



**WESTON
CONSULTING**

planning + urban design

Appendix	B
SRPRS	19.052
File(s)	D02-16037

Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

July 9th, 2018
File 8238-1

Attn: Katherine Faria

Dear Sir,

**RE: Planning Response Letter
3, 5, 7, 9 McCachen Street and 300 King Road, Richmond Hill
Town File No. D02-16037, D03-16011**

Weston Consulting is the planning consultant for Aldo Sciulli, the legal registered owner of the property municipally addressed 11 McCachen Street, in the Town of Richmond Hill (herein referred to as the 'subject property').

We are submitting this letter to express several matters of concern with the proposed Fifth Avenue Inc. development in relation to our client's lands. We ask that our comments be taken into consideration as part of the municipal review of the proposed Fifth Avenue Inc. development.

Our firm has reviewed the:

- Proposed and approved development plans for adjacent developments;
- Three Tertiary Plan land development scenarios prepared by the Town of Richmond Hill; and
- Proposed development concept for the Fifth Avenue Inc.

Our assessment of the proposed Fifth Avenue Inc. Draft Plan of Subdivision is that it fails to provide the subject property:

- A suitable right-of-way alignment;
- Appropriate lotting configuration; and,
- Access to the property and the means to provided appropriate servicing infrastructure.

Our opinion is that the Fifth Avenue Inc. development does not meet the criteria for development set out under Section 51(24) (a)(b)(c)(e)(f) and (g) of the Planning Act. We urge staff to reject the redevelopment application until such time as the criteria set out in Section 51(24) are satisfactorily addressed.

Description of Property

The subject property is situated on the east side of McCachen Street, north of King Road, in the Town of Richmond Hill (see figure 1). It is currently occupied by an existing single detached dwelling with a lot area of approximately 0.21 hectares (0.51 acres) and frontage along McCachen Street of approximately 22.8 metres.

The subject property is designated *Neighbourhoods* in the Town of Richmond Hill Official Plan which allows low density residential uses, including single detached, semi-detached and duplexes. Additionally medium density residential uses are permitted in the Neighbourhoods designation which include low-rise townhouses and walk up apartments. The Zoning By-law zones the subject property *Residential Urban Zone (RU)* which permits single family detached dwellings.

The current planning framework proposes that the subject property be integrated with adjacent lands contemplated in the King Road Tertiary Plan scenarios approved by Council on November 27, 2017. (See pages 6, 7, 8)

Adjacent Development Properties

The subject property is within an existing neighbourhood which is subject to three (3) separate development applications as shown on Figure 1.



Figure 1 – Surrounding Development Applications

Fifth Avenue Inc. (3, 5, 7, 9 McCachen Street & 300 King Road)

The Fifth Avenue Inc. lands abut the subject property to the south and are municipally addressed 3, 5, 7, 9 McCachen Street and 300 King Road. These properties are currently residential single detached dwellings. Fifth Avenue Inc. has submitted a Zoning By-law Amendment and Draft Plan of Subdivision Applications (D02-16037 and D03-16011). The applications are to facilitate a residential development comprising of 10 semi-detached and 37 townhouse dwelling units on a private common element condominium road (see figure 2). The lands are currently zoned *Residential Urban (RU)*, and is proposing to be rezoned as *Multiple Residential One (RM1)* with site specific development standards.

Status of Application

Applications were heard at Council Public Meeting on February 21, 2018. No decision has been made; applications are still under review with the Town of Richmond Hill.

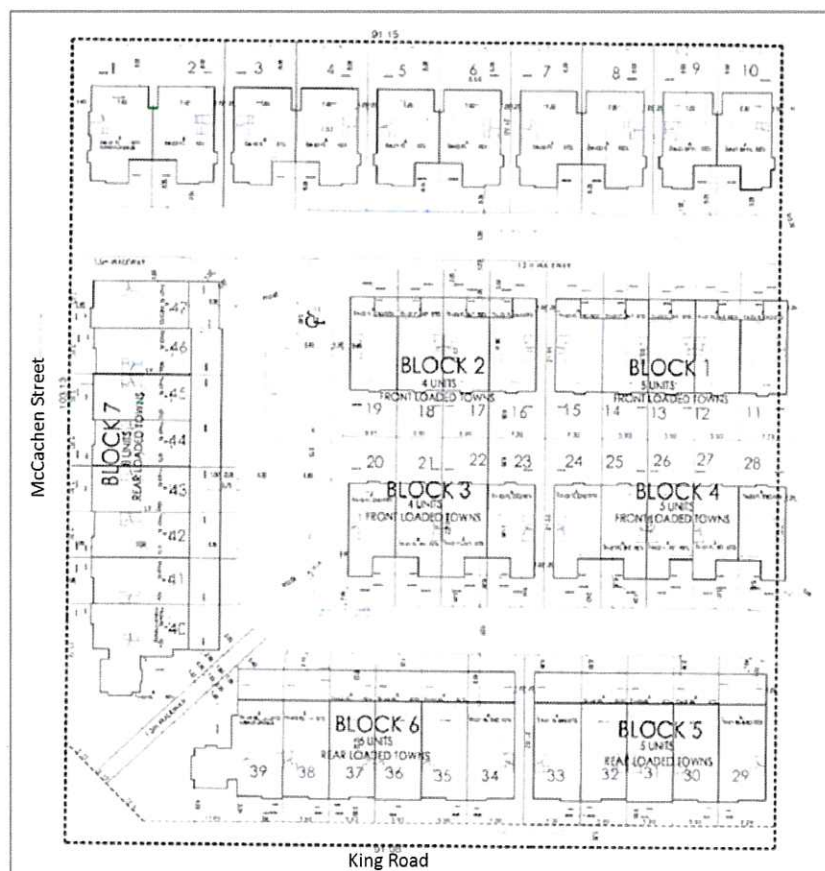


Figure 2 – Fifth Avenue Inc. proposed Site Plan

2559986 Ontario Limited, Nicola Di Placido and Teresina Di Placido (11 & 13 Poplar Drive)

2559986 Ontario Limited, Nicola Di Placido and Teresina Di Placido's proposed development located north of the subject property and is comprised of two lots municipally addressed as 11 and 13 Poplar Drive. These properties are currently occupied by single detached dwellings.

A Zoning By-law Amendment application has been submitted to facilitate the creation of three (3) additional building lots for a total of five (5) lots. The application is proposing that three lots with frontage on Poplar Drive and two lots with frontage on McCachen Street allowing for five two-storey single family detached residential units to be constructed. The properties are currently zoned *Residential Urban (RU)* and proposing to rezone the properties to *Single Detached Five (R5)* and *Single Detached Six (R6)* zones.

Status of Application

The Zoning By-law Amendment application was approved at February 5, 2018 Committee of the Whole Meeting.

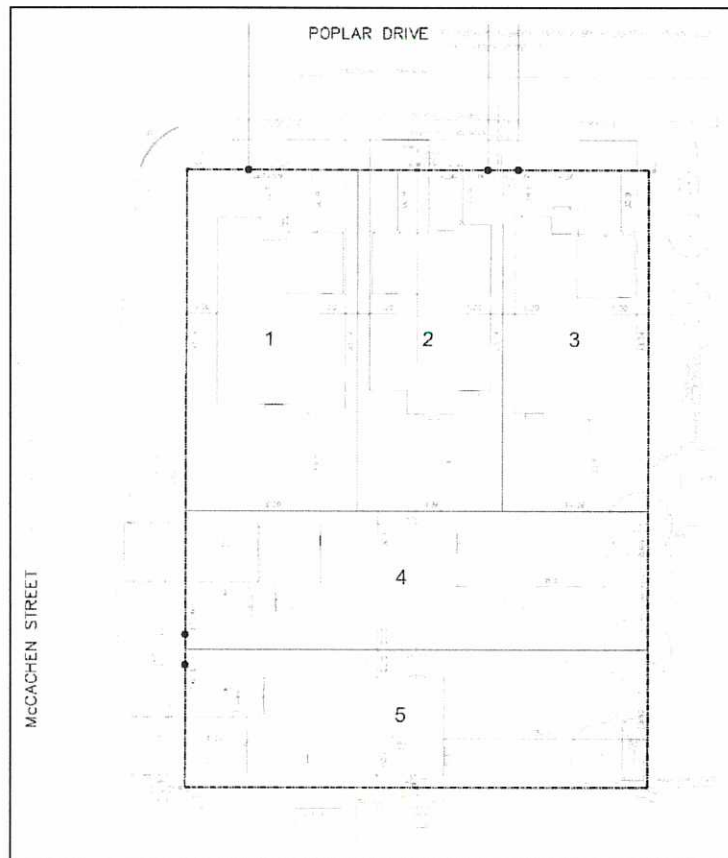


Figure 3 - 2559986 Ontario Limited and Nicola Di Placido and Teresina Di Placido Site Plan

Stateview Homes (272, 286, 296, 298 King Road and 4, 6 and 8 Parker Avenue)

The Stateview Homes development is located east of the subject property municipally addressed as 272, 286, 298 King Road and 4, 6, 8 Parker Avenue. Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Plan of Condominium and Site Plan Applications have been submitted and were approved by the Local Planning Appeal Tribunal (LPAT) on June 6, 2018. The applications provide for a residential development comprising of 10 semi-detached units and 33 townhouse units on a private condominium road.

The properties are situated at the northwest corner of King Road and Parker Avenue and have a total area of approximately 0.95 hectares (2.4 acres) with 75.11 metres (246.4 feet) of frontage along King Road and 104.6 metres (343.2 feet) of frontage along Parker Avenue. The Official Plan designates the subject lands Neighbourhood. The applicant has proposed to amend Policy 4.9.1.2 of the Official Plan to permit medium density residential uses. The Zoning By-law zones the subject lands *Residential Urban (RU)* and the applicant is proposing to rezone the lands to *Multiple Residential One (RM1)* to permit townhouses and semi-detached dwellings.

Status of Applications

Applications were approved by the Local Planning Appeal Tribunal (LPAT) on June 6, 2018.



Figure 4 – Stateview Homes Site Plan

Tertiary Plan

Richmond Hill staff has prepared a Tertiary Plan for the area bounded by King Road, Parker Avenue, McCachen Street, and Poplar Drive. The purpose of the Tertiary Plan is to guide future development within the area. It was approved by Council on November 27, 2017. It is comprised of three (3) different scenarios none of which are identified as a 'preferred scenario'.

Scenario A

Scenario "A" proposes a road alignment traveling east to west from McCachen Street to Parker Avenue along the northern portion of 11 McCachen Street property. This development scenario provides for a road way across our client's property leaving insufficient lot depth for any independent development to occur on the subject lands.

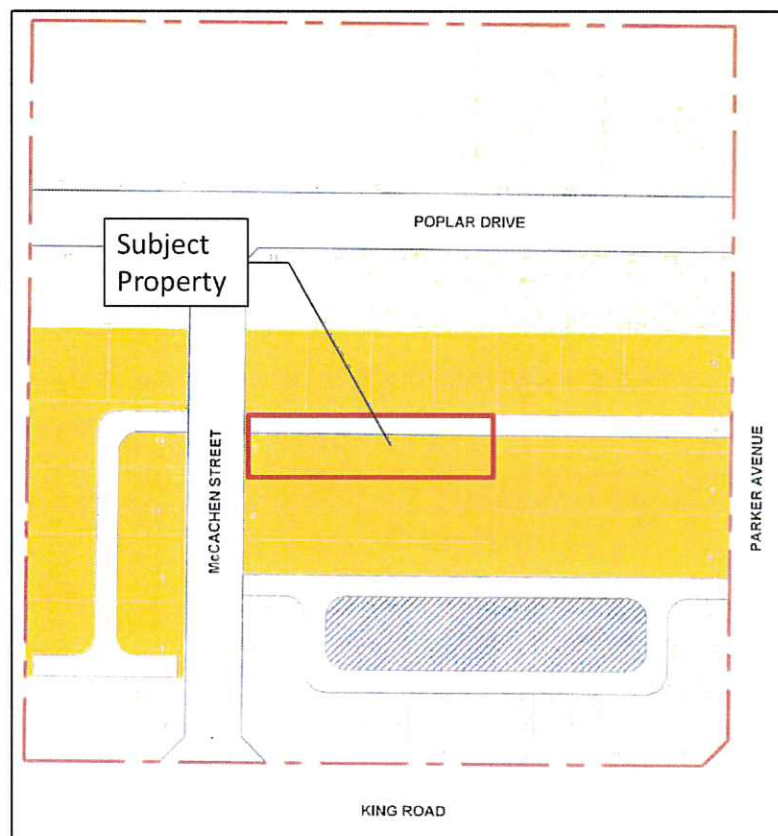


Figure 5 - Scenario 'A' – Development Sketch

Scenario A is not an appropriate development scheme for the subject property. The reasons for this are that:

- Our client's property does not have sufficient depth to front lots onto the proposed Scenario 'A' road way;
- The lotting pattern from the approved 11 & 13 Poplar Drive does not rely on Scenario 'A' road way alignment; and,

- The cost for provisions of the right-of-way road cannot be recovered by our client.

The only viable option for development of our client's property in consideration of Scenario 'A' is to consolidate with the lands to the south (Fifth Avenue Inc.).

Scenario B

Scenario 'B' of the Tertiary Plan proposes a north south road way with access from the properties located at 7 and 5 Poplar Drive. The roadway would extend from Poplar Drive south to the west side of the subject property where a cul-de-sac would be provided. The scenario would ultimately require properties located along Poplar Drive to accept this development configuration.

Scenario 'B' is not a viable development option as it would require those properties along Poplar Drive to provide road way access from their properties. There is no direct benefit for that the properties fronting on Poplar Drive to construct the cul-de-sac.

Our client cannot rely on this outcome, to provide for adequate development of their lands.

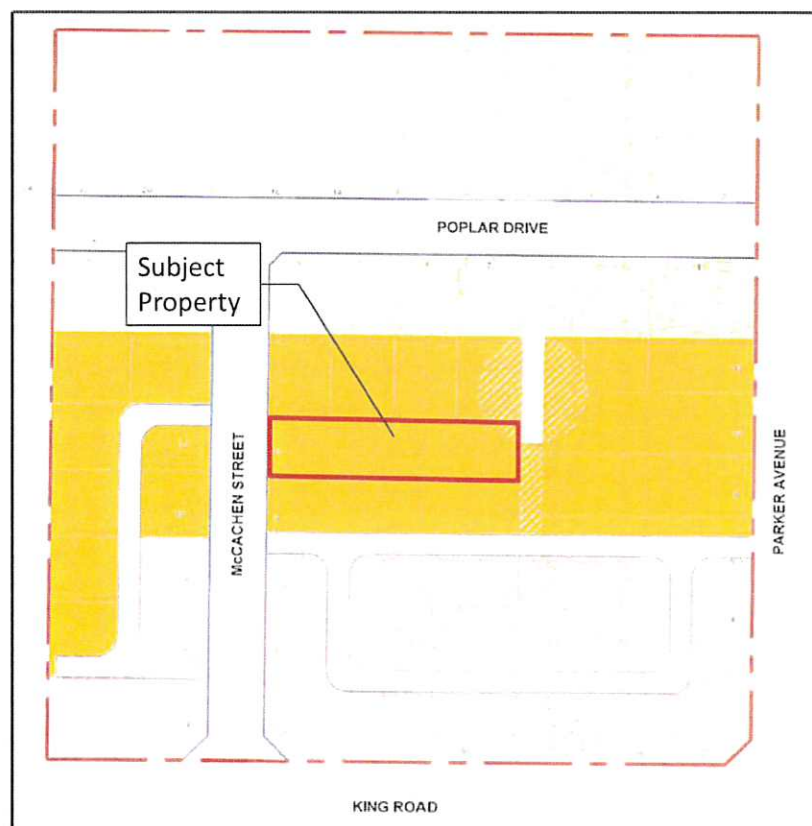


Figure 6 - Scenario B – Development Sketch

Scenario C

Scenario 'C' proposes a north south road way from the proposed Stateview Homes development application.

The LPAT approved Stateview Homes development which does not provided for road access to the subject property. This Scenario is no longer a viable option, as the approved applications have not provided for road access to our clients property as shown in Figure 7.

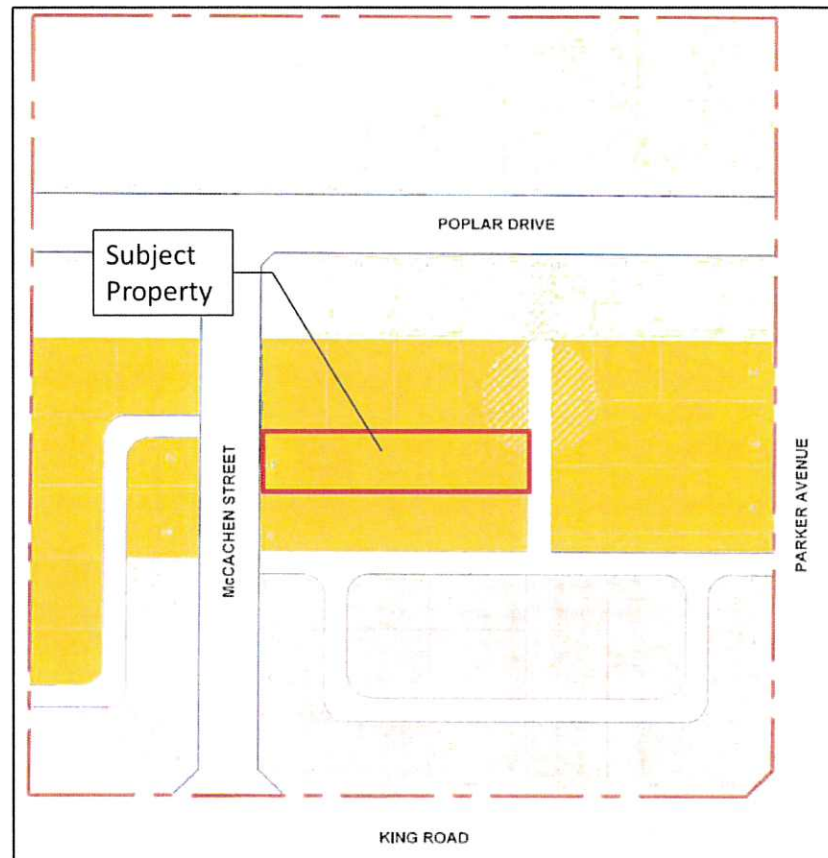


Figure 7 - Scenario C – Development Sketch

In our view, none of the Tertiary Plan options provide a reasonable path to development for our client's property.

Modified Fifth Avenue Inc. Development Scenario

The adjacent land owners Fifth Avenue Inc. and Stateview Homes are proposing or have received approval, to develop townhouses and semi-detached units on private common element condominium roads. The two proposed developments share a private road which connects to provide access from McCachen Street and Parker Avenue.

The most striking feature is a misaligned right-of-way access between Fifth Avenue Inc. and Stateview Homes (see figure 8). The Fifth Avenue Inc. development is in appropriate in:

- The misalignment of the proposed right-of-way shared with Stateview Homes;
- Its exclusion of our client's property for development purposes; and
- Undersized lotting provided on the plan.

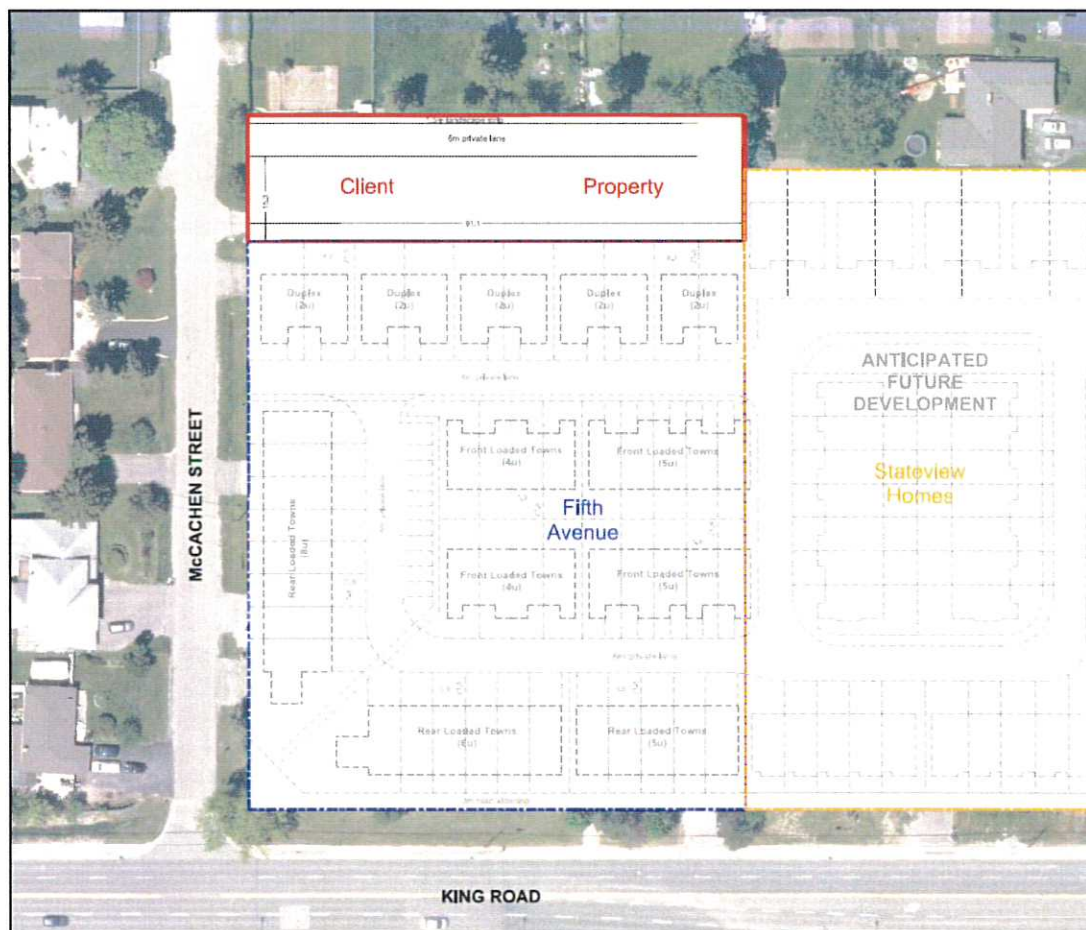


Figure 8 – Adjacent Development Applications

The revised concept (Figure 9) was prepared by Weston Consulting to illustrate the consolidation of the client's property and Fifth Avenue Inc. proposed development. It provides for appropriate development by resolving the defects in Fifth Avenue Inc. proposed development by:

- Allowing for a more efficient road alignment between Fifth Avenue Inc. and Stateview Homes developments;
- Opportunity for additional units (approximately 5 units);
- Provide sufficient lot depth for and large backyards on the Fifth Avenue Inc. property; and,
- Will resolve our client's issue of the property being an "orphaned lot".

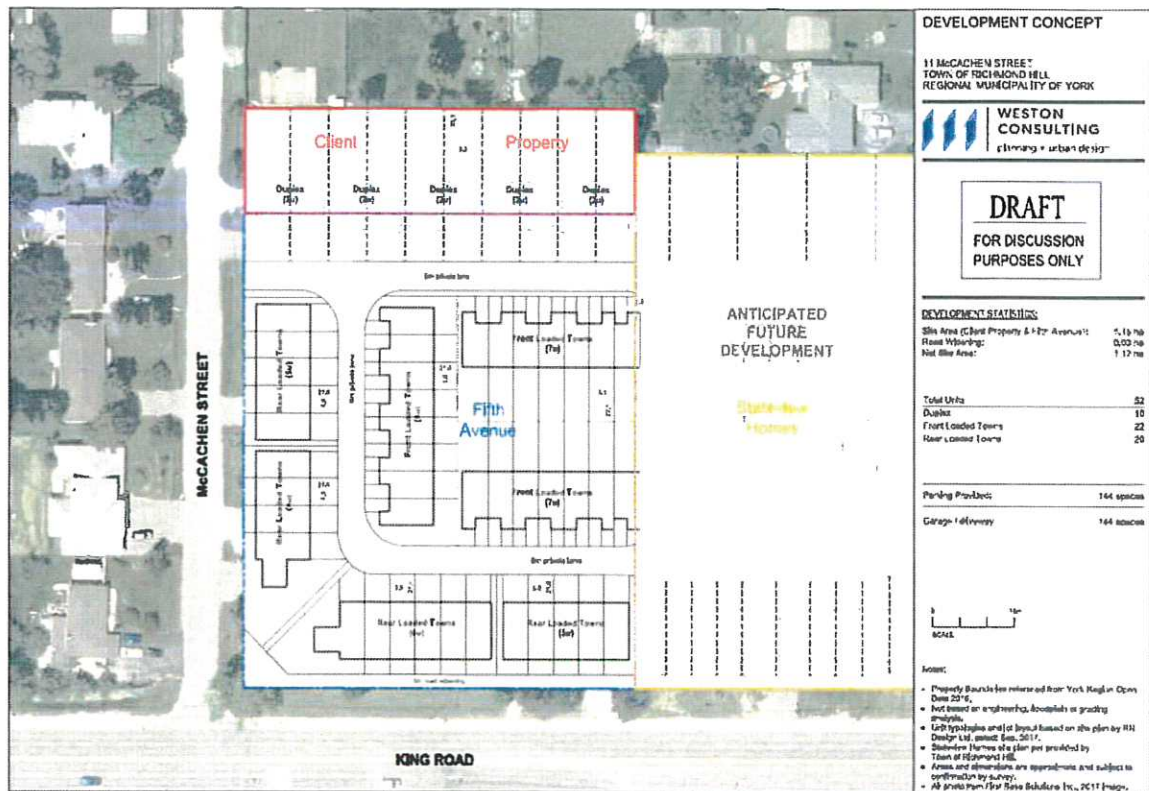


Figure 9 – Proposed Consolidation of Land

These revisions will assist the Fifth Avenue Inc. in meeting the criteria for development set out under Section 51(24) (a)(b)(c)(e)(f) and (g) of the Planning Act.

Please contact the undersigned (ext. 236) for further review of this matter.

Yours truly,

Weston Consulting

Per:

Kevin Bechard, BES, MSc, RPP
Senior Associate

cc Fifth Avenue Inc.