



Staff Report for Council Public Meeting

Date of Meeting: February 6, 2019

Report Number: SRPRS.19.029

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Yonge 19th Avenue Joint Venture Ltd. – Town Files D02-18023 and D03-18011 (SRPRS.19.029)

Owner:

Yonge 19th Avenue Joint Venture Ltd.
3315 14th Avenue
Markham, Ontario
L3R 0H3

Agent:

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

Location:

Legal Description: Lot 2 and Part of Lot 1, Plan 5509
Municipal Addresses: 102 19th Avenue and 6 Anglin Drive

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the extension and terminus of Post Oak Drive and the creation of thirteen new single detached dwelling lots.

Recommendation:

- a) That Staff Report SRPRS.19.029 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Yonge 19th Avenue Joint Venture Ltd. for the lands known as Lot 2 and Part of Lot 1, Plan 5509 (Municipal Addresses: 102 19th Avenue and 6 Anglin Drive), Town Files D02-18023 and D03-18011, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Sarah Mowder, Planner I – Subdivisions, phone number 905-771-5475 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

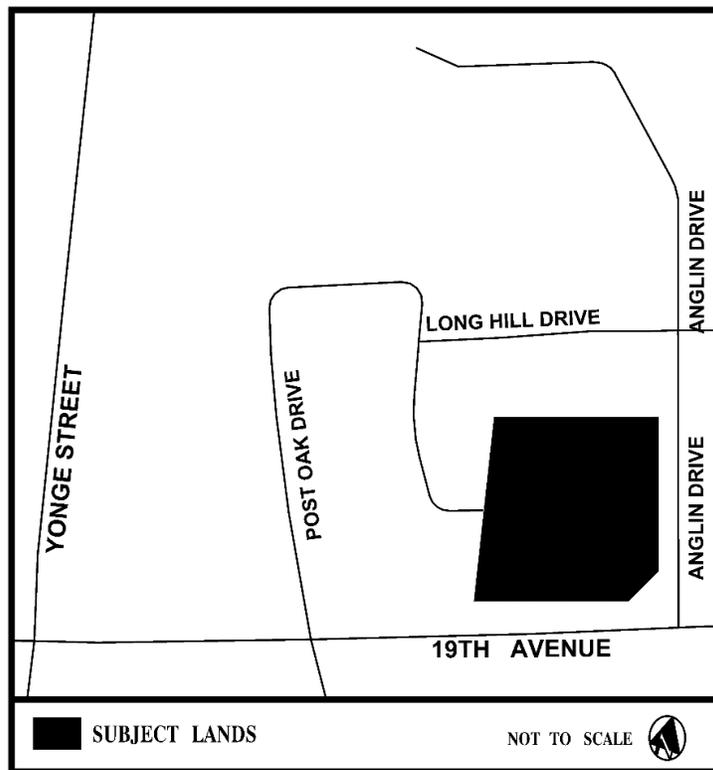
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 call person listed under “Contact” above.



Background Information:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were received and deemed complete by the Town on August 2, 2018, after Bill 139 received Royal Assent on December 12, 2017. The applications were subsequently circulated to relevant Town departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the northwest corner of 19th Avenue and Anglin Drive, just east of Yonge Street and abut the temporary terminus of Post Oak Drive to the west. The lands consist of two lots each presently containing a single detached dwelling, and have a combined total lot area of 0.79 hectares (1.95 acres) (refer to Maps 1 and 2). The lands are surrounded by low density residential development, with single detached dwellings along Post Oak Drive and Anglin Drive.

Development Proposal

The applicant is seeking Council's approval to rezone the subject lands to facilitate the extension and terminus of Post Oak Drive and to permit the creation of eight new single detached dwelling lots fronting on the extension and five new single detached dwelling lots fronting on Anglin Drive (refer to Maps 5 to 7). Below is a summary of the pertinent development statistics with regards to the applicant's proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area:** 0.79 hectares (1.95 acres)
- **Number of Lots:** 13
- **Proposed Lot Frontages:** Post Oak Drive: 13.50 metres (44.29 feet)
Anglin Drive: ranging from 16.50 to 22.02 metres (54.14 to 72.24 feet)
- **Proposed Lot Areas:** Post Oak Drive: ranging from 346.94 to 493.47 square metres (3,734.43 to 5,311.67 square feet)
Anglin Drive: ranging from 502.72 to 690.23 square metres (5,411.23 to 7,429.57 square feet)

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the Town in support of the proposed development:

- Planning Justification Report;
- Conceptual Site Plan;
- Adjacent Property Plan;
- Draft Zoning By-law;

- Concept Development Plan;
- Draft Plan of Subdivision;
- Concept Elevations;
- Sustainability Metrics;
- Urban Design Brief;
- Functional Servicing Report;
- Natural Heritage Evaluation;
- Geohydrology Report;
- Geotechnical Report;
- Oak Ridges Moraine Conformity Statement;
- Tree Inventory and Preservation Plan;
- Bat Exit Survey; and,
- Phase One Environmental Site Assessment.

Zoning By-law Amendment Application

The subject lands are presently zoned **Rural Residential (RR1) Zone** under By-law 2325-68, as amended by By-law 235-97. Permitted uses include, among others, one single detached dwelling (refer to Map 3). It should be noted that Zoning By-laws 2325-68 and 235-97 pre-date the adoption and approval of the Town’s Official Plan.

Accordingly, the application proposes to rezone the lands along Anglin Drive to **Single Detached Six (R6) Zone** under By-law 235-97, with site specific provisions for reduced side yard setbacks and increased front yard setback, to facilitate five new single detached dwelling lots. Additionally, the application proposes to rezone the lands along the extension and terminus of Post Oak Drive to **Residential Wide Shallow One (RWS1) Zone** under By-law 235-97, with site specific exceptions for reduced side yard setbacks, to permit eight new single detached dwelling lots (refer to Maps 5 to 7).

The following table provides a summary of the applicable zone standards of the existing and proposed zone categories as they apply to the proposed development with site specific provisions highlighted in bold.

Zoning Category	By-law 235-97, as amended		Proposed Development	
	R6	RWS1	R6	RWS1
Minimum Lot Frontage (Interior)	15 m (49.21 ft)	13.5 m (44.29 ft)	16.50 m (54.13 ft)	13.5 m (44.29 ft)
Minimum Lot Frontage (Corner)	17 m (55.77 ft)	14.7 m (48.23 ft)	22.02 m (72.24 ft)	n/a
Minimum Lot Area (Interior)	500 sq. m (5,381.96 sq. ft)	310 sq. m (3,336.81 sq. ft)	502.72 sq. m (5,411.23 sq. ft)	346.94 sq. m (3,734.43 sq. ft)
Minimum Lot Area (Corner)	565 sq. m (6,081.61 sq. ft)	345 sq. m (3,713.55 sq. ft)	690.23 sq. m (7,437.1 sq. ft)	n/a

Maximum Lot Coverage	40%	40%	40%	40%
Minimum Front Yard Setback	4.5 m (14.76 ft)	3 m (9.84 ft)	7.6 m (24.93 ft)	3 m (9.84 ft)
Minimum Side Yard Setback	1.5 m (4.92 ft)	1.5 m (4.92 ft)	1.2 m (3.94 ft)	1.2 m (3.94 ft)
Minimum Flankage (Exterior Side Yard) Setback	3 m (9.84 ft)	2.4 m (7.87 ft)	3 m (9.84 ft)	n/a
Minimum Rear Yard Setback	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Maximum Height	11 m (36.09 ft)	11 m (36.09 ft)	11 m (36.09 ft)	11 m (36.09 ft)

Draft Plan of Subdivision Application

The applicant's draft Plan of Subdivision application contemplates the extension and terminus of Post Oak Drive eastward and the creation of eight single detached dwelling lots with frontage on the proposed right-of-way extension. Additionally, the draft Plan proposes the creation of five single detached dwelling lots with frontage along Anglin Drive. As demonstrated in the proposed draft Plan of Subdivision, the proposed frontages along Post Oak Drive are 13.5 metres (44.29 feet) with lot areas ranging from 346.94 to 493.47 square metres (3,734.43 to 5,311.67 square feet). The proposed lot frontages along Anglin Drive range from interior lots with a minimum of 16.50 metres (54.14 feet) to the corner lot having a frontage of 22.02 metres (72.24 feet). The lots along Anglin Drive will have lot areas ranging from 502.72 to 690.23 square metres (5,411.23 to 7,429.57 square feet) (refer to Maps 5 to 7).

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 (refer to Map 4). The lands are also located within the "**Settlement Area**" of the *Oak Ridges Moraine Conservation Plan* ("ORMCP"). Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Town's Official Plan. In addition, the subject lands are situated within the study area of the **Anglin Drive /Longhill Drive/ 19th Avenue Residential Infill Study** approved by Council for this area of Town.

As previously noted, the subject lands are also located within the "**Settlement Area**" as defined in the ORMCP. In accordance with Section 3.2.1.1(18) of the Plan, all uses

which are otherwise permitted under the Plan shall be permitted within the “**Settlement Area**”. Therefore the proposed development is permitted on the lands.

The Official Plan outlines areas within the **Neighbourhood** designation that are directed to be Priority Infill Areas for low-density development. The subject lands are included in Section 4.9.1.1.1(o) as the lands are located within “***the area bounded by Yonge Street, 19th Avenue and the valley lands to the north and east of Anglin Drive within the Anglin Drive / Longhill Drive/ 19th Avenue Residential Infill Study which is approved by Council***”.

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, and the general pattern of yard setbacks. Where development is subject to an Infill Plan or Tertiary Plan, development shall be evaluated on the basis of the criteria as set out in the applicable Infill Plan or Tertiary Plan approved by Council for the area.

Anglin Drive /Longhill Drive/ 19th Avenue Residential Infill Study

The subject lands are located within the study area boundaries of the Anglin Drive / Longhill Drive/ 19th Avenue Residential Infill Study (“Study”) area approved by Council in 1999. The purpose of the Study is to provide key principles to guide future infill development in the study area. The Study recognizes that building lots in the neighbourhood originally contained larger than typical side yards, thereby providing the potential for the creation of additional lots. The Study recommends new development along Anglin Drive be rezoned to the **R6 Zone** and new development along new streets to be rezoned to either the **R3 Zone or RWS1 Zone**, which this application would achieve.

Department and External Agency Comments

The subject Zoning By-law Amendment and draft Plan of Subdivision applications and the associated background studies and reports submitted in support of same have been circulated to various Town departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing of this report.

Urban Design Section

Urban Design staff have provided comments and conditions of draft approval with respect to noise attenuation fencing, side yard setbacks and architectural design control review (refer to Appendix A).

Park and Natural Heritage Planning Section

Park and Natural Heritage Planning staff have provided comments with respect to cash-in-lieu of parkland dedication, tree compensation, street tree plantings, soil volumes and Sustainability Metrics (refer to Appendix B).

Development Engineering Division

Development Engineering staff have provided comments with respect watermain locations, sanitary sewerage, storm drainage and grading.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised that the subject lands are located in a vulnerable area referred to as Wellhead Protection Area-Q2 (WHPA-Q2). The TRCA has no objection to the proposed Zoning By-law Amendment application; however, they have provided technical comments in regards to the required site-specific water balance assessment to mitigate development related impacts to infiltration that need to be addressed in support of the draft Plan of Subdivision application.

Development Planning Division

In consideration of the policies of the Town's Official Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed single detached dwelling lots are permitted within the **Neighbourhood** designation of the Official Plan ("Plan"), the "**Settlement Area**" and within the Infill Study approved by Council;
- the subject lands are located within a Priority Infill Area in accordance with the Plan. In this regard, the development proposal shall be assessed on the basis of conformity with the infill and design recommendations of the Study as required by Policy 4.9.1(3) of the Plan. The proposed zoning standards appear to be consistent with the recommendations set out in the Infill Study with regards to zoning categories, front yard setbacks, lot area and lot frontage;
- new infill development must be compatible with the character of the adjacent and surrounding area, in accordance with Policy 4.9.2.4 of the Plan. The proposed lotting pattern and development standards appear to be in keeping with the character of the surrounding neighbourhood;
- the proposed Zoning By-law Amendment appears to be consistent with the development pattern of the surrounding neighbourhood. In this regard, the **Residential Wide Shallow One (RWS1) Zone** is consistent with the development pattern along Post Oak Drive and the **Residential Detached Six (R6) Zone** is consistent with the lotting along this portion of Anglin Drive; and,
- the applicant is to ensure that all required site specific standards are sought and justified. It is encouraged that the side yard setbacks along Anglin Drive be consistent with the already established pattern of the neighbourhood as it has just recently been developed. Presently, the application proposes 1.2 metre side yard setbacks whereas 1.5 metre setbacks are the standard for the **R6 Zone** which has been applied to the other lands along Anglin Drive and Long Hill Drive.

A comprehensive review of the subject applications will be conducted following the receipt of comments and feedback from Town departments, external agencies, Council and the public. This detailed review will be completed in advance of and addressed as

part of a recommendation report to be prepared for a future Committee of the Whole meeting.

Other Town Departments and External Agency Comments

Comments have also been received from Alectra Utilities, the Town's Building Services Division – Zoning Section, the Regional Municipality of York, Enbridge Gas Distribution, the Town's Fire and Emergency Services, the Town's Corporate and Financial Services Department, Rogers Cable Communications Inc., the Town's Community Services Department, Bell Canada, and the York Catholic District School Board. These Town departments and external agencies have no objections to the proposed Zoning By-law Amendment and draft Plan of Subdivision applications and/or have provided comments or conditions to be addressed by the applicant during a more detailed implementation stage of the approval process.

Outstanding Town Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the York Region District School Board.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility 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.*
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 IGMS Criteria Number 5, Sustainable and Innovative Community and Building Design, the applicant has submitted a *Sustainability Performance Metrics Tool* in support of its proposed draft Plan of Subdivision application. The applicant has proposed an Overall Application score of 21 points on the basis of its initial submission, meeting the overall minimum score of 21. However, staff have noted several concerns that need to be addressed and will continue to work with the applicant to explore opportunities to improve the score.

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 do not have any direct implications with respect to the Town's Strategic Plan. An overview of how the subject applications are aligned with the goals of the Town's Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit the extension and terminus of Post Oak Drive and the creation of thirteen new single detached dwelling lots. The purpose of this report is to provide Council and the public with an overview of the applicant's development proposal, and to discuss the regulatory regime governing the evaluation of these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

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.

- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Draft Plan of Subdivision
- Map 6 Development Concept Plan
- Map 7 Concept Elevation Plans
- Appendix A, Memorandum from the Urban Design Section dated November 22, 2018
- Appendix B, Memorandum from the Park and Natural Heritage Planning Section dated November 6, 2018

Report Approval Details

Document Title:	SRPRS.19.029 - ZBA and Draft Plan of Subdivision - Yonge 19th Avenue Joint Venture Ltd.- 102 19th Avenue and 6 Anglin Drive.docx
Attachments:	- Map 1 Aerial Photograph.pdf - Map 2 Neighbourhood Context.pdf - Map 3 Existing Zoning.pdf - Map 4 Official Plan Designation.pdf - Map 5 Proposed Draft Plan of Subdivision.pdf - Map 6 Development Concept Plan.pdf - Map 7 Concept Elevation Plans.pdf - Appendix A - Memo from Urban Design Section.pdf - Appendix B - Memo from Park and Natural Heritage Planning Section.pdf
Final Approval Date:	Jan 28, 2019

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

Gus Galanis - Jan 26, 2019 - 11:42 AM

Kelvin Kwan - Jan 28, 2019 - 9:33 AM

Neil Garbe - Jan 28, 2019 - 10:53 AM