval of the applicant's draft Plan of Subdivision application and to seek Council's comments with respect to the related Site Plan application for the proposed development to be constructed on the subject lands.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Carrville Road, east of Avenue Road (refer to Maps 1 and 2) and have a total lot area of 0.47 hectares (1.16 acres). The lands are vacant and adjoin low-density residential uses to the south and east, Carrville Road to the north, and a commercial use to the west.

Development Proposal

The applicant is seeking Council's approval to construct a residential development comprised of 18 townhouse units on the subject lands (refer to Map 5). The proposed draft Plan of Subdivision would establish one single residential block to facilitate the provision of freehold units on a common element condominium road, and one block fronting Carrville Road for the required road widening provision (refer to Map 4). 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:

Subdivision:

- **Block 1 (residential):** **0.438 hectares (1.082 acres)**
- **Block 2 (road widening):** **0.034 hectares (0.084 acres)**

Site Plan:

- **Total Lot Area:** **0.472 hectares (1.166 acres)**
- **Total Number of Units:** **18 in three blocks**
- **Building Height:** **Three storeys**
- **Units per hectare (per acre)** **41.13 (15.44)**

Planning Analysis:

Planning staff has carefully reviewed the applicant's development proposal and can advise that it is consistent with the *Provincial Policy Statement, 2014*, conforms to the *Growth Plan for the Greater Golden Horseshoe, 2017* and the *Region of York Official Plan*. Below is a detailed analysis of the Town of Richmond Hill's Official Plan (2010) (the "Plan").

Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 - Land Use of the Plan (refer to Map 3). Uses permitted within the **Neighbourhood** designation, where the subject lands front an arterial street, include medium-density residential uses in a townhouse form. The **Neighbourhood** designation policies require buildings to have a maximum building height of four storeys on an arterial street, and a maximum of three storeys in all other areas. In accordance with Section 4.9.2 of the Plan, development shall be compatible with the character of the adjacent/surrounding area with respect to the predominant building forms and types, massing, general pattern of streets, blocks, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks.

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 A2, attached hereto.

Development Planning Division

Planning staff has reviewed and evaluated the applicant's development proposal and is of the opinion that it has appropriate regard for and is generally 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 draft Plan of Subdivision application be approved for the following reasons:

- the subject lands have frontage onto Carrville Road, which is classified as an arterial street under Schedule "A8" (Street Classification) of the Plan. In this regard, a medium-density residential development of 18 townhouses conforms with the policies of the **Neighbourhood** designation of the Plan;
- the proposed density of 41.13 units per hectare (15.44 units per acre) conforms with the maximum density of 50 units per residential hectare (20 units per residential acre) under Policy 4.9.1.2 (3) of the Plan;
- the proposed height of three storeys conforms with Policy 4.9.1 (4) of the Plan;
- the proposed development is in keeping with the form of development as approved by the OMB for the lands;
- the proposed use is permitted under Zoning By-law 63-15 and the Town's Building Services – Zoning Section has confirmed compliance with the requirements of the applicable by-law;
- the proposed development constitutes proper and orderly planning; and,
- the applicant has appropriately addressed the comments raised at the February 15, 2017 Council Public Meeting.

In this regard, staff recommends that Council draft approve the submitted Plan of Subdivision subject to the conditions of approval as set out in Appendix A2, attached hereto. Given that the approvals for the proposed development are primarily to be secured through the execution of a Site Plan Agreement, staff advise that only the Region of York, the Town's Development Engineering Division and the Town's Park and Natural Heritage Planning Section have provided limited conditions of draft approval.

The development is also subject to a Site Plan application in which all remaining comments will need to be addressed prior to Site Plan approval. Staff is satisfied that the remaining comments are minor and will not affect the approval of the draft Plan of Subdivision application.

Development Engineering Division

The Town's Development Engineering Division has reviewed the applicant's development proposal and has provided conditions of draft approval for the proposed draft Plan of Subdivision. The schedule of conditions of draft approval has been attached as Appendix A2 to this report. With respect to the Site Plan Application, no objections have been raised to the proposal; however, general comments in relation to

the current circulation have been provided and are outlined in Appendix A3, attached hereto.

Park and Natural Heritage Planning Section

Park and Natural Heritage Planning staff has reviewed the applicant's development proposal and has raised no objection. Conditions of draft approval for the proposed draft Plan of Subdivision have been attached as Appendix A2 to this report. With respect to the Site Plan Application, again, no objections have been raised to the proposal; however, Parks staff have provided general comments in relation to the current Site Plan circulation which are outlined in Appendix A4, attached hereto.

Regional Municipality of York

York Region staff has reviewed the applicant's proposal and has no objection in principle to the proposed development. Conditions of draft approval for the proposed draft Plan of Subdivision have been attached as Appendix A2 to this report. As of writing this report, comments remain outstanding on the current circulation of the Site Plan application.

Other Departments/External Agencies

Comments have also been received from PowerStream, Enbridge, the Town's Urban Design and Heritage Section, the Town's Fire and Emergency Services, the Town's Finance Department, the Town's Building Services – Zoning Section and the Toronto and Region Conservation Authority. These Town departments and external agencies have no objections to the applications.

Interim Growth Management Strategy:

The applicant has submitted the requisite Sustainability Metrics submission for consideration by the Town. Staff has reviewed the submission and finds it acceptable, as the proposed development demonstrates achievement of a "good" score of 34, which meets the approved threshold score range of 21 to 35 for Site Plans. Accordingly, staff are recommending servicing allocation for 16 new dwelling units (48 persons per population equivalent) to the subject development.

Financial/Staffing/Other Implications:

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

Relationship to Strategic Plan:

The recommendations of this report do not have any direct implications with respect to the Town's Strategic Plan. The proposed draft Plan of Subdivision and Site Plan applications are generally aligned with **Goal One: Stronger Connections in Richmond Hill** by providing for physical connections in the community and improving connections in our environment. The proposal would also align with **Goal Two: Better Choice in Richmond Hill** by providing better options for where to live, and **Goal Four: Wise Management of Resources in Richmond Hill** by being responsible through committing to use land responsibly.

Conclusions:

The applicant is seeking Council's approval of its draft Plan of Subdivision application submitted in support of its development proposal to construct a residential development comprised of 18 townhouse units on its land holdings. The proposed development is consistent with the *Provincial Policy Statement* and conforms with the *Growth Plan*, the York Region Official Plan and the Town's Official Plan. Furthermore, the draft Plan of Subdivision has regard for the criteria under Section 51(24) of the *Planning Act*. In light of the preceding, staff is of the opinion that the development proposal is appropriate and represents good planning and therefore, it is recommended that the applicant's draft Plan of Subdivision application be approved as outlined in this report.

With regards to the related Site Plan Application, comments have been provided by circulated Town departments and external agencies through the circulation of the application. At the time of writing this report, staff is satisfied that the remaining comments are minor and will not affect the approval of the draft Plan of Subdivision application. On this basis, it is recommended that any comments from Council or the public with respect to the Site Plan application be referred back to staff for consideration.

Appendix Contents and Maps:

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 A1, Extract from Council Public Meeting, C#05-17, held February 15, 2017
- Appendix A2, Schedule of Draft Plan Approval Conditions
- Appendix A3, Comments from Development Engineering Division on Site Plan Application
- Appendix A4, Comments from Park and Natural Heritage Planning Section on Site Plan Application
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan Designation
- Map 4 Proposed draft Plan of Subdivision D03-16010
- Map 5 Proposed Site Plan

Report Approval Details

Document Title:	SRPRS.18.004.docx
Attachments:	<ul style="list-style-type: none">- Appendix A1.docx- Appendix A2.docx- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S316010A.pdf- MAP_3_OFFICIAL_PLAN_2010_DESIGNATION.pdf- MAP_4_PROPOSED DRAFT PLAN OF SUBDIVISION.pdf- MAP_5_PROPOSED SITE_PLAN.pdf
Final Approval Date:	Jan 22, 2018

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

Gus Galanis - Jan 22, 2018 - 10:03 AM

Kelvin Kwan - Jan 22, 2018 - 10:06 AM

Neil Garbe - Jan 22, 2018 - 10:30 AM