



Staff Report for Council Public Meeting

Date of Meeting: February 6, 2019

Report Number: SRPRS.19.006

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Comments – Zoning By-law Amendment
Application – Sanaz Sharifi – Town File D02-18008
(SRPRS.19.006)

Owner:

Sanaz Sharifi
36 Fairway Heights Drive
Vaughan, Ontario
L3T 3A8

Agent:

Weston Consulting
201 Millway Avenue, Suite 19
Vaughan, Ontario
L4K 5K8

Location:

Legal Description: Lot 1, Plan 65M-2366
Municipal Address: 227 Harding Boulevard

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a medium density residential development consisting of 5 townhouse dwelling units on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.006 with respect to the Zoning By-law Amendment application submitted by Sanaz Sharifi for lands known as Lot 1, Plan 65M-2366 (Municipal Address: 227 Harding Boulevard), Town File D02-18008, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Simone Fiore, Planner II – Subdivisions, , phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

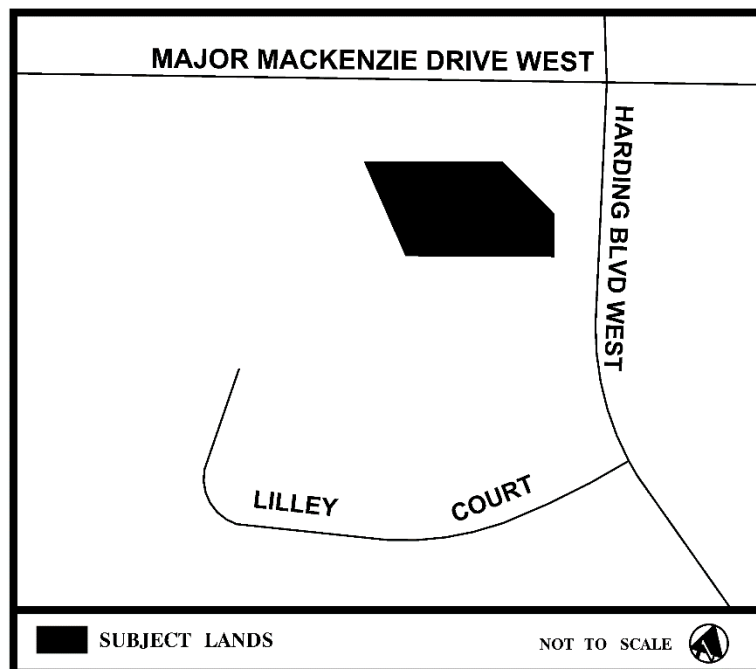
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 application was received by the Town on April 10, 2018 and deemed complete on May 25, 2018, after Bill 139 received Royal Assent on December 12, 2017. The application was subsequently circulated to relevant Town departments and external agencies for review and comment.

As of the date of the writing of this report, a Residents' Meeting with respect to the applicant's development proposal was scheduled to be held on January 30, 2019 to be hosted by Ward 5 Councillor, Karen Cilevitz.

The purpose of this report is to seek comments from Council and the public with respect to the subject application, 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 southwest corner of Harding Boulevard and Major Mackenzie Drive West and have a total lot area of 0.121 hectares (0.299 acres). The lands currently contain one single detached dwelling that is proposed to be demolished as part of the development proposal. The lands abut Major Mackenzie Drive West to the north and Harding Boulevard to the east. Adjacent land uses include Alexander Mackenzie High School and Mackenzie Health Richmond Hill Hospital to the north, a four-storey medical office building to the east, and low rise single detached dwellings to the south and west (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a medium density residential development consisting of five townhouses on its land holdings. The applicant's development proposal contemplates the construction of five four-storey townhouse dwelling units arranged in one block fronting onto Major Mackenzie Drive West with rear vehicular access to a private common element condominium lane that is to be accessed from Harding Boulevard.

Amenity space for each individual townhouse unit is to be provided through a private rooftop terrace, and visitor parking (two spaces) is to be located on the east side of the townhouse block (refer to Maps 5 and 6). At the time of preparation of this report, a related Site Plan application had not been submitted to the Town.

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:

- **Total Lot Area:** 0.12 hectares (0.3 acres)
- **Number of Units:** 5
- **Maximum Building Height:** 11.42 metres (37.47 feet)
- **Parking (Resident):** 13 spaces (6 private garage spaces and 5 outdoor spaces)
- **Parking (Visitor):** 2 spaces (accessible spaces)
- **Proposed Density:** 41.27 units per hectare (16.7 units per acre)

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 By-law Amendment;
- Site Plan;
- Elevation Plans;
- Floor Plans;
- Section Plans;
- Streetscape Elevation Plan;
- Adjacent Property Plan;
- Grading Plan;
- Servicing Plan;
- Cross Sections Plan;
- Erosion and Sediment Control Plan;
- Functional Servicing and Stormwater Management Report;
- Urban Design Brief;
- 3D Coloured Renderings;
- Sustainability Metrics; and,
- Tree Inventory and Preservation Plan/Report and Landscape Plan.

Zoning By-law Amendment Application

The subject lands are zoned **First Density Residential (RS1) Zone** under By-law 181-81, as amended, which permits single detached dwellings (refer to Map 4). Zoning By-law 181-81, as amended, pre-dates the adoption and approval of the Town's Official Plan. The proposed townhouse development is not permitted by the **RS1 Zone**. Accordingly, the applicant is seeking Council's approval to rezone the subject lands to **First Density Multiple Residential (RM1) Zone** under By-law 181-81, as amended, with site specific development standards to facilitate the proposed development.

The following table provides a summary of the development standards applicable to the proposed **First Density Multiple Residential (RM1) Zone** category under By-law 181-81, as amended, including site specific provisions proposed by the applicant depicted in bold:

Development Standard	RM1 Zone Standards, By-law 181-81, as amended	Proposed Standards/Development
Minimum Lot Area (Interior)	180 square metres (1,937.5 square feet)	107 square metres (1,151.74 square feet)
Minimum Lot Area (End Unit)	216 square metres (2,325 square feet)	136 square metres (1,463.89 square feet)
Minimum Lot Area (Exterior)	242 square metres (2,604.87 square feet)	183 square metres (1,969.8 square feet)
Minimum Lot Frontage (Interior)	6 metres (19.69 feet)	6.25 metres (20.51 feet)
Minimum Lot Frontage (End Unit)	7.2 metres (23.62 feet)	7.9 metres (25.92 feet)
Minimum Front Yard	4.5 metres (14.76 feet)	3 metres (9.84 feet)
Minimum Side Yard	1.2 metres (3.94 feet)	1.5 metres (4.92 feet)
Minimum Side Yard (Exterior)	3 metres (9.84 feet)	3 metres (9.84 feet)
Minimum Rear Yard	7.5 metres (24.61 feet)	1.2 metres (3.94 feet) to condominium lane
Maximum Height	11 metres (36.09 feet)	11.42 metres (37.47 feet)
Maximum Lot Coverage	50%	42%

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 ("Plan") (refer to Map 3). Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses and medium density residential, neighbourhood commercial uses, community uses, parks, open space, 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 a maximum building height of 4 storeys on an arterial street and a maximum of 3 storeys in all other areas. 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, and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

Medium density residential development is permitted within the **Neighbourhood** designation for lands fronting onto an arterial road and on a local or collector road as identified as part of a priority infill area pursuant to Policy 4.9.1.1 (1) or a Tertiary Plan undertaken by the Town and approved by Council. Pursuant to Policy 4.9.1.2 (3) and where permitted in accordance with the policy criteria outlined in the Plan, a maximum site density of 50 units per hectare (20 units per acre) is permitted for medium density residential uses within the **Neighbourhood** designation.

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 application 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 and Heritage Section

Urban Design staff has reviewed the development proposal and does not support the current Zoning By-law Amendment application as submitted. Staff has identified compatibility concerns with the adjacent existing low density neighbourhood (refer to Appendix A).

Development Engineering Division

Development Engineering staff has provided technical comments with respect to servicing, transportation and traffic, grading, stormwater management and erosion and sediment control. The comments provided are to be addressed through the Zoning By-law Amendment application and through the future Site Plan application.

Community Services Department – Waste Operations Section

The Community Services Department – Waste Operations Section has reviewed the development proposal and advised that the design of the proposal does not function from a waste management perspective. A proper 'T' turnaround must be incorporated into the design to accommodate curb side pickup rather than a shared collection waste area as currently proposed.

Development Planning Division

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

- the subject lands have frontage on an arterial street (Major Mackenzie Drive West), and as such meet the locational criteria for the consideration of medium density residential development within the **Neighbourhood** designation as described in the Town's Official Plan;

- the proposed development contemplates a site density of 41.27 units per hectare, and as such, meets the maximum density of 50 units per hectare for the **Neighbourhood** designation in accordance with the Town's Official Plan;
- the proposed development contemplates a maximum building height of four (4) storeys, and as such, meets the maximum building height of four (4) storeys for development fronting an arterial street within the **Neighbourhood** designation in accordance with the Town's Official Plan;
- further review and evaluation is needed to determine the impact and appropriateness of the proposed infill development on the character of the surrounding area from a compatibility perspective (e.g. rooftop amenity areas, garbage collection, landscaping, etc.);
- the proposed development is subject to Site Plan Control and will be assessed on the basis of the Town-wide Urban Design Guidelines;
- future Site Plan, draft Plan of Condominium and Part Lot Control Exemption applications will be required to facilitate the proposed development. The applicant is encouraged to submit an application for Site Plan Approval prior to finalization of the Zoning By-law; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment.

Other Town Departments and External Agency Comments

Comments have also been received from Enbridge Gas, Rogers Communications, the Town's Community Services Department, the Town's Building Services – Zoning Section, the Town's Park and Natural Heritage Planning Section, the Town's Fire and Emergency Services Division, and the Regional Municipality of York. These Town departments and external agencies have no objections to the application and/or have provided comments to be considered 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 Canada Post, Bell Canada, the Toronto and Region Conservation Authority, York Catholic District School Board, York Region District School Board, and Conseil Scolaire Catholique Mon Avenir.

Interim Growth Management Strategy:

Eligibility Criteria

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.
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 Site Plan application demonstrating an Overall Application score of 25 points and an Overall Community Score of 39 points. In this regard, the proposed development does not achieve the required 32 points for Site Plans in accordance with the Town's performance levels. Staff will continue to work with the applicant to ensure that the proposal meets the performance level required.

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 application is 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 application to permit a medium density residential development consisting of five townhouse dwelling units. 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 this planning application. 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.

- Appendix A, Comments from Isa James, Senior Urban Designer, dated August 14, 2018
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan Designation
- Map 4 Existing Zoning
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevations

Report Approval Details

Document Title:	SRPRS.19.006 - Zoning By-law Amendment - Sanaz Sharifi - 227 Harding Boulevard.docx
Attachments:	- Appendix A – Memo from Urban Design Section dated August 14, 2018.pdf - Map 1 Aerial Photograph.pdf - Map 2 Neighbourhood Context.pdf - Map 3 Official Plan Designation.pdf - Map 4 Existing Zoning.pdf - Map 5 Proposed Site Plan.pdf - Map 6 Proposed Elevations.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 - 11:37 AM

Kelvin Kwan - Jan 28, 2019 - 9:29 AM

Neil Garbe - Jan 28, 2019 - 9:58 AM