



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 3, 2018

Report Number: SRPRS.18.148

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.148 – Request for Approval – Official Plan and Zoning By-law Amendment Applications – Castlegrove Developments Inc. – Town Files D01-17005 and D02-17021

Owner:

Castlegrove Developments Inc.
211 Westcreek Drive
Vaughan, Ontario
L4L 9N6

Agent:

Weston Consulting
201 Millway Avenue, Suite 19
Vaughan, Ontario
L4K 5K8

Location:

Legal Description: Part of Lots 26 and 27, Plan 136
Municipal Address: 357 King Road

Purpose:

A request for approval concerning proposed Official Plan and Zoning By-law Amendment applications to facilitate the creation of five single detached lots on the subject lands.

Recommendations:

- a) That the Official Plan and Zoning By-law Amendment applications submitted by Castlegrove Developments Inc. for lands known as Part of Lots 26 and 27, Plan 136 (Municipal Address: 357 King Road), Town Files D01-17005 and D02-17021, be approved, subject to the following:

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- (i) that the subject lands be deleted from the map of Existing Neighbourhood Commercial Sites in Appendix 7 of the Town of Richmond Hill Official Plan (2010), to facilitate the creation of five (5) single detached lots on the subject lands;
- (ii) that the subject lands be rezoned from Commercial (C) Zone under By-law 1275, as amended, to Single Detached Two (R2) Zone under By-law 313-96 as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.18.148; and,
- (iii) that the Official Plan Amendment and amending Zoning By-law, be forwarded to a regular meeting of Council for consideration and enactment.

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:

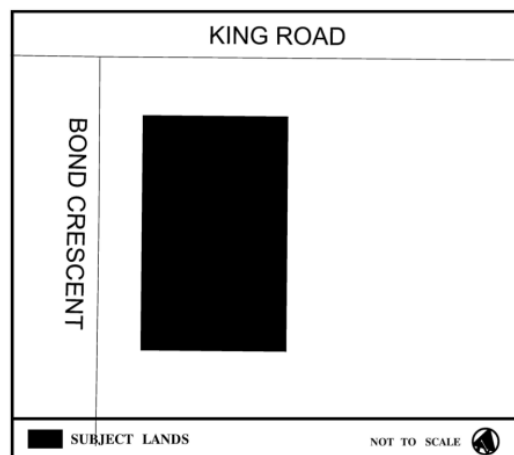
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 please call person listed under “Contact” above.



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Background information:

The subject Official Plan and Zoning By-law Amendment applications were considered at a statutory Public Meeting held on January 24, 2018, wherein Council received Staff Report SRPRS.18.009 for information purposes and directed that all comments be referred back to staff for consideration. The extract of this meeting is attached hereto as Appendix A. No concerns were raised by Council or members of the public at the statutory Public Meeting.

Following the statutory Public Meeting, a revised submission of plans and materials in support of the applications was submitted to the Town on May 2, 2018. All comments from internal departments and external agencies pertaining to the subject proposal have been satisfactorily addressed by the applicant. In this regard, the purpose of this report is to seek Council's approval of the applicant's Official Plan and Zoning By-law Amendment applications to facilitate the creation of five (5) single detached building lots on its land holdings.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south-east corner of King Road and Bond Crescent (refer to Maps 1 and 2) and have a total lot area of 0.23 hectares (0.57 acres). The lands currently support a single detached dwelling and a vacant workshop building which was previously used for small engine repairs and maintenance. All buildings on the subject lands are to be demolished to facilitate the proposed development. The surrounding area to the north, south and west is predominantly low-density residential in nature, with vacant lands to the east which are draft approved for a Plan of Subdivision consisting of 111 townhouses and four semi-detached dwellings (Town File D03-15003).

Development Proposal

The applicant submitted additional information to the Town in response to comments arising from the initial submission of July 24, 2017. Specifically, the applicant addressed comments from the Town's Urban Design and Heritage Section with respect to the proposed lot frontages and comments from York Region with respect to the required 10 metre x 10 metre daylight triangle. Comments from York Region, received after the statutory Public Meeting date are attached hereto as Appendix D.

The applicant is seeking Council's approval of its request to amend the Official Plan and Zoning By-law to facilitate the creation of five (5) single detached lots on its land holdings (refer to Maps 6 and 7). 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:

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- **Total Lot Area:** 0.23 hectares (0.57 acres)
- **Number of Dwellings:** Five
- **Lot Frontage (Corner):** 14.01 metres (45.96 feet) (taken from the 10.0 metre (32.8 feet) daylight triangle)
- **Lot Frontage (Interior):** 11.0 metres (36.1 feet)
- **Maximum Building Height:** 9.02 metres (29.59 feet)
- **Maximum Lot Coverage:** 39.6%

Planning Analysis:

Staff has undertaken a comprehensive review and evaluation of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement (PPS)*, the *Growth Plan for the Greater Golden Horseshoe (2017)* (Growth Plan), the *Oak Ridges Moraine Conservation Plan (2017)*, the Regional Official Plan (ROP), and the Plan.

Staff notes that the Town's in-force Plan is consistent with the PPS, and conforms to the Growth Plan, the *ORMCP* and the ROP that were in-force at the time of approval. Since the Plan's approval, the PPS, and the Growth Plan and *ORMCP* were updated in 2014 and 2017, respectively. Outlined below is a more detailed discussion of the proposal relative to the ROP and the Town's Plan.

York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 - Regional Structure of the ROP. The **Urban Area** policies permit a full range and mix of urban uses which would permit a low-rise residential development, as proposed. Comments have been received from the Region which set out that Regional Planning Staff supports the provision of local neighbourhood retail commercial sites; however, the determination of appropriate site specific land uses are best determined by the local municipality. In terms of the proposed residential use, Regional Staff note that the proposed single detached dwellings are in compliance with the ROP.

York Region has confirmed that in accordance with ROP policy 8.3.8, the proposed Official Plan Amendment would not adversely affect Regional planning policies or interests. Accordingly, the Region has exempted the proposed Official Plan Amendment from approval by Regional Council.

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 4). Appendix 7 of the Plan further identifies the subject lands as an **Existing Neighbourhood Commercial Site** (refer to Map 8). Uses permitted within the **Neighbourhood** designation include primarily low and medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, and automotive service uses subject to specific policy criteria as defined in Chapter 4 of the Plan. The **Neighbourhood** designation policies also require

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development to be compatible with the character of the adjacent/surrounding area and have a maximum building height of three storeys.

With respect to the **Existing Neighbourhood Commercial Site** designation, Policy 4.9.1.3 of the Plan provides for the retention of existing neighbourhood commercial sites as shown on Appendix 7 of the Plan and, encourages the development of these sites to include residential development in a mixed-use form. The applicant has submitted a Commercial Market Study to determine whether the local area will be sufficiently served by the existing retail and service commercial lands in the area. The report has been reviewed by Kircher Research Associates Ltd. on behalf of the Town, who are in agreement with the conclusions in the report that the subject lands and their current uses are not required to serve the existing and likely future commercial needs of the neighbourhood.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the *Oak Ridges Moraine Conservation Plan* ("ORMCP"). In accordance with Section 3.2.1.1 (18) of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area**.

Bond Crescent Neighbourhood Infill Study

The lands are located within the boundaries of the Bond Crescent Neighbourhood Infill Study (the "Study") which was approved by Council in 1998 and updated in March 2016. The Study encompasses lands on the south side of King Road, to the westerly limit of Bostwick Crescent, to the rear of the lots fronting onto Timber Valley Avenue and to the rear of the lots fronting on the westerly portion of Bond Crescent (refer to Map 5). The recommendations of the Study identify the subject lands for commercial development and low-density residential development to the south which reflects the policies in the Official Plan. Generally, the Study permits low-density residential uses throughout the Study area and provides design guidelines for development of this nature. The guidelines recommend that infill development of single detached dwellings on existing streets have minimum lot frontages of 13.7 metres (44.9 feet) for interior lots and minimum lot frontages of 15.5 metres (50.85 feet) for corner lots. It further directs that front yard setbacks of new dwellings should respect the setbacks of existing dwellings on abutting lots.

The proposed interior lots would have a frontage of 11.0 metres (36.1 feet), with the corner lot having a frontage of 14.01 metres (45.96 feet). It is noted that this falls short of the recommendations of the Study. However, staff is of the opinion that the proposed single detached lots are compatible and appropriate given the context of the site. To the south and east are vacant lands which are draft approved for a Plan of Subdivision consisting of 111 townhouses and four semi-detached dwellings (Town File D03-15003). The lots with frontage on Bond Crescent are for semi-detached dwellings, with interior lot frontages of approximately 8.0 metres (26.2 feet) and a corner lot frontage of 9.52 metres (31.2 feet). The proposal, albeit for single detached units, would be

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compatible with these dwellings and wider development in the area. While it is imperative to have regard to the Study, staff is of the opinion that a minor deviation from the recommendations of the Study is appropriate in this scenario. Furthermore, commercial uses are generally directed to Oak Ridges Local Centre, approximately 275 metres (904 feet) to the east of the subject lands. Given all of the above, staff is satisfied that the proposed single detached lots are appropriate for this specific site and location, and that residential uses constitute good and orderly planning.

Official Plan Amendment

The application seeks to delete the subject lands from Appendix 7 of the Plan which identifies **Existing Neighbourhood Commercial Sites** in order to permit five (5) single detached lots on the subject lands, in accordance with the provisions of the **Neighbourhood** designation. A peer review of the submitted Commercial Market Study concludes that the subject lands and the existing commercial use thereon are not required to serve the existing and likely future commercial needs of the neighbourhood. Accordingly, the removal of the lands from the **Existing Neighbourhood Commercial Sites** map in Appendix 7 of the Plan is supported. The proposed five single detached residential lots would conform to the **Neighbourhood** designation policies as follows:

- the proposed single 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.

Planning staff has undertaken a comprehensive analysis of the applicant's development proposal and is of the opinion that it is in keeping with the broader policy direction for this part of the Town as outlined in both the Region of York and the Town Official Plans, as well as the relevant policies of the ORMCP, and further, that the development constitutes good planning. Given all of the above, staff is of the opinion that the submitted Official Plan Amendment application to facilitate the creation of five single detached lots on the subject lands maintains the intent and purpose of the broader policy direction for this part of Town as outlined in the Official Plan. On this basis, staff recommends that Council approve the applicant's Official Plan Amendment and direct staff to forward the Amendment document and its implementing by-law to Council for adoption.

Zoning By-law Amendment

The subject lands are zoned **Commercial (C) Zone** under By-law 1275, as amended (refer to Map 3). This zone category permits retail and service uses, as well as uses permitted in the **Residential Urban (RU) Zone**. The single detached lots as proposed are not permitted. The applicant is seeking approval to rezone the subject lands to

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Single Detached Two (R2) Zone under By-law 313-96, as amended, with the following site specific development standards to facilitate the proposed development:

Development Standard	R2 Zone Standard	Proposed Standard
Minimum Required Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)
Minimum Required Flankage Yard	3.0 metres (9.84 feet)	2.4 metres (7.87 feet)

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 **R2 Zone** category is compatible with development 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 proposal complies with the minimum lot frontage and minimum lot area standards of the **R2 Zone**;
- the requested site specific provision to reduce the permitted side yard 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; and,
- the requested site specific provision to reduce the minimum required flankage yard from 3.0 metres (9.84 feet) to 2.4 metres (7.87 feet) is appropriate and would provide for sufficient separation distance from King Road in light of the required road widening of approximately 3.0 metres (9.84 feet).

Accordingly, 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. Accordingly, staff recommends that the subject Official Plan and Zoning By-law Amendment applications be approved on the following basis:

- a peer review of the submitted Commercial Market Study concludes that the subject lands and the existing commercial use thereon are not required to serve the existing and likely future commercial needs of the neighbourhood. Accordingly, the removal of the lands from the **Existing Neighbourhood Commercial Sites** map in Appendix 7 of the Plan is acceptable;
- the proposed single detached lots are permitted in the **Neighbourhood** designation of the Plan and the **Settlement Area** policies of the ORMCP;

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- the proposed **R2 Zone** category under Zoning By-law 313-96, as amended, is in keeping with broader policy direction for this part of the Town and constitutes good and orderly planning; and,
- the proposed development is generally in keeping with the intent of the Bond Crescent Neighbourhood Infill Study. While the proposed lot frontages are smaller than what is recommended by the Study, they are appropriate given the site context and compatible with surrounding uses.

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 applications.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staff 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 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 Official Plan and Zoning By-law Amendment applications to facilitate the creation of five (5) single detached lots on its land holdings. The applicant has satisfactorily addressed the issues and concerns raised during the original circulation of the proposal. The submitted Official Plan and Zoning By-law Amendment applications are consistent with the Provincial Policy Statement and conform to the Growth Plan and York Region Official Plan. Furthermore, the development proposal maintains the general intent and purpose of the Town's Official Plan. Accordingly, staff is of the opinion that the proposed development is appropriate and represents good planning. On the basis of the preceding, it is recommended that Council approve the subject Official Plan and Zoning By-law Amendment applications in accordance with the direction outlined in this report.

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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 A, Extract from Council Public Meeting, C#01-18, held January 24, 2018
- Appendix B, Draft Official Plan Amendment 10
- Appendix C, Draft Zoning By-law 72-18
- Appendix D, Comments from York Region received March 14 and 19, 2018
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Bond Crescent Neighbourhood Infill Study Update Preferred Concept Plan
- Map 6 Proposed Site Plan
- Map 7 Proposed Elevations
- Map 8 Existing Neighbourhood Commercial Sites- Appendix 7

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Report Approval Details

Document Title:	SRPRS.18.148.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.18.148 Appendix A.docx- SRPRS.18.148 Appendix B.docx- Schedule 1 OPA_10_D01-17005.pdf- SRPRS.18.148 Appendix C 357 King Road Draft By-law.docx- Schedule A.pdf- SRPRS.148 Appendix D.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S217021_NEW.pdf- MAP_3_EXISTING_ZONING_S217021_NEW.pdf- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf-MAP_5_Bond_Crescent_Neighbourhood_Infill_Study_Update_Preferred_Concept_Plan.pdf- MAP_6_PROPOSED_SITE_PLAN.pdf- MAP_7_PROPOSED_ELEVATIONS.pdf-MAP_8_EXISTING_NEIGHBOURHOOD_COMMERCIAL_SITE_APPENDIX_7.pdf
Final Approval Date:	Jun 21, 2018

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

Gus Galanis - Jun 20, 2018 - 10:32 AM

Kelvin Kwan - Jun 20, 2018 - 11:32 AM

Neil Garbe - Jun 21, 2018 - 2:23 PM