



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2018

Report Number: SRPRS.18.070

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.070 – Request for Direction – Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Applications – Stateview Homes (Kings Landing) Inc. - Town Files D01-15002, D02-15010, D03-15001 and D06-15028

Owner:

Stateview Homes (Kings Landing) Inc.
410 Chrislea Road, Unit 15-16
Woodbridge, Ontario
L4L 8B5

Agent:

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

Location:

Legal Description: Lots 1 to 4, Registered Plan 563 and Part of Lots 31 and 32, Registered Plan 202
Municipal Address: 272, 286, 296, 298 King Road and 4, 6, 8 Parker Avenue

Purpose:

A request for direction concerning proposed Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision and Site Plan applications to permit a residential development comprised of 10 semi-detached units, 19 street townhouse units, 14 block townhouse units and private condominium lanes on the subject lands.

Recommendations:

- a) That the Ontario Municipal Board be advised as follows:
 - (i) That Council supports the withdrawal of the Official Plan Amendment appeal submitted by Stateview Homes (Kings Landing) Inc., Town File D01-15002, or alternatively requests that the Ontario Municipal Board dismiss the Official Plan Amendment appeal, for the reasons set out in Staff Report SRPRS.18.070;
 - (ii) That Council supports the Zoning By-law Amendment application submitted by Stateview Homes (Kings Landing) Inc. for lands known as Lots 1 to 4 inclusive, Registered Plan 563 and Part of Lots 31 and 32, Registered Plan 202 (Municipal Addresses: 272, 286, 296 and 298 King Road, and 4, 6 and 8 Parker Avenue), Town File D02-15010, in principle for the reasons set out in Staff Report SRPRS.18.070;
 - (iii) That the Ontario Municipal Board withhold its Final Order with respect to the proposed Zoning By-law Amendment until such time as the applicant's Site Plan application has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services and the applicant has paid the applicable processing fees in accordance with the Town's Tariff of Fees By-law;
 - (iv) That Council supports the draft Plan of Subdivision application submitted by Stateview Homes (Kings Landing) Inc. for lands known as Lots 1 to 4, Registered Plan 563 and Part of Lots 31 and 32, Registered Plan 202 (Municipal Addresses: 272, 286, 296 and 298 King Road, and 4, 6 and 8 Parker Avenue), Town File D03-15001, subject to the conditions of draft approval as set out in Appendix E to Staff Report SRPRS.18.070 and the payment of applicable processing fees in accordance with the Town's Tariff of Fees By-law;
 - (v) That the Ontario Municipal Board delegate authority to the Town to clear and modify conditions of draft plan approval;
 - (vi) That the Ontario Municipal Board withhold its Final Order respecting the proposed Site Plan application, Town File D06-15028, until such time as the Site Plan application has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services;
- b) That appropriate Town staff be directed to appear at the Ontario Municipal Board in support of Council's position concerning the subject applications;
- c) That servicing allocation of 36 units (106 persons equivalent) be allocated to the subject lands; and,

- d) That Council resolve to accept cash-in-lieu of parkland dedication for the subject applications.

Contact Person:

Phoebe Chow, Planner II – Subdivisions, phone number 905-747-6452
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

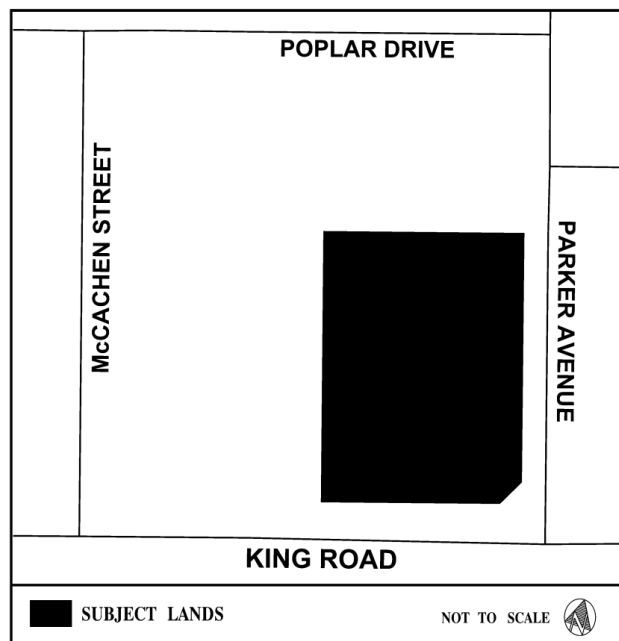
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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:

On March 13, 2015, 2402998 Ontario Ltd filed Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications to the Town to facilitate the construction of 33 residential units on a portion of the subject lands, being 272, 286, 296 and 298 King Road, and 4 and 6 Parker Avenue. A statutory public meeting was held on October 21, 2015 wherein Council received Staff Report SRPRS.15.175 for information purposes.

The subject lands were subsequently sold to the current applicant, who also purchased and consolidated 8 Parker Avenue with the subject lands. On October 20, 2016, the applicant submitted a revised development proposal to permit 10 semi-detached units, 19 street townhouse units, 14 block townhouse units and two condominium lanes on the subject lands. A Council Public Meeting for the revised development proposal was held on May 3, 2017 and Staff Report SRPRS.17.083 was received by Council (refer to Appendix A).

On May 29 and 30, 2017, the applicant appealed its Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision and Site Plan applications to the Ontario Municipal Board (OMB) (refer to Appendix B).

During the review of the subject applications as well as other applications received by the Town in the King Road/Parker Avenue/McCachen Street area, staff identified the need for a Tertiary Plan to guide development in the area. As a result, the Town initiated a Tertiary Plan study that covers the area bounded by Parker Avenue to the east, King Road to the south, the East Humber River to the north and the east limit of the Puccini Drive Neighbourhood Residential Infill Study to the west. A community information session for the Tertiary Plan was held on September 26, 2017. The Tertiary Plan, which serves as an expansion to the Puccini Drive Neighbourhood Residential Infill Study, was subsequently approved by Council on November 27, 2017 (refer to Appendix C).

On October 27, 2017, the first Pre-hearing Conference for the subject appeals was held where the OMB granted party status to Fifth Avenue (King North) Inc. and Fifth Avenue Homes (King West) Inc., who own lands immediately to the west of the subject lands and have submitted development applications to the Town. At the Pre-hearing Conference, the Town advised the OMB that a Tertiary Plan was being prepared for the subject lands and the surrounding area and that the Tertiary Plan was expected to be completed by November 2017. As a result, a second Pre-hearing Conference has been scheduled for March 23, 2018 to update the OMB on the status of the Tertiary Plan as well as the Town's position on the subject applications. A three-day OMB hearing has been scheduled to commence on April 30, 2018.

The purpose of this report is to seek direction from Council regarding the subject development applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the northwest corner of King Road and Parker Avenue (refer to Map 1). The lands have an area of approximately 0.95 hectares (2.4 acres) and currently support five single detached dwellings, which are to be demolished. The lands abut existing residential uses to the north, Parker Avenue to the east, King Road to the south and a proposed residential development to the west.

Development Proposal

The applicant is requesting approvals to permit a 43-unit common element condominium residential development on the subject lands (refer to Maps 5 to 14). The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

Total Site Area: 0.95 hectares (2.3 acres)
Number of Semi-Detached Units: 10
Number of Street Townhouse Units: 19
Number of Block Townhouse Units: 14
Total Number of Units: 43
Minimum Width of Semi-Detached Units: 6.7 metres (22 feet)
Minimum Width of Townhouse Units: 6.0 metres (19.7 feet)
Number of Storeys: 3
Proposed Density: 45 units per hectare (18.2 units per acre)
Road Widening Blocks: 0.062 hectares (0.15 acres)
Lands to be Conveyed to Adjacent Property Owner: 0.010 hectares (0.02 acres)
Common Element Lands: 0.204 hectares (0.5 acres)
Number of Visitor Parking Spaces: 11
Minimum Number of Resident Parking Spaces: 2 per unit

Planning Analysis:

Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 of the Town's Official Plan (refer to Map 2). The main permitted use in the **Neighbourhood** designation is low density residential. Other uses such as medium density residential, neighbourhood commercial, community uses, parks and urban open space, and automotive service commercial are also permitted subject to other policies of the Official Plan. In accordance with Policy 4.9.1.2(2) of the Town's Official Plan (the "Plan"), medium density residential uses are permitted on lands that have frontage on an arterial street or a collector street and are located within walking distance to a public transit stop and as identified in a Tertiary Plan undertaken by the Town and approved by Council or identified as part of a priority infill area under Policy 4.9.1.1(1). The subject lands have frontage on both King Road and Parker Avenue, which are classified as an arterial street and collector street respectively in accordance with Schedule A8 of

the Official Plan. The lands are also located within the newly expanded Puccini Drive Neighbourhood Residential Infill Area as described below.

Puccini Drive Neighbourhood Residential Infill Area

The Puccini Drive Neighbourhood Residential Infill Study (“Puccini Drive Study”) was endorsed by Council 1998 to guide development in the area bounded by Bathurst Street, King Road, McCachen Street, Vitlor Drive and Puccini Drive. Generally, medium density residential uses are permitted along the arterial roads (Bathurst Street and King Road) and low density residential uses are permitted in the remaining infill area.

As noted previously in this report, the expansion to the Puccini Drive Study was approved by Council on November 27, 2017 (refer to Appendix C). The chosen approach in preparing the Tertiary Plan was to expand the Puccini Drive Study as approved by Council for the lands generally west of the study area and to build on the recommendations of this study. The Tertiary Plan is comprised of three (3) demonstration scenarios that contemplate the development of medium density residential uses for a portion of the lands with frontage on Parker Avenue and McCachen Street, which are defined as collector and local streets respectively in accordance with Schedule A8 of the Town’s Official Plan. In addition, the Tertiary Plan contemplates the development of private laneways to provide vehicular access from the existing local and collector streets (refer to Map 3). The remainder of the study area is to be developed for low density residential uses, whereby semi-detached and single detached dwellings are to provide a transition to the existing neighbourhood. The Tertiary Plan does not recommend a specific zoning program and in accordance with Staff Report SRPRS.17.173, the zone standards that are appropriate for new development are to be considered in the context of the Town’s newer parent zoning by-laws and established through the approval of the respective implementing by-law.

Official Plan Amendment Application

The applicant submitted an Official Plan Amendment application to permit townhouses on the subject lands. However, given that Council recently expanded the Puccini Drive Neighbourhood Infill Area to permit townhouses on the majority of the subject lands, an amendment to the Town’s Official Plan is no longer needed to facilitate the proposed development.

Zoning By-law Amendment Application

The proposed Zoning By-law Amendment application would rezone the subject lands from **Residential Urban (RU) Zone** under Zoning By-law No. 1275, as amended, and **Single Detached Five (R5) Zone** under Zoning By-law No. 313-96, as amended to **Multiple Residential One (RM1) Zone** with site-specific development standards to facilitate the proposed development (refer to Map 4). The site-specific development standards are outlined in the applicant’s draft Zoning By-law, which has been attached as Appendix D to this report. In summary, the applicant is requesting to add semi-detached dwelling units as a permitted use in the **RM1 Zone**, reduce minimum lot area and side yard setbacks, and to increase maximum building height.

The following summary table compares some of the zoning standards under By-law 313-96, as amended, to the applicant's proposed development standards. Please note that the information provided below under "Applicant's Requests" is based on the "worst-case scenario" within the proposed development. Development standards for each individual parcel of tied lands may vary. Please refer to the applicant's draft Zoning By-law (refer to Appendix D) for a complete list of the applicant's requests.

	Provisions for RM1 Zone under By-law 313-96, as amended	Applicant's Requests
Minimum Lot Area (Street Townhouse, Interior)	200 square metres (2153 square feet)	110 square metres (1184 square feet)
Minimum Front Yard Setback	4.5 metres (14.8 feet)	1.8 metres (5.9 feet)
Minimum Side Yard Setback	1.5 metres (4.9 feet)	1.4 metres (4.6 feet)
Minimum Rear Yard Setback	7.5 metres (24.6 feet)	6.0 metres (19.7 feet)
Maximum Building Height	11.0 metres (36.1 feet)	12.0 metres (39.4 feet)

Draft Plan of Subdivision Application

The proposed draft Plan of Subdivision consists of one residential block, two road widening blocks and a residential block to be conveyed to the adjacent landowner to the west for future residential purposes (refer to Map 5). The future residential block is intended to be conveyed to the adjacent landowner prior to registration of the subject Plan of Subdivision.

Draft Plan of Common Element Condominium Application

The proposed draft Plan of Condominium consists of two private lanes, which are designed to continue to the lands to the west (Town File D03-16011), 11 visitor parking spaces, and a pedestrian walkway/entrance block that provides access from the proposed development to King Road and Parker Avenue (refer to Map 6).

Site Plan Application

The proposed Site Plan application involves 43 residential units, of which 10 are semi-detached units, 19 are street townhouse units and 14 are block townhouse units. Driveways and garages for all 43 units are to be accessed from private lane (refer to Map 7). Visitor parking and pedestrian walkways are also being proposed on the subject lands.

Department and Agency Comments

The above noted applications have been reviewed by circulated Town departments and external agencies and the following sections provide an overview of the comments received to date.

Development Engineering Division

The Town's Development Engineering Division has reviewed the revised submission and has provided conditions of draft plan approval (refer to Appendix F). Detailed comments concerning the Site Plan application will follow.

Building Services Division

The Town's Building Services Division has provided comments on the Site Plan application as well as the applicant's draft Zoning By-law (refer to Appendices G and H). All of these comments will be addressed in the review of the related Site Plan application and as part of the finalization of the Zoning By-law.

Other Departments and External Agencies

Comments have also been received from Town's Community Services Department, Fire and Emergency Services Division, Parks Planning and Natural Heritage Section, the Region of York, Toronto and Region Conservation Authority. These Town departments and external agencies have no objections to the application and/or have provided conditions of approval to the applicant.

Development Planning Division

Planning staff has reviewed the applicant's development proposal and has the following comments:

- the applicant is encouraged to continue working with the adjacent landowner to the west (Town File D03-16011) in order to coordinate construction of municipal services and with regards to the alignment of private lanes to provide continuous vehicular circulation;
- the applicant is advised that a Private Street Naming application is required prior to issuance of Building Permits;
- the proposed development is consistent with *the Provincial Policy Statement*, and conforms to the *Growth Plan* and the York Region Official Plan;
- the proposed development conforms with the policies under the **Neighbourhood** designation, therefore, an Official Plan Amendment application is no longer required to facilitate the proposed development;
- the proposed development meets the general principles of the newly expanded Puccini Drive Neighbourhood Residential Infill Study where medium density residential uses are permitted along King Road and Parker Avenue with access from private laneways, then transition to semi-detached dwellings at the north end of the subject lands where it abuts existing low density residential uses;
- Planning staff generally supports the proposed zoning provisions and finds them appropriate in the context of the area. However, the applicant shall rezone the

portion of the subject lands that support semi-detached dwellings to **Semi-Detached One (RD1) Zone** rather than requesting an exception to the **RM1 Zone** to permit semi-detached dwellings. Furthermore, the applicant shall confirm the maximum lot coverage that is being requested. By-law 313-96, as amended, allows a maximum lot coverage of 50% in the **RM1 Zone**. The Site Plan shows that some lots have maximum lot coverages of as high as 56%, whereas the applicant is requesting to limit the overall maximum lot coverage of the entire site to 40%. The format and details of the site-specific provisions will be refined through the finalization of the by-law; and,

- on the basis of the preceding, it is recommended that Council support the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications in principle and that the OMB be advised of the Town's position in this regard in accordance with the recommendations contained in this report.

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, including the allocation of servicing capacity. The Sustainability Metrics document has been reviewed by Staff and is found to be acceptable and the following sustainability commitments will be implemented through the Site Plan Agreement between the Town and the owner:

- all pits, trenches and or planting beds will have a topsoil layer greater than 60cm with an organic matter content of 10% to 15% by dry weight and a pH of 6.0 to 8.0. The subsoil will have a total uncompacted soil depth of 90cm. There will be minimum soil volume of 30 cubic metres per tree; and,
- all homes will be Energy Star certified.

The applicant achieved a sustainability score of 42, which is a "good" performance level.

In light of the above commitments and taking into consideration that there are seven lots of record on the subject lands, staff recommends that Council reserve 36 units (106 persons equivalent) of servicing allocation to the proposed development.

Financial/Staffing/Other Implications:

As these applications have been appealed to the Ontario Municipal Board, there will be further draw on staff and financial resources. These will be accommodated in existing budgets.

Relationship to the Strategic Plan:

The proposed development generally aligns 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.

Conclusion:

Town Staff are seeking Council's direction concerning the applicant's Zoning By-law Amendment, draft Plan of Subdivision and Site Plan applications to construct a residential development consisting of 10 semi-detached dwelling units, 33 townhouse units and two private lanes on its land holdings. Staff has carefully reviewed the applicant's development proposal and advises that it constitutes good planning on the basis that it is in keeping with the *Provincial Policy Statement*, the *Growth Plan* and both the Region's and the Town's Official Plans.

On this basis, it is recommended that the OMB be advised that Council supports the Zoning By-law Amendment in principle and supports the draft Plan of Subdivision subject to the conditions of approval contained in Appendix "E" for the reasons outlined in this report. However, it is recommended that all comments concerning the related Site Plan application be referred back to staff and that Council requests the OMB to withhold its Order on the Zoning By-law Amendment and Site Plan applications until such time that the applicant addressed all comments received relating to the Site Plan application.

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#15-17 held on May 3, 2017
- Appendix B, Notice of Appeal to the Ontario Municipal Board
- Appendix C, Extract from Council Meeting C#41-17 held on November 27, 2017
- Appendix D, Applicant's Draft Zoning By-law
- Appendix E, Schedule of Conditions of Draft Plan Approval
- Appendix F, Email from Jeff Waters dated January 10, 2018
- Appendix G, Memorandum from Martin Chan dated January 9, 2018
- Appendix H, Memorandum from Karen Rae dated February 8, 2018
- Map 1, Aerial Photograph
- Map 2, Official Plan Land Use Designation
- Map 3, Puccini Drive Neighbourhood Residential Infill Study Development Scenarios
- Map 4, Existing Zoning
- Map 5, Draft Plan of Subdivision
- Map 6, Draft Plan of Condominium
- Map 7, Site Plan
- Map 8, Semi-Detached Dwellings Elevations
- Map 9, Street Townhouse Elevations (Block 1)
- Map 10, Street Townhouse Elevations (Block 2)
- Map 11, Street Townhouse Elevations (Block 3)
- Map 12, Street Townhouse Elevations (Block 4)

- Map 13, Block Townhouse Elevations (Block 5)
- Map 14, Block Townhouse Elevations (Block 6)

Report Approval Details

Document Title:	SRPRS.18.070 .docx
Attachments:	<ul style="list-style-type: none"> - Appendix A.pdf - Appendix B.pdf - Appendix C.pdf - Appendix D.pdf - Appendix E Conditions of Draft Approval.docx - Appendix F.pdf - Appendix G.pdf - Appendix H.pdf - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf - MAP_3_PUCCINI_DRIVE_NEIGHBOURHOOD_RESIDENTIAL_INFILL_STUDY_DEVELOPMENT_OPTIONS.pdf - MAP_4_EXISTING_ZONING.pdf - MAP_5_PROPOSED_DRAFT_PLAN_OF_SUBDIVISION.pdf - MAP_6_PROPOSED_DRAFT_PLAN_OF_CONDOMINIUM.pdf - MAP_7_PROPOSED_SITE_PLAN.pdf - MAP_8_PROPOSED_ELEVATIONS_SEMI_DETACHED_DWELLING_INTERIOR.pdf - MAP_9_PROPOSED_ELEVATIONS_STREET_TOWNHOUSE_UNITS_Block 1.pdf - MAP_10_PROPOSED_ELEVATIONS_STREET_TOWNHOUSE_UNITS_block 2.pdf - MAP_11_PROPOSED_ELEVATIONS_STREET_TOWNHOUSE_UNITS_block 3.pdf - MAP_12_PROPOSED_ELEVATIONS_STREET_TOWNHOUSE_UNITS_block 4.pdf - MAP_13_PROPOSED_ELEVATIONS_BLOCK_TOWNHOUSE_UNITS_block 5.pdf - MAP_14_PROPOSED_ELEVATIONS_BLOCK_TOWNHOUSE_UNITS_block 6.pdf

Final Approval Date:	Mar 8, 2018
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This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Mar 7, 2018 - 11:24 AM

Kelvin Kwan - Mar 7, 2018 - 1:50 PM

No Signature - Task assigned to Neil Garbe was completed by delegate Shane Baker

Shane Baker on behalf of Neil Garbe - Mar 8, 2018 - 9:34 AM