



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 17, 2018

Report Number: SRPRS.18.181

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.181 – Request for Approval – Zoning By-law Amendment Application – Antani Gnanappirakasam – Town File D02-16005**

Owner:

Antani Gnanappirakasam
531 16th Avenue
Richmond Hill, Ontario
L4C 7A7

Agent:

Future Design Canada Inc.
8888 Keele Street, Unit 8
Vaughan, Ontario
L4K 2N2

Location:

Legal Description: Part of Lot 22, Registered Plan 3806
Municipal Address: 531 16th Avenue

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate an expansion to an existing retirement home located on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment application submitted by Antani Gnanappirakasam for lands known as Part of Lot 22, Registered Plan 3806 (Municipal Address: 531 16th Avenue), Town File D02-16005, be approved, as outlined in Staff Report SRPRS.18.181;**
- b) **That the amending Zoning By-law be brought forward to the September 24, 2018 Council meeting for consideration and enactment; and,**

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- c) **That prior to forwarding the amending Zoning By-law to Council for enactment, the applicant pay the applicable processing fee in accordance with the Town's Tariff of Fees By-law 79-17.**

Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or
Deborah Giannetta, Manager of Development - Site Plans, phone number 905-771-5542

Report Approval:

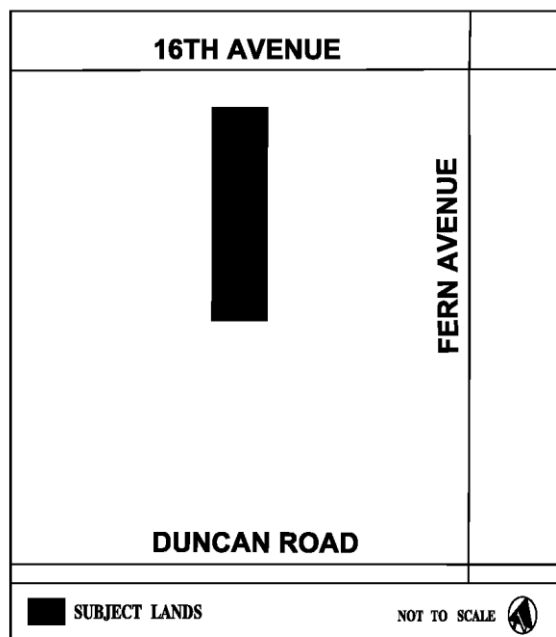
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



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Background:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on September 21, 2016 wherein Council received Staff Report SRPRS.16.160 for information purposes and referred all comments back to staff for consideration (refer to Appendix A). No members of the public in attendance at the meeting spoke to the subject proposal.

Comments with regards to the Zoning By-law Amendment pertaining to the subject proposal have been largely addressed by the applicant and only minor issues remain outstanding at this time. Accordingly, 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 south side of 16th Avenue, west of Fern Avenue, and have a lot area of approximately 0.12 hectares (0.3 acres). The lands support a one-storey single detached dwelling (Royalton Retirement Home) and abut 16th Avenue to the north, a one-storey physiotherapy and rehabilitation clinic to the east, a single detached dwelling to the west which supports a clinical service provider for children with autism, and a single detached dwelling to the south (refer to Map 1).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to facilitate an expansion to the existing retirement home located on its land holdings. The proposed expansion consists of a 983.22 square metre addition that would provide additional accommodations for a total of twenty-five (25) seniors, including bedrooms for the seniors, two (2) staff bedrooms, washrooms, a kitchen, library, laundry room, recreation area, and staff offices (refer to Map 5). Vehicular access to the site is to be provided via a full moves access from 16th Avenue. A total of nine (9) parking spaces are proposed on site, including two (2) barrier free spaces. The following is a summary table outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

- Lot Area: **0.21 hectares (0.52 acres)**
- Lot Coverage: **23.48%**
- Gross Floor Area: **1,486.90 square metres (16,004.86 square feet)**
- Building Height: **12.05 metres (39.53 feet) or 3 storeys**
- Number of Bedrooms: **27**

A related Site Plan Application (Town File D06-16013) has also been received by the Town in conjunction with the subject Zoning By-law Amendment application and is currently being reviewed by staff.

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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 4). 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. Section 4.1 of the Plan defines community uses as “**public, private and not for profit institutions, facilities and services that support the health, educational, recreational and socio-cultural needs of the Town**”. In this regard, the proposed retirement home is considered a community use.

Section 4.1.1. further sets out criteria relating to where in the Town various community uses are permitted, and Section 4.1.1.3 (b) (viii) states that long-term care facilities are permitted on lots fronting onto an arterial street. In addition, Section 4.9.2.4 of the Plan states that the development shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

Based on the foregoing, staff is of the opinion that the proposed expansion of the existing retirement home is considered to conform to the Plan. The proposed land use is considered a community use and therefore meets the locational criteria of the uses in the **Neighbourhood** designation.

Proposed Zoning By-Law Amendment Application

The lands are currently zoned **Special Residential One (SR-1) Zone** (north half of the property) and **Single-Detached Six (R6) Zone** (south half of the property) under Zoning By-law No. 255-96, as amended (refer to Map 3). The **Single Detached Six (R6) Zone** permits single detached dwellings, home occupations, a group foster home, and/or a group home for physically or developmentally handicapped persons. The **Special Residential One (SR-1) Zone** includes all uses permitted in the **Single Detached Six (R6) Zone**, as well as semi-detached dwellings, a day nursery, places of worship, and business and professional offices.

The north half of the lands are also subject to the site specific provisions of Zoning By-law No. 40-97, which permits a lodging home (defined under Section 208 of the *Municipal Act* as a house where more than four (4) persons unrelated to the owner who require care, are harboured, received or lodged for hire), with a maximum capacity of twelve (12) persons. In this regard, staff considers both the existing and proposed retirement home as a lodging home in accordance with the provisions of the applicable by-law. In addition, the by-law, amongst other provisions, stipulates that a minimum of eight (8) parking spaces are to be provided on the site, and that the development maintain the appearance of the existing residential building.

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The applicant is seeking Council's approval to amend Zoning By-law No. 255-96, as amended, to permit an expansion to the existing lodging home on its land holdings to permit a larger facility to accommodate up to twenty-five (25) seniors and associated facilities. The subject Zoning By-law Amendment is proposed only for the northern portion of the lands that is currently zoned **SR-1 Zone**. The zoning of the southern portion of the lands will remain unchanged. The following table outlines the **SR-1 Zone** standards relative to the proposed development:

Development Standard	SR-1 Standards, By-law 255-96, as amended	Proposed
Minimum Lot Frontage	16.5 metres (54.13 feet)	25.15 metres (82.51 feet)
Minimum Lot Area	814.60 square metres (8,768.28 square feet)	2,094.28 square metres (22,542.64 square feet)
Maximum Lot Coverage	40%	23.5%
Minimum Front Yard Setback (to an Arterial Road)	15.0 metres (49.21 feet)	8.5 metres (27.89 feet)
Minimum Side Yard Setback	1.5 metres (4.92 feet)	East: 1.52 metres (4.99 feet) West: 1.68 metres (5.51 feet)
Minimum Rear Yard Setback	7.5 metres (24.6 feet)	50.44 metres (165.49 feet)
Minimum Front Yard Landscaping	45%	47.43%
Maximum Driveway Width	9.0 metres (29.53 feet)	13.0 metres (42.65 feet)
Maximum Height	9.0 metres (29.53 feet)	12.25 metres (40.19 feet)
Maximum Capacity (Persons)	12	25
Minimum Parking Spaces	8	9
Maximum Parking Spaces in Front Yard	0	1

Planning staff has undertaken a comprehensive review and analysis of the site specific exceptions as outlined above that are required to facilitate the applicant's revised development proposal, and considers them appropriate for the following reasons:

- the proposed front yard setback of 8.5 metres (27.89 feet) from the property line is considered appropriate given the variation in front yard setbacks along this section of 16th Avenue;
- the proposed increase in driveway width and the proposed parking space in the front yard are not expected to adversely impact the existing streetscape since this

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portion of 16th Avenue has evolved to include a variety of driveway widths and hard landscaping. The presence of the widened driveway will be minimized at the street edge as the proposed driveway tapers down to 6.0 metres on the Regional right-of-way, there will be an approximately 10 metre (32.8 feet) wide sodded boulevard, and street trees are being proposed within the boulevard, thereby reducing any visual impacts arising from the one parking space in the front yard and the increased driveway width (refer to Map 5);

- the proposed increase in building height is considered appropriate as there are varying building heights in the surrounding area nearby along 16th Avenue and it is generally in keeping with some of the semi-detached residential buildings in the area;
- the proposed increase in capacity is considered appropriate as it does not substantially change the existing use and function of the site as contemplated in the Plan and Zoning By-law; and,
- the proposed increase in the required minimum number of parking spaces to nine (9) spaces is appropriate as it is consistent with the parking standards found in the parent Zoning By-law 255-96.

Based on the above, staff is of the opinion that the proposed Zoning By-law Amendment site specific provisions are appropriate given the existing neighbourhood context and is therefore considered to represent good and orderly planning.

Town Department and External Agency

Development Planning Division

Planning staff has reviewed the applicant's development proposal and is of the opinion that it is appropriate and represents good planning. Accordingly, staff recommends that the subject Zoning By-law Amendment application be approved for the following reasons:

- the proposed expansion of the existing seniors home facility conforms with the **Neighbourhood** designation policies of the Plan;
- the proposed site specific zoning provision to increase the capacity of the seniors home does not substantially change the existing use and function of the site and is considered appropriate for the subject lands and the surrounding neighbourhood; and,
- the proposed site specific zoning provisions related to an increased height and driveway width, reduced front yard setback, number of parking spaces required, and permission to allow a parking space in the front yard are considered contextually appropriate and compatible with the surrounding built form and streetscape.

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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, further technical comments have been provided and need to be addressed as part of the finalization of the Site Plan application. Comments include those relating to on-site vehicle circulation, noise, servicing and storm water management, among others.

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. Technical comments related to the location of the proposed plantings still need to be addressed prior to Site Plan approval.

Urban Design and Heritage Section

Urban Design and Heritage Section staff has reviewed the applicant's development proposal and has provided design comments related to the proposed covered garage area that will need to be addressed prior to Site Plan approval.

Regional Municipality of York

York Region staff has no objections to the proposed Zoning By-law Amendment. However, Regional staff has provided technical comments that are to be addressed as part of the finalization of the Site Plan application. Comments include those relating to the submitted Environmental Site Assessment, landscaping within the Regional right-of-way, stormwater management, among other matters.

Financial/Staffing/Other Implications:

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

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, the subject proposal conforms 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 Zoning By-law Amendment application to facilitate an expansion to the existing retirement home located on its land holdings. Planning staff is of the opinion that the submitted Zoning By-law Amendment application conforms to the policies and provisions of the Town's Official Plan. The proposed development is considered appropriate and is compatible with the character of the surrounding area and therefore represents good planning. On the basis of the

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preceding, staff recommends that Council approve the submitted 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, Council Public Meeting Extract C# 30-16 Held September 21, 2016
- Appendix B, Draft Zoning By-law 102-18
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevation

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Report Approval Details

Document Title:	SRPRS.18.181 - 531 16th Avenue - D02-16005 (ANTANI GNANAPPIRAKASAM).docx
Attachments:	<ul style="list-style-type: none">- Appendix A (Extract).docx- Appendix B (Draft By-law).docx- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S216005_18.181.pdf- MAP_3_EXISTING_ZONING_S216005_18.181.pdf- MAP_4_OFFICIAL_PLAN_DESIGNATION_LAND_USE.pdf- MAP_5_PROPOSED_SITE_PLAN.pdf- MAP_6_PROPOSED_ELEVATIONS.pdf
Final Approval Date:	Sep 6, 2018

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

Gus Galanis - Sep 6, 2018 - 11:47 AM

Kelvin Kwan - Sep 6, 2018 - 2:53 PM

Neil Garbe - Sep 6, 2018 - 2:57 PM