



## **Staff Report for Council Public Meeting**

**Date of Meeting:** April 3, 2019

**Report Number:** SRPRS.19.061

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** Request for Comments – Zoning By-law  
Amendment and Draft Plan of Subdivision  
Applications – King East Developments 428 Inc.  
– Town Files D02-18026 and D03-18013  
(SRPRS.19.061)

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### **Owner:**

King East Developments 428 Inc.  
181 Eglinton Avenue East, Suite 204  
Toronto, Ontario  
M4P 1J4

### **Agent:**

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

### **Location:**

Legal Description: Lot 57, Plan M-807  
Municipal Address: 428 King Road

### **Purpose:**

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of five (5) single detached dwellings and six (6) townhouse dwellings, in addition to the creation of a new public road on the subject lands.

### **Recommendation:**

- a) That Staff Report SRPRS.19.061 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by King East

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**Developments 428 Inc., for lands known as Lot 57, Plan M-807 (Municipal Address: 428 King Road), Town Files D02-18026 and D03-18013, be received for information purposes only and that all comments be referred back to staff.**

### Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or  
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

### Report Approval:

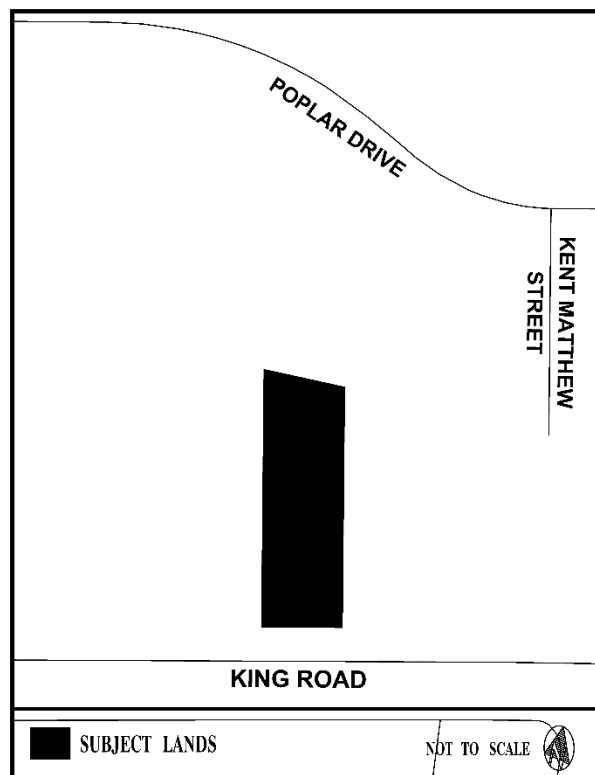
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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.



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### Background Information:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were received and deemed complete by the Town on November 9, 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 north side of King Road, west of Kent Matthew Street and south of Puccini Drive, and have a total lot area of 0.445 hectares (1.1 acres) (refer to Maps 1 and 2). The lands currently support one single detached dwelling that is to be demolished. The adjacent lands to the north and west are the subject of Zoning By-law Amendment and draft Plan of Subdivision applications (Files D02-17041 and D03-17013) to facilitate the construction of 110 single detached dwellings, 24 semi-detached dwellings and 44 townhouse dwellings (refer to Map 9). The adjacent lands to the east are subject to a draft approved Plan of Subdivision comprised of 7 single detached dwellings and 15 townhouse dwellings (File D03-14003).

#### Development Proposal

The applicant is seeking Council's approval to permit the construction of five (5) single detached dwellings and six (6) townhouse dwellings, in addition to the extension of a new east-west public road (Seguin Street) on its land holdings (refer to Maps 5 to 9). The following is a summary of the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area:** 0.445 hectares (1.1 acres)
- **Total Number of Units:** 11
  - **Single Detached:** 5
  - **Townhouses:** 6
- **Density:** 24.72 units per hectare (10 units per acre)
- **Lot Frontages:**
  - **Single Detached:** 12.20 metres (40.03 feet) to 13.71 metres (44.98 feet)
  - **Townhouses:** 6.0 metres (19.69 feet) to 7.09 metres (23.26 feet)
- **Building Height:**
  - **Single Detached:** 2 storeys
  - **Townhouses:** 2 or 3 storeys

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### Supporting Documentation/Reports

- Planning Justification Report;
- Adjacent Property Plan;
- Tree Inventory and Preservation Plan;
- Conceptual Landscape Plan;
- Noise Study;
- Draft Zoning By-law Amendment;
- Draft Plan of Subdivision;
- Conceptual Elevation Plans;
- Phase I Environmental Site Assessments;
- Sustainability Performance Metrics Tool and Report;
- Urban Design Brief;
- Traffic Impact Study;
- Functional Servicing Report;
- Stormwater Management Report; and,
- Water Balance Study.

### Zoning By-law Amendment Application

The subject lands are presently zoned **Residential Suburban A (RSA) Zone** under By-law 1275, as amended. Permitted uses include one single detached dwelling (refer to Map 3). The applicant is seeking to remove the subject lands from the provisions of By-law 1275 and rezone same to **Multiple Residential One (RM1) Zone** and **Single Detached Four (R4) Zone** under By-law 313-96, as amended, in order to permit the subject residential development on its land holding (refer to Maps 5 to 9). It should be noted that Zoning By-laws 1275 and 313-96, as amended, pre-date the adoption and approval of the Town's Official Plan.

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 in bold:

#### Single Detached - Lots 1-5, Block 7 (Refer to Map 5):

Development Standard	R4 Zone Standard	Proposed Standard
Minimum Lot Frontage (Interior)	12 m (39.4 ft)	Complies
Minimum Lot Frontage (Corner)	14 m (45.9 ft)	Complies
Minimum Lot Area (Interior)	400 sq. m (4,305.6 sq. ft)	<b>340 sq. m (3,659.73 sq. ft)</b>
Minimum Lot Area (Corner)	465 sq. m (5,005.22 sq. ft)	<b>370 sq. m (3,982.65 sq. ft)</b>
Maximum Lot Coverage	40%	<b>47.5%</b>
Minimum Front Yard Setback	4.5 m (14.8 ft)	Complies
Minimum Side Yard Setback	1.5 m (4.9 ft)	Complies
Minimum Flankage (Exterior Side Yard) Setback	3 m (9.84 ft)	Complies
Minimum Rear Yard Setback	7.5 m (24.6 ft)	Complies
Maximum Height	11 m (36.09 ft)	Complies

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### Townhouses - Block 6 (Refer to Map 5):

Development Standard	RM1 Zone Standard	Proposed Standard
Minimum Lot Frontage (Interior)	6 m (19.7 ft)	Complies
Minimum Lot Frontage (Corner)	9 m (29.5 ft)	Complies
Minimum Lot Area (Interior)	200.0 sq. m (2,152.8 sq. ft)	<b>170.0 sq. m (1,829.86 sq. ft)</b>
Minimum Lot Area (Corner)	345.0 sq. m (3,713.6 sq. ft)	Complies
Maximum Lot Coverage	50%	Complies
Minimum Front Yard Setback	4.5 m (14.8 ft)	Complies
Minimum Side Yard Setback	1.5 m (4.9 ft)	Complies
Minimum Flankage (Exterior Side Yard) Setback	3 m (9.84 ft)	Complies
Minimum Rear Yard Setback	7.5 m (24.6 ft)	<b>6.0 m (19.69 ft)</b>
Maximum Height	11 m (36.09 ft)	Complies

### Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that proposes five (5) lots to accommodate single detached dwellings and one (1) block to accommodate six (6) townhouse dwelling units, as well a public road extension and blocks for road widening, reserve and future development purposes (refer to Map 5).

### 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 4). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”), and the **Puccini Drive Neighbourhood Infill Study area**.

The **Neighbourhood** designation generally permits low-density and medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, as well as automotive service commercial uses, subject to specific policy criteria as outlined in Chapter 4 of the Plan. It is noted that in accordance with Policy 4.9.1 of the Plan, medium-density residential uses in a townhouse form are permitted on lands that front onto an arterial street, at a maximum building height of four storeys and a maximum density of 50 units per hectare (20 units per acre). Further, development must be compatible with the character of the adjacent and surrounding area, in accordance with Policy 4.9.2.4 of the Plan. It is noted that the **Neighbourhood** designation further allows for small-scale infill development that enhances and strengthens the character of the existing area and promotes connectivity and high-quality design.

The subject lands are located within a Priority Infill Area as identified under Policy 4.9.1.1(k) of the Plan and therefore, the subject proposal is to be evaluated based on

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the guidelines of the Council-approved **Puccini Drive Neighbourhood Infill Study** (discussed in greater detail below), in accordance to Policy 4.9.1.1.3 of the Plan.

Policy 4.9.2 of the Plan sets out that applications for development may be required to submit concept plans, in accordance with Section 5.2 of the Plan, which demonstrate how the development meets the land use and design policies of the Plan.

The subject lands are also located within the **Settlement Area** of the Oak Ridges Moraine as defined in the ORMCP. In accordance with Section 3.2.1.1 (18) of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP.

The subject lands are partially located within an area of high aquifer vulnerability in accordance with Schedule “A5” of the Plan, which does not preclude residential uses in an area of high aquifer vulnerability.

### **Puccini Drive Neighbourhood Infill Study**

The subject lands are located within the boundaries of the **Puccini Drive Neighbourhood Infill Study** (the “Study”) which was originally approved by Council on June 15, 1998. The primary objective of the Study is to guide infill development within the Puccini Drive Neighbourhood with respect to key design principles as outlined in the Study.

The Study contains a Demonstration Plan depicting development opportunities for the Puccini Drive Neighbourhood, with medium-density residential development along King Road and low-density residential development on new streets within rear lot areas (refer to Map 10). In order to accommodate redevelopment, the Study prescribes that new roads shall have an 18.0 to 20.0 metre (60.0 to 66.0 feet) right-of-way (ROW), with single detached building lots on new streets having minimum lot frontages of 12.0 metres (40.0 feet) and a minimum lot depth of 25.0 metres (82.02 feet). A minimum lot frontage of 15.0 metres (50.0 feet) is recommended for lots on existing streets. Along King Road, the Study recommends that residential uses be predominantly medium-density, ground-related housing, with townhouses having lot frontages of 6.0 metres (20.0 feet), and development being oriented towards King Road.

### **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.

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### Urban Design Section

The Town's Urban Design Section has provided comments and conditions of draft approval with respect to the imposition of Architectural Design Control and the need to update the submitted Architectural Design Guidelines to address matters including the design of dual frontage townhouses along King Road, landscape treatment, architectural treatment, fencing, garages and driveway widths (refer to Appendix A1).

### Park and Natural Heritage Planning Section

The Town's Park and Natural Heritage Planning Section has provided comments with respect to cash-in-lieu of parkland dedication, tree compensation, street tree plantings, soil volumes and Sustainability Metrics (refer to Appendix A2).

### Community Services Department

The Town's Community Services Department has requested additional information from the applicant to ensure that the development proposal complies with the Town's Waste Management Design and Collection Standards.

### Development Planning Division

Planning staff has completed a preliminary review of the applicant's development proposal, including plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed single detached lots are permitted under the **Neighbourhood** designation of the Plan and the **Settlement Area** policies of the ORMCP;
- the proposed townhouse lots are to have frontage onto King Road, which is classified as an arterial street under Schedule "A8" (Street Classification) of the Plan, thus meeting the locational criteria for the consideration of medium density residential uses in the **Neighbourhood** designation of the Plan. Further, the proposed townhouses along King Road are consistent with the recommendations found in the Infill Study;
- the proposed building heights of two and three storeys is consistent with building heights contemplated within the **Neighbourhood** designation. Further, the development has a proposed density of 24.72 units per hectare. Thus, the height and density of the proposed development conforms with the policies of the **Neighbourhood** designation;
- the proposed lotting pattern and development standards appear to be in keeping with and compatible with proposed and approved development in the surrounding neighbourhood, in accordance with Policy 4.9.2.4 of the Plan;
- the applicant's development proposal meets the minimum recommended lot frontages and right-of-way road allowances for development contained within the Study;

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- the applicant has provided an Infill Demonstration Plan illustrating how the proposed development is to be integrated with adjacent lands and proposed development (refer to Map 9). It is noted that the proposal is consistent with the proposed and existing patterns of development in the area. Further, the applicant has demonstrated that the proposed development would not inhibit other properties in the area from development in the future, in keeping with the guidance contained in the Study;
- the applicant must satisfactorily address any issues identified by Town departments and external agencies that have been requested to review the subject development proposal; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment and the draft Plan of Subdivision. The appropriateness of the site-specific provisions proposed by the applicant will continue to be reviewed with regard to compatibility, design and function.

### Other Town Department and External Agency Comments

Comments have also been received from Enbridge Gas Distribution, Rogers Communications, Alectra Utilities, Hydro One, the York Region District School Board, the Town's Fire and Emergency Services Division, and the Town's Building Services Division – Zoning Section. These Town departments and external agencies have no objections to the applications and/or have provided technical comments to be considered by the applicant during the 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 Town's Development Engineering Division, the Town's Financial Services Division, Canada Post, the Toronto and Region Conservation Authority, the York Catholic District School Board, the Regional Municipality of York and Bell Canada.

### 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.*



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### *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 23 points on the basis of its initial submission, meeting the overall minimum score of 21. Staff will review and confirm that the proposed sustainability measures are achievable prior to bringing forward a recommendation report.

### **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 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 a residential development comprised of five single detached dwellings and six townhouse dwellings. 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.

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### **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 A1, Urban Design Section comments, dated January 17, 2019
- Appendix A2, Park and Natural Heritage Planning Section comments, dated January 10, 2019
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Draft Plan of Subdivision
- Map 6 Conceptual Townhouse Elevations 1
- Map 7 Conceptual Townhouse Elevations 2
- Map 8 Conceptual Single Detached Elevations
- Map 9 Applicant's Demonstration Plan
- Map 10 Puccini Drive Neighbourhood Infill Study Demonstration Plan

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### Report Approval Details

Document Title:	SRPRS.19.061 - 428 King Street - D02-18026 and D03-18013.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A1.pdf</li><li>- Appendix A2.pdf</li><li>- Map_1_Aerial_Phograph.pdf</li><li>- MAP_2_NEIGHBOURHOOD_CONTEXT_S218026A.pdf</li><li>- MAP_3_EXISTING_ZONING_S218026A.pdf</li><li>- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- MAP_5_DRAFT_PLAN OF SUBDIVISION.pdf</li><li>- MAP_6_CONCEPTUAL TOWNHOUSE ELEVATIONS_1.pdf</li><li>- MAP_7_CONCEPTUAL TOWNHOUSE ELEVATIONS_2.pdf</li><li>- MAP_8_CONCEPTUAL SINGLEDETACHED ELEVATIONS.pdf</li><li>- MAP_9_APPLICANT'S DEMONSTRATION_PLAN.pdf</li><li>-</li><li>MAP_10_PUCCINI_DRIVE_NEIGHBOURHOOD_INFILL_STUDY_DEMONSTRATION_AREA_new.pdf</li></ul>
Final Approval Date:	Mar 21, 2019

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

**Gus Galanis - Mar 20, 2019 - 5:58 PM**

**Kelvin Kwan - Mar 21, 2019 - 7:29 AM**

**Neil Garbe - Mar 21, 2019 - 9:10 AM**