



Staff Report for Council Public Meeting

Date of Meeting: February 20, 2019

Report Number: SRPRS.19.021

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – 2539144 Ontario Inc. – Town Files: D02-18021 and D03-18010 (Related Files: D05-18004 and D06-18036) (SRPRS.19.021)

Owner:

2539144 Ontario Inc.
21 Thornlea Road
Markham, Ontario
L3T 1XZ

Agent:

JKO Planning
27 Fieldflower Crescent
Richmond Hill, Ontario
L4E 5E9

Location:

Legal Description: Part of Lot 13, Plan 4667
Municipal Address: 15 Colesbrook Road

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a residential development comprised of eighteen townhouse dwellings on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.021 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 2539144 Ontario Inc., for lands known as Part of lot 13, Plan 4667 (Municipal Address: 15 Colesbrook Road), Town Files D02-18021 and D03-18010 be received for information purposes only and that all comments be referred back to staff.

Page 2

Contact Person:

Amanda Dunn, Planner II - Site Plans, phone number 905-747-6480 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

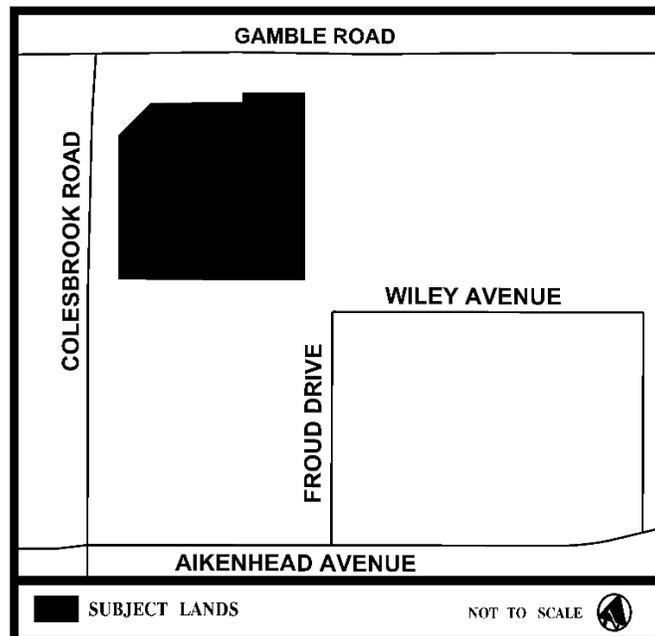
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 Person” above.



Page 3

Background Information:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications, in addition to related draft Plan of Condominium and Site Plan applications were submitted to the Town on July 20, 2018 and deemed complete on August 28, 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.

In 2009, Council approved Zoning By-law Amendment and draft Plan of Subdivision applications (Files D02-06003 and D03-06002) to facilitate the construction of eight single detached residential lots on the subject lands. To facilitate this proposal, the subject lands were rezoned from **Rural Residential (RR) Zone** under Zoning By-law 2523, as amended to **Residential Single Family Four (R4) Zone** under By-law 190-87, as amended. The previous owner did not proceed with the original development proposal and the draft approved Plan of Subdivision file was closed in 2015. The current owner has submitted new development applications that seek to facilitate the construction of 18 townhouse dwellings on the subject lands.

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 southeast corner of Gamble Road and Colesbrook Road, and presently accommodate a one-storey single detached dwelling that is proposed to be demolished (refer to Map 1). The lands have a frontage of 50.10 metres (164.37 feet) on Gamble Road, 50.52 metres (165.75 feet) of frontage on Colesbrook Road, and a total lot area of 0.42 hectares (1.03 acres). Abutting land uses include Gamble Road to the north, Colesbrook Road to the west, and single detached dwellings to the south and east (refer to Map 2). The property slopes down towards Gamble Road and Colesbrook Road with steeper slopes towards Froud Drive at the southeast corner of the site.

Development Proposal

The applicant is seeking Council's approval to construct a residential development consisting of 18 townhouse dwellings within four blocks on the subject lands (refer to Map 5). The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

Site Area:	0.42 hectares (1.03 acres)
Total Number of Units:	18
Building Height:	11 metres (36.09 feet) or 3 storeys
Lot Coverage:	36.12%

Page 4

Unit Widths:	5.54 metres (18.18 feet) to 5.79 metres (19.00 feet)
Density:	42.86 units per hectare (17.34 units per acre)
Floor Area Ratio (FAR):	0.92
Parking:	36 resident spaces (2 spaces/per unit) and 4 visitor parking spaces

Associated draft Plan of Condominium (File D05-18004) and Site Plan (D06-18036) application have been submitted in conjunction with the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications.

Supporting Documentation/Reports

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

- Planning Justification Report;
- Draft Zoning Bylaw;
- Draft Plan of Subdivision;
- Draft Plan of Condominium;
- Development Concept Plan;
- Oak Ridges Moraine Conservation Plan Conformity Statement;
- Natural Heritage Evaluation;
- Urban Design Brief;
- Hydrogeological Investigation;
- Phase One Environmental Site Assessment;
- Interim Growth Management Policy for Servicing Allocation;
- Tree Inventory and Preservation Plan;
- Exterior Lighting Plan;
- Functional Servicing and Stormwater Management Report;
- Noise Feasibility Study;
- Transportation Study;
- Site Servicing and Grading Plans;
- Erosion and Sediment Control Plan;
- Site Plans;
- Floor Plans/Elevation Plans; and,
- Exterior Building Finishes Materials Package.

Zoning By-Law Amendment Application

The subject lands are presently zoned **Residential Single Family Four (R4) Zone** and **Residential Single Family Four – Hold (R4(H)) Zone** in accordance with By-law 2523, as amended (refer to Map 4). The **R4 Zone** permits single detached dwellings on lots having a minimum lot frontage of 12.0 metres (39.4 feet) and a minimum lot area of 402 square metres (4,327 square feet), as well as home occupations, private home day cares and group homes. The purpose of the holding provision on the subject lands is to ensure that development does not occur until such time as there is sufficient sanitary sewer and/or water capacity available and allocated to service the subject lands.

Page 5

The applicant is seeking Council’s approval to rezone the subject lands to a **Residential Multiple Family One (RM1) Zone** category with site-specific provisions in order to facilitate the construction of 18 townhouse dwellings. Both Zoning By-laws 2523 and 190-87, as amended, pre-date the adoption and approval of the Town’s Official Plan (the Plan).

Permitted uses in the **Residential Multiple Family One (RM1) Zone** include single detached dwellings, duplex dwellings, semi-detached dwellings, street townhouse dwellings, block townhouse dwellings and private home daycares.

The following is a summary table outlining the relevant statistics of the applicant’s development proposal relative to the typical **RM1 Zone** requirements for townhouse dwellings, with the applicant’s proposed site-specific provisions in bold:

Development Standard	RM1 Zone Townhouse Dwellings	Development Proposal
Minimum Lot Frontage (Interior Lot)	6.0 metres (19.68 feet)	5.54 metres (18.17 feet)
Minimum Lot Frontage (Corner Lot)	9.0 metres (29.52 feet)	5.79 metres (18.99 feet)
Minimum Lot Area (Interior Lot)	200 square metres. (2,152.78 square feet)	143.55 square metres (1,545.15 square feet)
Minimum Lot Area (Corner Lot)	301 square metres (3,239.94 square feet)	173.91 square metres (1,871.95 square feet)
Maximum Lot Coverage	50%	36.12%
Minimum Front Yard	4.5 metres (14.76 feet)	2.36 metres (7.74 feet)
Minimum Side Yard	1.5 metres (4.92 feet)	1.6 metres (5.24 feet)
Minimum Flankage Yard	3.0 metres (9.84 feet)	3.04 metres (9.97 feet)
Minimum Rear Yard	7.5 metres (24.60 feet)	5.55 metres (18.20 feet)
Maximum Height	11 metres (36.08 feet)	11 metres (36.08 feet)
Parking Requirements	2.25 parking spaces per dwelling unit of which 0.25 parking spaces per dwelling unit shall be for visitor parking	Residents: 36 parking spaces (2.0 parking spaces per dwelling unit) Visitors: 4 parking spaces (0.22 parking spaces per dwelling unit)

Page 6

Draft Plan of Subdivision Application

The submitted draft Plan of Subdivision proposes to establish one block intended to accommodate 18 block (condominium) townhouse units (refer to Map 5). The draft Plan of Subdivision application will facilitate the applicant's future use of the Part Lot Control Exemption process to permit the further division of the lands into "parcels of tied land" related to the applicant's draft Plan of Common Element Condominium application.

Draft Plan of Common Element Condominium Application

A draft Plan of Common Element Condominium application has been submitted to facilitate the creation of common element condominium tenure within Block 1 on the subject draft Plan of Subdivision. The common elements will consist of the at-grade shared lanes (Lane 'A' and Lane 'B'), visitor parking, sidewalks, landscaping and private services. The shared private lane will provide the townhouses with access to Colesbrook Road (refer to Map 6).

Site Plan Application

The submitted Site Plan application addresses all aspects of the applicant's development proposal, including the following (refer to Map 7):

- architectural design and unit typologies, building setbacks, unit widths and building heights;
- common elements such as the internal street network, sidewalks, visitor parking, amenity areas, and pedestrian walkways and linkages;
- streetscaping, landscaping and tree planting; and,
- site servicing, grading, drainage and stormwater management.

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 3). Uses permitted within the **Neighbourhood** designation include low-density residential uses such as single detached, semi-detached, duplex dwellings and medium density residential uses such as townhouses and walk-up apartments, neighbourhood commercial and community uses, parks and urban open spaces, and automotive service commercial uses subject to specific policy criteria as defined in Chapter 4 of the Plan.

Development within the **Neighbourhood** designation shall have building heights of up to 3 storeys and where development is located on an arterial road, the maximum building height may be 4 storeys. 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.

In accordance with Section 4.9.1.2, medium density residential development is permitted within the **Neighbourhood** designation fronting onto an arterial street and on a local or collector street as identified as part of a priority infill area pursuant to Policy

Page 7

4.9.1.1 (1) or a Tertiary Plan undertaken by the Town and approved by Council. Where permitted, the maximum site density for medium density residential uses within the **Neighbourhood** designation shall be 50 units per hectare (20 units per acre).

The subject lands are located within the **Settlement Area** in accordance with Schedule A3-**Settlement Area** and **Areas of High Aquifer Vulnerability** in accordance with Schedule A5 – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas of the Plan. Lands within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* Area are subject to the specific policies within Section 3.2.1.1.18, including proximity to Key Natural Heritage Features and/or Key Hydrological Features. The subject lands are also located within a **Landform Conservation Area Category 2** in accordance with the *Oak Ridges Moraine Conservation Plan* Area and are located within 120 metres of a Significant Woodlot/Woodlands. The proposed development is also subject to Section 3.2.1.1.37 of the Plan, which prohibits the storage or generation of hazardous waste and Section 3.2.1 Greenway System.

A more detailed review and evaluation of the submitted application will be completed following the receipt of comments from Council, the public and Town departments/external agencies.

Department and External Agency Comments

The subject Zoning By-law Amendment and draft Plan of Subdivision applications, in addition to the related draft Plan of Condominium and Site Plan 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 this report.

Development Engineering Division

The Town's Development Engineering Division has provided comments with regards to servicing and grading, visitor parking, sidewalk connections, ultimate road alignment, required turnaround movements for waste collection vehicles, geotechnical requirements, source water protection, water balance and stormwater management (refer to Appendix A).

Park and Natural Heritage Planning Section

Park and Natural Heritage Planning staff has provided comments with respect to parkland dedication, tree removal, tree preservation and replacement, street tree planting and Sustainability Metrics (refer to Appendix B).

Urban Design Section

The Town's Urban Design Section has identified concerns relating to grading, lot fabric, road layout, connections to adjacent lands and consistency with the adjacent neighbourhood in terms of colour and material, unit widths, setbacks from Colesbrook Road and landscaping (refer to Appendix C).

Page 8

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised that the subject lands are located outside of TRCA's Regulated Area; however the lands are located within the Oak Ridges Moraine Conservation Plan boundary, within a Category 2 Landform Conservation Area, and a Wellhead Protection Area – Q2 (WHPA-Q2). The proposal is subject to the *CTC Source Protection Plan* and requires the submission of a site specific water balance assessment for review by TRCA.

Development Planning Division

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

- medium density residential uses such as townhouses as proposed by the subject applications are permitted in the **Neighbourhood** designation subject to the policies of Sections 4.9.1.2;
- the proposed development contemplates a site density of 42.86 units per hectare (17.48 units per acre) which is consistent with the permitted density for medium density residential development within the **Neighbourhood** designation;
- the applicant shall ensure that the site statistics represented on the submitted Site Plan are consistent with other documentation provided to the Town;
- the applicant has submitted a Concept Plan (refer to Map 9) for the area to demonstrate how the proposed development would integrate with future re-development of adjacent lands to the east. Staff notes that the adjacent lands have the potential for future development. In this regard, the applicant will be required to address concerns related to the proposed road design and specifically vehicular and pedestrian circulation from the subject lands to the adjacent lands to the east as well as general site design;
- the lands are designated **Settlement Area** under the Plan and the *Oak Ridges Moraine Conservation Plan (ORMCP)* and are subject to the policies of Section 3.2.1.1. of the Plan. The proposal constitutes major development and the lands are further designated **Landform Conservation Area Category 2** and located within 120 metres of a significant woodlot/woodlands. The proposal must demonstrate how it meets the applicable policies of the Plan in this regard;
- the draft Plan of Condominium application will be evaluated at a later date, once the final form of development is near finalization; and,
- based on comments received from departments and agencies to date, it is likely that significant modifications to the subject proposal will be required.

Other Town Departments and External Agency Comments

Comments have also been received from the Town's Financial Services Division, Town's Fire and Emergency Services Division, the Regional Municipality of York, Enbridge Gas, Alectra Utilities, Canada Post, Hydro One Networks and Rogers Cable Communications Inc. These Town departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process.

Page 9

Outstanding Town Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the Town's Community Services Department and Building Services Division, MonAvenir Conseil Scolaire Catholique, the York Region District School Board and the York Catholic District School Board.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The recommendation of this report does 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 Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate a residential development comprised of 18 townhouse dwellings on the subject lands. 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 framework 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.

Page 10

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, Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Proposed draft Plan of Subdivision
- Map 6, Proposed draft Plan of Condominium
- Map 7, Proposed Site Plan
- Map 8, Proposed Elevations
- Map 9, Proposed Concept Plan
- Appendix A, Memo from the Development Engineering Division dated November 16, 2018
- Appendix B, Memo from the Park and Natural Heritage Planning Section dated November 13, 2018
- Appendix C, Memo from the Urban Design Section dated November 22, 2018

Page 11

Report Approval Details

Document Title:	SRPRS.19.021 - ZBA and Draft Plan of Subdivision - 2539144 Ontario Inc. - 15 Colesbrook Road.docx
Attachments:	<ul style="list-style-type: none">- Map 1 Aerial Photograph.pdf- Map 2 Neighbourhood Context.pdf- Map 3 Official Plan Designation.pdf- Map 4 Existing Zoning.pdf- Map 5 Proposed draft Plan of Subdivision.pdf- Map 6 Proposed draft Plan of Condominium.pdf- Map 7 Proposed Site Plan.pdf- Map 8 Proposed Elevations.pdf- Map 9 Proposed Concept Plan.pdf- Appendix A Memo from the Development Engineering Division.pdf- Appendix B Memo from the Park and Natural Heritage Planning Section.pdf- Appendix C Memo from the Urban Design Section.pdf
Final Approval Date:	Feb 8, 2019

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

Gus Galanis - Feb 7, 2019 - 4:26 PM

Kelvin Kwan - Feb 8, 2019 - 3:25 PM

Neil Garbe - Feb 8, 2019 - 3:38 PM