



Staff Report for Committee of the Whole Meeting

Date of Meeting: January 21, 2019

Report Number: SRPRS.19.018

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.018 – Request for Approval – Carval Homes (Maple Grove) Inc. – Town File D02-16043 (Related File D03-16014)**

Owners:

Carval Homes (Maple Grove) Inc.
399 Applewood Crescent.
Vaughan, Ontario L4K 4J3

Agent:

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

Location:

Legal Description: Lot 117 and Part of Lots 116 and 118, Plan 202
Municipal Addresses: 28, 30 and 32 Maple Grove Avenue

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate approval of a related draft Plan of Subdivision comprised of 12 single detached dwelling lots, a new public road and a future road allowance block on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment application submitted by Carval Homes (Maple Grove) Inc. for the lands known as Lot 117 and Part of Lots 116 and 118, Plan 202 (Municipal Addresses: 28, 30 and 32 Maple Grove Avenue), Town File D02-16043 (Related File D03-16014), be approved subject to the following:**
 - (i) **That the lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Single Detached Five (R5) Zone under**

Page 2

By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff report SRPRS.19.018; and,

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

- b) **That Site Plan Control By-law 137-09, as amended, be further amended to include the subject lands within a Site Plan Control Area to secure the applicant's sustainability commitments, and that said by-law be brought forward to a regular meeting of Council for consideration and enactment.**

Contact Person:

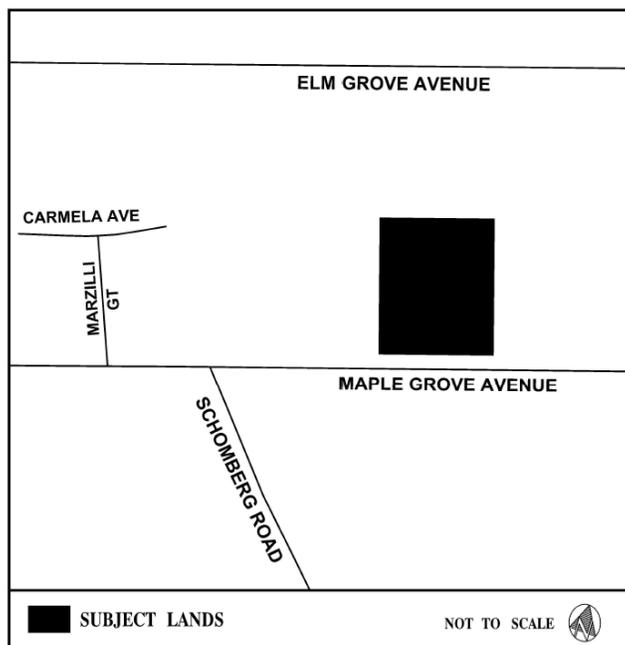
Katherine Faria, Planner II – Subdivisions, phone number 905-771-5543
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

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.



Page 3

Background:

The subject Zoning By-law Amendment application along with the related draft Plan of Subdivision application was considered at the Council Public Meeting held on March 29, 2017 pursuant to Staff Report SRPRS.17.046 (refer to Appendix A). No concerns from Council or members of the public were raised regarding the subject proposal at the Public Meeting. However, a letter was filed by a resident requesting that efforts be made to preserve existing boundary trees and structures on adjacent property (refer to Appendix C).

In accordance with Staff Report DA.18.049, the related draft Plan of Subdivision received draft approval on November 15, 2018 pursuant to the CAO's Delegated Authority during the Election Recess.

The comments provided by Town departments and external agencies concerning the applicant's proposed Zoning By-law Amendment have been satisfactorily addressed. 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 Maple Grove Avenue, west of Yonge Street (refer to Map 1). The lands are comprised of three existing lots and have a total combined area of approximately 0.775 hectares (1.915 acres). The lands abut Maple Grove Avenue to the south and low-density residential uses to the east, west and north.

Revised Development Proposal

The applicant is seeking approval of its revised Zoning By-law Amendment application to permit a residential development comprised of 12 single detached building lots, a new north-south public road and a future road allowance block on its land holdings (refer to Map 5). The following is a summary outlining the pertinent statistics of the applicant's revised development proposal based on the plans submitted to the Town:

Total Area:	0.775 hectares (1.915 acres)
Residential Development Area:	0.532 hectares (1.315 acres)
Future Road Allowance:	0.081 hectares (0.2 acres)
Number of Lots:	12
Minimum Lot Frontage (Corner):	15.5 metres (50.85 feet)
Minimum Lot Frontage (Interior):	13.4 metres (43.96 feet)

As noted previously in this report, the related Plan of Subdivision has been draft approved subject to the conditions as outlined in Staff Report DA.18.049. In this regard, the conditions of draft approval require that the subject lands be appropriately zoned prior to final approval.

Page 4

Planning Analysis:

Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2-Land Use of the Town's Official Plan (the "Plan") (refer to Map 2). In accordance with Section 4.9.1 of the Plan, the predominant use of land within the **Neighbourhood** designation shall be for low-density residential uses, including low-rise single detached dwellings.

In accordance with Section 4.9.2 of the Plan, 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, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks. Where development is subject to an Infill Plan or Tertiary Plan, the criteria as set out in the plan approved by Council shall apply. In accordance with Section 4.9.1.1 of the Plan, the subject lands are located within the boundaries of the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study.

The subject lands are also located on the Oak Ridges Moraine and are located within the **Settlement Area** as defined in accordance with *Oak Ridges Moraine Conservation Plan* (ORMCP). Pursuant to Section 3.2.1.1.18 of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plans as amended from time to time shall be permitted within the **Settlement Area**. Permitted uses shall be subject to the requirements of Sections 19(3) and 31(4) of the ORCMP and Section 3.2.1.1 of the Town's Official Plan.

Elm Grove/Maple Grove/Aubrey Avenue Infill Study

The Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study ("Study"), approved by Council in 1999 encompasses the area bounded by Parker Avenue, George Street, Elm Grove Avenue, and the rear of the lot lines on the west side of Yonge Street. The overall objectives of the Study include the protection of the natural environment, compatibility of character with existing uses, the provision of efficient and safe street patterns, pedestrian connectivity, and good urban design.

The Study contains recommended concept plans demonstrating possible options for development of the neighbourhood over time (refer to Map 4). In this regard, the Study contemplates the creation of single detached building lots and a new road within the backlot areas of the lots fronting onto the north side of Maple Grove Avenue and the south side of Elm Grove Avenue. With respect to infill lot size, minimum lot frontages of 13.5 metres (45 feet) and minimum lot areas of 450 square metres (4,843.76 square metres) are generally recommended by the Study, wherein a range of configurations are contemplated. The Study identifies residential zone categories under By-law 313-96, as amended, that would be appropriate for the lands within the Study area, including "**R5**" and "**R6**" zones.

Page 5

The applicant's development proposal provides for lot frontages of 14.6 metres (47.9 feet) and 16.7 metres (54.79 feet) on Maple Grove Avenue and lot frontages of 13.4 metres (43.96 feet) and 15.5 metres (50.85 feet) for lots fronting on the new north-south road. Minimum lot areas for the proposed interior building lots range from approximately 419 square metres (4,510.08 square feet) on the new public road to approximately 438 square metres (4,714.59 square feet) on Maple Grove Avenue.

On the basis of the foregoing, Planning staff is satisfied that the proposed Zoning By-law Amendment conforms with the Town's Official Plan and is consistent with the recommendations of the approved Infill Study.

Proposed Zoning By-law Amendment

The subject lands are currently zoned **Residential Urban (RU) Zone** under By-law 1275, as amended (refer to Map 3). The applicant is seeking Council's approval to rezone the subject lands to **Single Detached Five (R5) Zone** under By-law 313-96, as amended with site-specific development standards to facilitate the creation of four single detached dwellings lots fronting on Maple Grove Avenue and eight single detached dwelling lots fronting on a proposed new public road.

The following tables provides a summary of the development standards for **Single Detached Five (R5) Zone** under By-law 313-96, as amended, and the site-specific provisions proposed by the applicant. Where no site-specific provision has been proposed, the standard provisions of By-law 313-96, as amended, will apply to the proposed development:

Provision	R5 Zone Development Standards	Proposed Development Standards
Minimum Lot Area (Interior)	450 square metres (4,843.76 square feet)	410 square metres (4,413.2 square feet)
Minimum Lot Area (Corner)	515 square metres (5,543 square feet)	470 square metres (5,059.04 square feet)
Minimum Lot Frontage (Interior)	13.5 metres (44.29 feet)	13.4 metres (43.96 feet)
Minimum Lot Frontage (Corner)	15.5 metres (50.85 feet)	Complies
Minimum Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)
Minimum Flankage Yard	3 metres (9.84 feet)	Complies
Minimum Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	11 metres (36.1 feet)	Complies
Maximum Lot Coverage	40%	45%

The proposed lot frontages comply with the minimum requirements of the **R5 Zone** with the exception of the new interior lots proposed to front onto the new north-south public

Page 6

road, which have frontages of 13.4 metres (refer to Map 5). Minimum lot areas for the proposed development range from approximately 419 square metres for the proposed interior lots to approximately 478 square metres for the proposed corner lots. In this regard, site-specific provisions have been proposed with respect to minimum lot area for both interior and corner lots. In addition to the foregoing, the applicant has proposed site-specific provisions with respect to maximum lot coverage and minimum interior side yard setbacks.

The Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study (“Study”) recommends lot frontages of 13.5 metres (45 feet) and lot areas of 450 square metres (4844 square feet). Planning staff has reviewed the applicant’s development proposal and is satisfied that the proposed Zoning By-law Amendment, including the requested site-specific provisions meet the general intent of the Study recommendations and are appropriate in consideration of the proposed built form and development patterns occurring in the surrounding neighbourhood.

Department and External Agency Comments:

The subject Zoning By-law Amendment application, in addition to the related draft approved Plan of Subdivision and the associated background studies and reports submitted in support of same 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.

Development Planning Division

Planning staff has reviewed the applicant’s proposed Zoning By-law Amendment and finds 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 (the “Plan”). On this basis, it is recommended that the Zoning By-law Amendment application be approved as outlined in Staff Report SRPRS.19.018 for the following reasons:

- the proposed single detached dwellings are a permitted use within the **Neighbourhood** designation of the Plan;
- the subject lands are situated within a Priority Infill Area identified pursuant to Section 4.9.1.1 of the Plan and are subject to Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study. The proposed Zoning By-law Amendment, including site-specific provisions is generally consistent with the objectives and recommendations of the Study; and,
- the proposed lot fabric is considered appropriate for the orderly development of the subject lands and is in keeping with the evolving character of the neighbourhood.

Development Engineering Division

The Town’s Development Engineering Division has reviewed the applicant’s development proposal and has provided conditions of draft approval as outlined in Staff Report DA.18.049. Development Engineering staff has also provided comments with

Page 7

respect to the Functional Servicing Report submitted in support of the applicant's development proposal to be addressed at the detailed design stage.

Community Services Department

Community Services staff has advised that a temporary turnaround is to be provided within the proposed development prior to the ultimate construction of the future east-west road.

Park and Natural Heritage Planning Section

Park Planning staff has reviewed the applicant's development proposal and has provided conditions of approval for the related draft Plan of Subdivision application as outlined in Staff Report DA.18.049. Park Planning staff has also provided technical comments to be addressed at a more detailed stage in the review process with respect to planting, landscaping, soil volume and tree protection. As set out in the conditions of draft approval, the owner will be required to submit a Tree Inventory and Preservation Plan and implement the recommendations of the approved Tree Inventory and Preservation Plan, among other requirements.

Urban Design and Heritage Section

Urban Design and Heritage staff has reviewed the applicant's development proposal and has imposed the Town's Architectural Design Control process as a condition of draft approval.

Regional Municipality of York

The Regional Municipality of York has advised that the subject development is subject to the policies of the *CTC Source Protection Plan*. York Region staff has confirmed that they have no objections to the proposed development subject to the Region's conditions of approval as outlined in Staff Report DA.18.049.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the applicant's development proposal and has advised that they have no objections to the proposed development. In addition, TRCA staff has provided advisory comments with respect to water resources engineering and water balance requirements.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. Providing community benefits and completion of required key infrastructure.
2. Developments that have a mix of uses to provide for live-work relationships.
3. Developments that enhance the vitality of the Downtown Core.

Page 8

4. Higher-order transit supportive development.
5. Developments that represent sustainable and innovative community and building design.
6. Completion of communities.
7. Small scale infill development.
8. Opportunities to provide affordable housing.

As part of the review of the above noted Interim Growth Management Strategy (IGMS) Criteria Number 5 (Sustainable and Innovative Community and Building Design), the applicant submitted the required Sustainability Metrics Tool in support of its draft Plan of Subdivision application demonstrating an Overall application-based score of 23. The submitted metrics meet the approved threshold score of 21 points for Plans of Subdivision and therefore achieves a “good” score for this type of development. In this regard, servicing allocation for nine additional single detached dwellings was approved for this development as outlined in Staff Report DA.18.049. It should be noted that a servicing credit was recommended with respect to three existing lots.

The applicant’s sustainability commitments included measures related to soil volume, depth and composition, street tree placement and tree canopy, block length and perimeter, and reduction of light pollution. A Sustainability Agreement may be required in order to secure implementation of the applicant’s sustainability commitments at the Building Permit stage. In this regard, staff recommends that a Site Plan Control By-law be brought forward to Council for consideration and enactment.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendations of this report are generally aligned with **Goal Two – Better Choice in Richmond Hill** in facilitating the establishment of a range of housing within the Town, and **Goal Four – Wise Management of Resources** in facilitating responsible use of available land.

Conclusion:

The applicant is seeking Council’s approval of its Zoning By-law Amendment in support of its proposal to construct 12 single detached dwelling units, a new public road and a future road allowance block on its land holdings. The proposed development is consistent with the broader policy direction in the Town’s Official Plan and implements the recommendations of the applicable infill study approved by Council for this area of the Town. The applicant has satisfactorily addressed the principle issues and concerns raised by circulated departments and agencies through the circulation of the applications. Accordingly, the proposal represents good planning and staff recommends

Page 9

that Council approve the subject Zoning By-law Amendment as outlined in Staff Report SRPRS.19.018.

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 #11-17 held March 29, 2017
- Appendix B, Draft Zoning By-law Amendment
- Appendix C, Correspondence from Drs. Trudi and Herman Yeger
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Elm Grove/Maple Grove/Aubrey Residential Infill Study Concept Plan
- Map 5, Approved Draft Plan of Subdivision 19T-16014
- Map 6, Applicant's Infill Study Demonstration Plan

Page 10

Report Approval Details

Document Title:	SRPRS.19.018.docx
Attachments:	- SRPRS.19.018 Appendix A.pdf - SRPRS.19.018 Appendix B.pdf - SRPRS.19.018 Appendix C.pdf - SRPRS.19.018 Map 1.pdf - SRPRS.19.018 Map 2.pdf - SRPRS.19.018 Map 3.pdf - SRPRS.19.018 Map 4.pdf - SRPRS.19.018 Map 5.pdf - SRPRS.19.018 Map 6.pdf
Final Approval Date:	Jan 9, 2019

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

Gus Galanis - Jan 7, 2019 - 10:00 AM

Kelvin Kwan - Jan 8, 2019 - 1:18 PM

Neil Garbe - Jan 9, 2019 - 10:46 AM