



Staff Report for Council Public Meeting

Date of Meeting: March 20, 2019

Report Number: SRPRS.19.032

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.032 – Request for Comments –
Zoning By-law Amendment Application –
2304266 Ontario Inc. – Town File D02-18022
(Related File D06-18038)**

Owner:

2304266 Ontario Inc.
5690 Steeles Avenue West
Vaughan, Ontario
L4L 9T4

Agent:

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

Location:

Legal Description: Part of Lot 25, Plan 4667
Municipal Address: 195 Gamble Road

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit the construction of a residential development comprised of eight townhouse dwellings on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.19.032 with respect to the Zoning By-law Amendment application submitted by 2304266 Ontario Inc., for lands known as Part of Lot 25, Plan 4667 (Municipal Address: 195 Gamble Road), Town File D02-18022, 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 905-771-6480 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

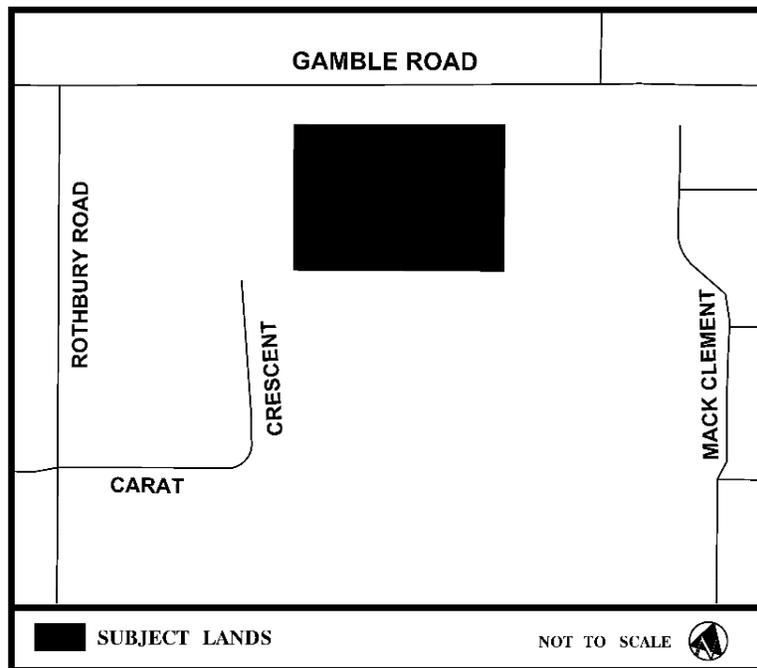
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 the “Contact Person” above.



Page 3

Background Information:

The subject Zoning By-law Amendment application and related Site Plan application (Town File D06-18038) were received and deemed complete by the Town on August 20, 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 on the south side of Gamble Road, east of Rothbury Road, and presently accommodate a one-storey single detached dwelling and associated accessory building that are proposed to be demolished (refer to Map 1). The lands front on to Gamble Road and have a total lot area of 0.64 hectares (1.58 acres). The lands abut Gamble Road to the north, open space lands owned by the Toronto and Region Conservation Authority (TRCA) to the east and south, and single detached dwellings to the west. Immediately to the south of the subject lands is a vacant remnant block from a registered Plan of Subdivision (File D03-98001) (refer to Map 2).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit the construction of a residential development consisting of 8 townhouse dwellings on its land holdings (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:	0.64 hectares (1.58 acres)
Developable Area:	0.20 hectares (0.50 acres)*
Open Space Block Area:	0.43 hectares (1.08 acres)
Total Number of Units:	8
Building Height:	11.0 metres (36.08 feet)
Lot Coverage:	30.2%
Unit Widths:	5.9 metres (19.36 feet)
Density:	40 units per hectare (16 units per acre)*
Parking Spaces:	18 (2 spaces per unit and 2 visitor parking spaces)

* the proposed developable area and density are subject to change pending further delineation of natural heritage features and establishment of the limits of the development.

Page 4

A Site Plan application (File D06-18038) has been submitted in conjunction with the applicant's Zoning By-law Amendment Application.

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;
- Development Concept Plan;
- Oak Ridges Moraine Conservation Plan Conformity Statement;
- Urban Design Brief;
- Phase 1 Environmental Site Assessment;
- Hydrogeological Report;
- Geotechnical Study;
- Tree Inventory and Preservation Plan;
- Landscape Plan/Valley Restoration Plan;
- Natural Heritage Evaluation;
- Traffic Study/Circulation Study;
- Noise Report;
- Exterior Lighting and Electrical Plan;
- Stormwater Management Report;
- Functional Servicing Report;
- Site Servicing and Grading Plans;
- Erosion and Sediment Control Plan;
- Construction Notes/Details Plan;
- Elevation Plans/3D Renderings;
- Site Plan;
- Floor Plans/Roof Plan;
- Exterior Cladding Materials and Colour Palette Schedule; and,
- Sustainability Metrics.

Zoning By-law Amendment Application

The subject lands are presently zoned **Rural Residential (RR) Zone** in accordance with By-law 2523, as amended (refer to Map 4). The **RR Zone** permits a single-family dwelling and a home occupation. A site specific exemption implemented through the approval of By-law 253-81 permits two (2) single family dwellings to be erected on the subject lands. The applicant is seeking Council's approval to rezone the subject lands to **Residential Multiple Family One (RM1) Zone** and **Flood (F) Zone** under By-law 190-87, as amended, with site specific provisions to facilitate the construction of 8 townhouse dwellings. Both By-law 2523, as amended, and By-law 190-87, as amended, pre-date the adoption and approval of the Town's Official Plan (the "Plan").

Page 5

Permitted uses in the **Residential Multiple Family One (RM1) Zone** include a single detached dwelling, duplex dwelling, semi-detached dwelling, street townhouse dwelling, and block townhouse dwelling. Permitted uses in the **Flood (F) Zone** include conservation, forestry, agriculture, horticultural nursery, recreational uses and a private park. However, buildings and structures are not permitted unless they are intended for flood and erosion control.

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 highlighted in bold:

Development Standard	RM1 Zone Townhouse Dwellings (By-law 190-87)	Development Proposal
Minimum Lot Frontage (Interior Lot)	6.0 metres (19.68 feet)	5.9 metres (19.35 feet)
Minimum Lot Frontage (Corner Lot)	9.0 metres (29.52 feet)	7.2 metres (23.62 feet)
Minimum Lot Area (Interior Lot)	200 square metres (2,152.78 square feet)	124.55 square metres (1,340.64 square feet)
Minimum Lot Area (Corner Lot)	301 square metres (3,239.93 square feet)	146.42 square metres (1,576.05 square feet)
Maximum Lot Coverage	50%	30.2%
Minimum Front Yard	4.5 metres (14.76 feet)	1.7 metres (5.57 feet)
Minimum Side Yard	1.5 metres (4.92 feet)	1.0 metres (3.28 feet)
Minimum Flankage Yard	3.0 metres (9.84 feet)	2.5 metres (8.20 feet)
Minimum Rear Yard	7.5 metres (24.60 feet)	2.6 metres (8.53 feet) – 5.94 metres (19.48 feet)
Maximum Height	11.0 metres (36.08 feet)	11.0 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	16 parking spaces (2.0 parking spaces per dwelling unit) 2 visitor parking spaces (0.25 parking spaces per dwelling unit)

Page 6

Site Plan Application

The submitted Site Plan Application addresses all aspects of the applicant's development proposal, including the following (refer to Maps 5 and 6):

- architectural design and unit typologies, building setbacks, unit widths, and building heights;
- sidewalks and visitor parking spaces;
- 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** and **Natural Core** in accordance with Schedule A (Land Use Plan) to the Plan (refer to Map 3). Uses permitted within the **Neighbourhood** designation include low and medium density residential, neighbourhood commercial and community uses, parks and 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 a maximum building height of 3 storeys and where development is located on an arterial road, the maximum building height may be a maximum of 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 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.

The **Natural Core** designation serves to maintain, and where possible, improve or restore the ecological integrity of natural features. The permitted uses within the **Natural Core** designation include fish, wildlife, and forest management, conservation projects, flood and erosion control projects, essential infrastructure, low-intensity recreational uses, unserviced parks and accessory uses. In accordance with Policy 3.2.1.8 of the Plan, the Town shall seek the dedication of key natural heritage features and key hydrological features and their associated minimum vegetation protection zone(s), through the development approval process.

The limits of the **Natural Core** designation are to be determined through the submission of a Natural Heritage Evaluation (NHE) to the satisfaction of the Town and the TRCA in accordance with Policies 4.10.5.1.5 and 4.10.5.1.6 of the Plan. The applicant has submitted an NHE which is still under review and consideration by the Town and the TRCA.

The subject lands are located within the **Settlement Area** in accordance with Schedule A3-**Settlement Area** of the Plan and within the **Settlement Area** land use designation of the *Oak Ridges Moraine Conservation Plan (ORMCP)*. Under the provisions of the ORMCP and according to Plan Policies 3.2.1.1.18, **Minimum Vegetation Protection**

Page 7

Zones (MVPZ) are required from **Key Natural Heritage Features (KNHF)** or **Hydrologically Sensitive Feature (HSF)**. The proposed development is also subject to the provisions of Section 3.2.2.3 – Natural Hazards and Section 3.2.1 – Greenway System of the Plan.

The lands are also located within a **Landform Conservation Area Category 2** in accordance with Schedule A6 – Landform Conservation Areas of the Plan. A Landform Conservation Area serves an important role in the ecological functions of the Oak Ridges Moraine. Section 3.2.1.1.35 of the Plan identifies that disturbance within a Landform Conservation Area must be kept to a minimum for development within the **Settlement Area** and that any proposed involving disturbance must demonstrate conformity with the ORMCP.

Department and External Agency Comments:

The subject Zoning By-law Amendment and Site Plan applications, in addition to the associated background studies and reports submitted in support of these applications, 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.

Urban Design Section

Urban Design staff has identified concerns relating to setbacks, façade design, consistency between floor plans and elevation drawings and the type of exterior materials proposed (refer to Appendix A).

Building Services Division – Zoning Section

Building Services staff has reviewed the applicant's draft Zoning By-law and has requested clarification with respect to the tenure of the proposed townhouses, the inclusion of sufficient dimension lines and the provision of a zoning summary table that demonstrates compliance with the proposed zoning standards.

Park and Natural Heritage Planning Section

The Town's Park and Natural Heritage Planning Section has advised that the identification of the natural hazard, as well as Key Natural Heritage Features, hydrological features and minimum vegetation protection zones (MVPZ) will be required in accordance with the applicable Plan policies. Further, all development and grading should be directed outside of hazards and key natural heritage/hydrological features, incorporate appropriate buffers and be zoned accordingly. A Phase Two ESA will be required to be conducted. Comments were also provided with regards to tree replacement and preservation, and staff identified that the dedication of environmental and hazardous lands to a public agency would be supported (refer to Appendix B).

Page 8

Development Engineering Division

Development Engineering staff has provided comments with regard to vehicular turnaround and access, pedestrian connections, parking standards, structure foundations, servicing and grading, stormwater management, and erosion and sediment control (refer to Appendix C).

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority has advised that the majority of the subject lands are located within the TRCA's Regulated Area, and that a permit will be required from the TRCA prior to any works taking place. Conformity with the *Rouge River Watershed Plan* will be required. The subject lands are also located within a vulnerable area referred to as Wellhead Protection Area-Q2 (WHPA-Q2). As such, the proposal is subject to the *CTC Source Protection Plan* and requires the submission of a site specific Water Balance Assessment for review by the TRCA. Further, a slope stability analysis for the eastern/southeastern slope is required, along with a geotechnical investigation to delineate the long-term stable top of slope. TRCA requires that the limits of development need to be established in order to establish a more precise development envelope for the proposed development (refer to Appendix D).

Regional Municipality of York

The Region of York has advised that due to the proximity of the proposed access to the signalized intersection of Gamble Road and Rollinghill Road, the proposed left turn inbound and left turn outbound movements will not be permitted. Only a right-in, right-out movement will comply with Regional Standards. A Traffic Management Plan will be required. Comments were also provided with regard to grading, streetscaping, and water resource management.

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:

- medium density residential uses such as townhouses are permitted in the **Neighbourhood** designation subject to the policies of Section 4.9.1.2 of the Plan;
- the proposed development contemplates a site density of 40 units per hectare (16 units per acre) which is consistent with the permitted density for medium density residential development within the **Neighbourhood** designation. The proposed density is subject to change pending further delineation of the limits of development;
- the submitted Site Plan Drawing (SP) must be revised to include the entirety of the lands including all environmental features and buffers;
- pursuant to the policies in the Plan, all natural heritage features and buffers must be dedicated to a public authority;

Page 9

- the applicant shall ensure that the site statistics and development provisions represented on the submitted Site Plan are consistent with the other documentation provided to the Town;
- 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**. In this regard, the applicant must demonstrate how it meets the applicable policies of Section 3.2.1.1.18 specifically with respect to defining the landform characteristics on the site, maintaining the appropriate protection zone, clarifying the amount of proposed site disturbance and impervious surface. In this regard, a Landform Conservation Plan prepared in accordance with the ORM Technical Papers will be required;
- the subject lands are adjacent to a Significant Valleyland located immediately to the west and south, which is considered a Key Natural Heritage Feature. In accordance with Section 3.2.1.1.18 of the Plan, a minimum vegetation protection zone of 30 metres from the stable top of bank is required;
- the applicant must contact the adjacent landowner to the south (Primont Homes (Maple) Inc.) to determine if there is potential to undertake a joint development with the said lands. The abutting property is approximately 0.08 hectares (0.20 acres) in size and is a remnant block from an adjacent subdivision that was registered in November 2010. The subject development should be coordinated with these vacant lands; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment. It is anticipated that modifications to the by-law will be required in response to the comments received to providing appropriate buffers to the environmental and key natural heritage features. The appropriateness of the request site-specific development standards will be determined at that time.

A comprehensive review of the subject Zoning By-law Amendment application 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 Department and External Agency Comments

Comments have also been received from the Town's Financial Services Division, Town's Fire and Emergency Services Division, the Town's Building Services Division, Alectra Utilities, Enbridge Gas, Rogers Cable Communications, and the York Catholic District School Board. 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 10

Outstanding Town Department and External Agency Comments

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

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.*

Additionally, in accordance with Council direction, as part of the review of the above noted IGMS Criteria No. 5 (Sustainable and Innovative Community and Building Design), the applicant has submitted the required *Sustainability Performance Metrics Tool* in support of its development proposal with a score of 30 out of 100 overall points achieved (application) and 43 of 118 points achieved (community) for Site Plans. The Town requires a threshold score of 32-45 to qualify as a "good" score to be eligible for servicing allocation. The applicant will be required to revise the submitted Metrics accordingly.

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 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 residential development comprised of 8 townhouse dwellings on its land

Page 11

holdings. 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 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.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Site Plan
- Map 6, Proposed Front Elevations
- Appendix A, Memo from the Urban Design Section dated October 24, 2018
- Appendix B, Email from the Park and Natural Heritage Planning Section dated December 18, 2018
- Appendix C, Memo from the Development Engineering Division dated January 2, 2019
- Appendix D, Letter from the Toronto and Region Conservation Authority (TRCA) dated October 18, 2018

Page 12

Report Approval Details

Document Title:	SRPRS.19.032 - Zoning By-law Amendment Application - 2304266 Ontario Inc. - Town File D02-18022.docx
Attachments:	- MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_S218022A_D0618038.pdf - MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf - MAP_4_EXISTING_ZONING_S218022A_D0618038.pdf - MAP_5_SITE_PLAN.pdf - MAP_6_FRONT_ELEVATION.pdf
Final Approval Date:	Mar 11, 2019

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

Gus Galanis - Mar 7, 2019 - 9:09 AM

Kelvin Kwan - Mar 7, 2019 - 12:09 PM

Task assigned to Neil Garbe was completed by delegate Italo Brutto

Italo Brutto on behalf of Neil Garbe - Mar 11, 2019 - 11:12 AM