



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 17, 2018

Report Number: SRPRS.18.173

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.173 – Request for Approval – Zoning By-law Amendment Application – Maia and Vladimir Master – Town File D02-17040**

Owners:

Maia and Vladimir Master
108 Weldrick Road West
Richmond Hill, ON L4C 3T8

Agent:

William Oughtred
W.E. Oughtred and Associates Inc.
2140 Winston Park Drive, Suite 28
Oakville, ON L6H 5V5

Location:

Legal Description: Part of Lot 83, Registered Plan 1923
Municipal Address: 108 Weldrick Road West

Purpose:

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

Recommendations:

- a) **That the Zoning By-law Amendment application submitted by Maia and Vladimir Master for the lands known as Part of Lot 83, Plan 1923 (Municipal Address 108 Weldrick Road West), Town File D02-17040, be approved, subject to the following:**
 - (i) **That the lands be rezoned from Third Density Residential (R3) Zone to Fourth Density Residential (R4) Zone under Zoning By-law 2523, as amended, and that the amending Zoning By-law establish site**

Page 2

specific development standards as outlined in Staff Report SRPRS.18.173; and,

- (ii) **That the amending Zoning By-law be brought forward to the September 24, 2018 regular meeting of Council for consideration and enactment.**

Contact Person:

Kelsey Prentice, Planner I – Zoning, phone number 905-771-2470 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

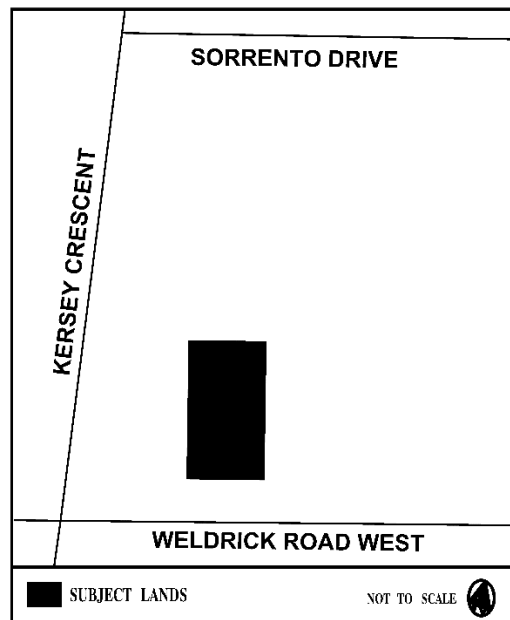
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 formal call person listed under “Contact Person” above.



Page 3

Background:

The subject Zoning By-law Amendment application was presented at a statutory Council Public Meeting on March 28, 2018 wherein Council received Staff Report SRPRS.18.083 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix A). Concerns were raised by Council and members of the public with respect to the establishment of a semi-detached dwelling on the subject lands, in addition to the compatibility of the proposed dwellings with the existing dwellings in the immediate area from both a design and massing perspective. These matters are addressed in greater detail in the later sections of this report.

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 Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Weldrick Road West, east of Kersey Crescent, and have a total lot area of 0.09 hectares (0.22 acres). The lands support a one-storey single detached dwelling that is proposed to be demolished and abut existing residential uses to the north, east and west, and Weldrick Road West to the south. The lands are located in proximity to the Ross Doan Public School, which is located on the south side of Weldrick Road West (refer to Maps 1 and 2).

Revised Development Proposal

The applicant is seeking Council's approval to rezone the subject lands from **Third Density Residential (R3) Zone** to **Fourth Density Residential (R4) Zone** under Zoning By-law 2523, as amended, with site specific exceptions to facilitate the construction of two semi-detached dwelling units on its land holdings (refer to Appendix B).

The applicant submitted a revised development proposal to the Town in July 2018 in response to comments received from Town staff and Council arising from the initial submission of November 2017. Revisions have been made to the massing of the proposed dwellings to address comments from staff and the public. Specifically, the building footprint of the dwellings was reduced to achieve a lot coverage of 30%, whereas the first submission proposed a lot coverage of 35% (refer to Maps 5 and 6). Below is a summary of the pertinent development statistics with regards to the applicant's revised proposal based on the plans and drawings submitted to the Town:

Page 4

Development Standards	Original Proposal	Revised Proposal
Residential Use	Semi-detached dwelling	Semi-detached dwelling
Lot Area	883.87 square metres (9,514 square feet)	883.87 square metres (9,514 square feet)
Lot Frontage	22.21 metres (72.86 metres)	22.21 metres (72.86 metres)
Side Yard Setback	1.66 metres (5.44 feet) west 1.67 metres (5.47 feet) east	2.43 metres (7.97 feet) west 2.44 metres (8.00 feet) east
Front Yard Setback	7.62 metres (25 feet)	7.62 metres (25 feet)
Rear Yard Setback	15.59 metres (25 feet)	15.81 metres (51.87 feet)
Building Height	10.67 metres (35 feet)	10.67 metres (35 feet)
Lot Coverage	34.89%	30.00%

Planning Analysis:

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).

Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, medium density residential uses, neighbourhood commercial uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Plan. Semi-detached dwellings as proposed by the subject application are permitted within the **Neighbourhood** designation.

The **Neighbourhood** designation allows for small-scale infill development that enhances and strengthens the character of the existing area and promotes connectivity and high-quality design. As required by Policy 4.9.1 (3), new infill development must be compatible with the character of the adjacent and surrounding area in accordance with Policy 4.9.2.4. In particular, infill development must be compatible to the predominant building forms and types, massing, the general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, and the general patterns of yard setbacks within an area.

Staff has evaluated the applicant’s development proposal in relation to the design and compatibility policies of the Plan and are satisfied that the proposal has regard for, and

Page 5

is compatible with the existing development in the area. The proposed semi-detached dwellings will be compatible with the character of surrounding area, which have varied building types including single detached dwellings, semi-detached dwellings and some townhouses. There are existing semi-detached dwellings in the neighbourhood south of Weldrick Road West, specifically on Springhead Gardens and Brightway Crescent. Staff is of the opinion that the proposed dwellings are compatible with the predominant building form and type of development in the area.

Given all of the above, Planning staff is of the opinion that the subject Zoning By-law Amendment application conforms to the applicable policies of the Official Plan.

Proposed Zoning By-law Amendment

The subject lands are zoned **Third Density Residential (R3 Zone)** under Zoning By-law 2523, as amended (refer to Map 3). Semi-detached dwellings are not permitted under the **R3 Zone**, which restricts residential uses to single-family detached dwellings. Accordingly, the applicant is seeking Council's approval to rezone the subject lands to **Fourth Density Residential (R4 Zone)** under Zoning By-law 2523, as amended.

The following table provides a comparison chart between the development standards of the **R3 Zone** and the **R4 Zone** under By-law 2523, as amended, and the applicant's proposed development standards:

Page 6

Development Standards	R3 Standards, By-law 2523, as amended	R4 Standards, By-law 2523, as amended	Proposed Development
Permitted Residential Uses	Single family dwelling	Single family dwelling Semi-detached dwelling Maisonette	Semi-detached dwelling
Minimum Lot Area	557.41 square metres (6,000 feet)	780.38 square metres (8,400 square feet)	883.87 square metres (9,514 square feet)
Minimum Lot Frontage	15.24 metres (50 feet)	21.33 metres (70 feet)	22.21 metres (72.86 metres)
Minimum Side Yard Setback	1.52 metres (5 feet)	1.52 metres (5 feet)	2.43 metres (7.97 feet) west 2.44 metres (8.00 feet) east
Minimum Front Yard Setback	7.62 metres (25 feet)	7.62 metres (25 feet)	7.62 metres (25 feet)
Minimum Rear Yard Setback	7.62 metres (25 feet)	7.62 metres (25 feet)	15.81 metres (51.87 feet)
Maximum Building Height	10.67 metres (35 feet)	10.67 metres (35 feet)	10.67 metres (35 feet)
Maximum Lot Coverage	30.00%	20.00%	30.00%

Staff have completed a comprehensive review of the proposed Zoning By-law Amendment, including the requested site specific provision to increase the maximum lot coverage from 20% to 30% and considers the development proposal to be appropriate in light of the existing physical context of the subject lands and surrounding area.

Public Meeting Comments:

As noted previously, concerns regarding the subject proposal were raised by Council and the public at the Council Public Meeting held on March 28, 2018, as described below:

- a concern was raised in regards to the compatibility of the proposed semi-detached dwelling with development in the existing neighbourhood. The subject lands are located in an area which contains a mix of single detached, semi-detached and

Page 7

townhouse dwellings. Staff has evaluated the applicant's development proposal in relation to the design and compatibility policies of the Plan and is satisfied that the proposal has regard for and is compatible with development in the surrounding and adjacent area. The proposed lot size (which exceeds the Zoning By-law requirements of both the R3 and R4 Zones) allows for the semi-detached dwellings to be located appropriately and minimize any impacts on the streetscape. Further, concern was raised regarding the request for a site specific exception which would permit a maximum lot coverage of 35%. As noted previously, the applicant has since reduced the requested maximum lot coverage to 30%, which is consistent with the current R3 Zone provisions applicable to the subject lands;

- residents raised a concern about the impact that the additional dwelling unit would have on area traffic. Town Engineering staff have reviewed the application with respect to traffic impacts and have no concerns with the proposal; and,
- a concern was raised with respect to the preservation of mature trees on the subject lands. Park and Natural Heritage Planning staff have reviewed the Arborist Report and Tree Preservation Plan submitted in support of the proposed development and have no objections. The applicant has acknowledged that they must comply with the appropriate Tree Protection Zones, and that Tree Protection Fencing should be installed in accordance with the red-line drawing provided by Park and Natural Heritage Planning staff, dated August 20th, 2018. Should Council approve the subject development proposal, these matters are to be addressed through the Consent and Building Permit applications required to facilitate the proposal.

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 Official 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, and constitutes proper and orderly planning;
- the proposed site specific zoning provision related to lot coverage is contextually appropriate and compatible with the development in the area; and,
- circulated Town departments and external agencies have no further concerns or comments regarding the subject Zoning By-law Amendment application.

Page 8

Other Department and Agency Comments

The applicant's revised development proposal satisfactorily addresses the comments received from Town departments and external agencies which have no further comments or concerns with respect to the application.

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 construction of two semi-detached dwelling units on its land holdings. Staff is of the opinion that the submitted Zoning By-law Amendment application conforms with the policies of the Town's Official Plan, is appropriate in the context of the surrounding neighbourhood 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#10-18 held on March 28, 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 Original Site Plan
- Map 6 Revised Site Plan
- Map 7 Front Elevation
- Map 8 Rear Elevation
- Map 9 East Elevation
- Map 10 West Elevation

Page 9

Report Approval Details

Document Title:	SRPRS.18.173.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.docx- Appendix B.docx- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S217040.pdf- MAP_3_EXISTING_ZONING_S217040.pdf- MAP_4_OFFICIAL_PLAN_DESINATION.pdf- MAP_5_ORIGINAL_SITE_PLAN.pdf- MAP_6_REVISED_SITE_PLAN.pdf- MAP_7_FRONT_ELEVATION.pdf- MAP_8_REAR_ELEVATION.pdf- MAP_9_EAST_ELEVATION.pdf- MAP_10_WEST_ELEVATION.pdf
Final Approval Date:	Sep 4, 2018

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

Gus Galanis - Sep 4, 2018 - 11:24 AM

Kelvin Kwan - Sep 4, 2018 - 12:02 PM

Neil Garbe - Sep 4, 2018 - 2:54 PM