



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

**Date of Meeting:** April 17, 2019

**Report Number:** SRPRS.19.055

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.19.055 - Request for Comments –  
Zoning By-law Amendment Application – Mr. A.  
Troiano in trust of the Estate of G.M. Troiano,  
2099685 Ontario Inc. and 2173558 Ontario Inc. –  
City File D02-18024**

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### **Owners:**

Mr. A. Troiano in trust of the Estate of G.M. Troiano, 2099685 Ontario Inc. and 2173558 Ontario Inc. (c/o: Silverbrook Homes Limited)  
384 Connie Crescent, Unit 2  
Vaughan, Ontario  
L4K 5W6

### **Agent:**

Lepek Consulting Inc.  
2 Edith Drive, Suite 503  
Thornhill, Ontario  
L3T 0A1

### **Location:**

Legal Description: Part of Lot 28, Plan 1999 and Blocks 62 and 63, Plan 65M-4403  
Municipal Address: 491 Elgin Mills Road West

### **Purpose:**

A request for comments concerning a proposed Zoning By-law Amendment application to permit a residential development comprised of six (6) single detached dwellings on the subject lands.

### **Recommendation:**

- a) **That Staff Report SRPRS.19.055 with respect to the Zoning By-law Amendment application submitted by Mr. A. Troiano in trust of the Estate of G.M. Troiano, 2099686 Ontario Inc. and 2173558 Ontario Inc. for lands known as Part of Lot 28, Plan 1999 and Blocks 62 and 63, Plan 65M-4403**

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**(Municipal Address: 491 Elgin Mills Road West), City File D02-18024, be received for information purposes only and that all comments be referred back to staff.**

### 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:

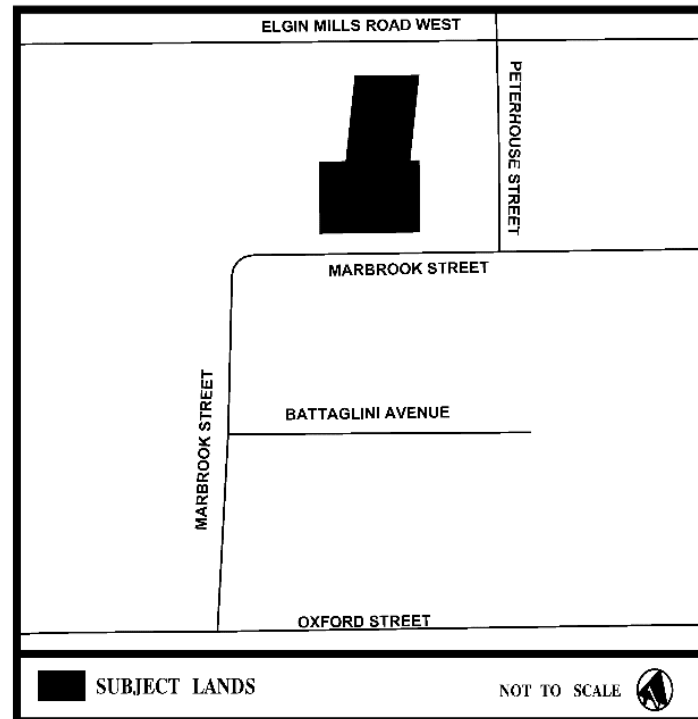
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Clerk. 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 application was received and deemed complete by the City on October 30, 2018, after Bill 139 received Royal Assent on December 12, 2017. The applications were subsequently circulated to relevant City 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 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 on the south side of Elgin Mills Road West, north of Marbrook Street, west of Peterhouse Street, and presently accommodate a single detached dwelling that is proposed to be demolished (refer to Map 1). The lands front onto both Elgin Mills Road West and Marbrook Street and have a total combined lot area of 0.30 hectares (0.74 acres). The subject landholding is a consolidation of 3 parcels (491 Elgin Mills Road West and Blocks 62 and 63 of a registered Plan of Subdivision). The lands abut Elgin Mills Road West to the north, single detached dwellings to the east, Marbrook Street to the south and single detached dwellings to the west (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 comprised of six (6) single detached dwellings on the subject lands (refer to Map 4). The submitted Development Concept proposes two (2) future lots with frontage onto Elgin Mills Road West and four (4) future lots with frontage onto Marbrook Street. Below is a summary of the development statistics with regards to the applicant's proposal based on the plans and drawings submitted to the City:

<b>Total Lot Area:</b>	0.30 hectares (0.74 acres)
<b>Total Lot Frontage:</b>	31.38 metres (102.95 feet)
<b>Total Number of Units:</b>	6
<b>Minimum Lot Frontages (Elgin Mills Road West):</b>	15 metres (49.21 feet)
<b>Minimum Lot Frontages (Marbrook Street):</b>	12.2 metres (40.02 feet)
<b>Minimum Lot Areas (Elgin Mills Road West):</b>	565 square metres (6,081.61 square feet)
<b>Minimum Lot Areas (Marbrook Street):</b>	408 square metres (4,391.68 square feet)
<b>Maximum Building Height:</b>	8.6 metres (28.21 feet)

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### Supporting Documentation/Reports

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

- Planning Justification Summary;
- Development Concept Plan;
- Floor Plans and Elevations;
- Preliminary Grading Plan;
- Tree Inventory and Preservation Plan;
- Phase I Environmental Assessment;
- Functional Servicing and Stormwater Management Report; and,
- Oak Ridges Moraine Conformity Statement.

### Zoning By-law Amendment Application

The subject lands are presently zoned **Single Family Six (R6) Zone** and **Single Family Seven (R7) Zone** in accordance with By-law 2523, as amended. Permitted uses include a single detached dwelling, home occupation and a private home day care (refer to Map 2). The applicant is seeking Council's approval to rezone the southerly portion of 491 Elgin Mills Road West from **Single Family Six (R6) Zone** to **Single Family Seven (R7) Zone** under By-law 2523, as amended, in order for the zoning to be consistent with the remainder of the lands on Marbrook Street. Furthermore, a site specific provision is proposed which will deem Block 62 and a portion of the southwestern lands of 491 Elgin Mills Road West as a building lot, as well as Block 63 and portion of the southeastern lands of 491 Elgin Mills Road West as a building lot, in order to facilitate future land severances to create four (4) buildable lots along Marbrook Street.

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:

Development Standard	Existing "R6" Zone Under By-law 2523, as amended	Existing "R7" Zone Under By-law 2523, as amended	Proposed Development
Minimum Lot Frontage (Interior Lot)	15 metres (49.2 feet)	12.2 metres (40.0 feet)	Complies
Minimum Lot Area (Interior Lot)	502 square metres (5,403.48 square feet)	408 square metres (4,391.8 square feet)	Complies
Minimum Front Yard Setback	4.5 metres (14.7 feet)	4.5 metres (14.7 feet)	Complies
Minimum Side Yard Setback	1.5 metres (4.92 feet)	1.2 metres (3.9 feet)	Complies
Minimum Rear Yard Setback	7.5 metres (24.6 feet)	7.5 metres (24.6 feet)	Complies
Maximum Height	11.0 metres (36.08 feet)	11.0 metres (36.1 feet)	Complies
Maximum Lot Coverage	40%	45%	Complies

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### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2- (Land Use Plan) to the City's Official Plan (the Plan) (Refer to Map 3). Uses permitted within the **Neighbourhood** designation include low and medium density residential uses, 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 City's Official 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, and the general pattern of yard setbacks.

The lands are located within a Priority Infill Area in accordance with Section 4.9.1.1 (a) of the Plan; which serves to facilitate primarily low density development through individual severances and backlot plans of subdivision. In this regard, the **Neighbourhood** designation allows for small-scale infill development that enhances and strengthens the character of the existing area and promotes connectivity and high-quality design.

The lands are also 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* (ORMCP) Area are subject to the specific policies within Section 3.2.1.1 (18) of the Plan, and all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**, subject to the requirements of Section 19(3) and 31(4) of the *ORMCP*.

### 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 City 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.

#### Regional Municipality of York

The Regional Municipality of York has advised that the conveyance of lands for a future road widening(s) along Elgin Mills Road West will be required as a condition of the future Consent approvals.

#### Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has advised that the subject lands do not appear to contain any Key Natural Heritage Features (KNHFs) and/or Key Hydrological Features (KHF), and are outside of the 120 metre Minimum Area of

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Influence (MAI) of any KNHFs/KHFs. TRCA has no objections to the proposed Zoning By-law Amendment. TRCA has recommended that at the time of review of the detailed design of the lots that the water balance mitigation measures as proposed in the submitted Functional Servicing and Stormwater Management Report comply with the requirements for Major Development according to the ORMCP.

### Development Planning Division

Development Planning staff has undertaken 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 dwelling lots are permitted within the **Neighbourhood** designation and Priority Infill Area policies of the Official Plan;
- the proposed lots are consistent and compatible with the predominant surrounding building form of single detached dwellings, and the general pattern of yard setbacks and massing in accordance with Policy 4.9.2.4 of the Plan;
- the applicant has provided a Development Concept illustrating how the proposed development is to be integrated with adjacent lands and proposed development as per Policy 4.9.1.1 of the Plan (refer to Map 4 and 5);
- future Consent applications will be required for the creation of the proposed lots;
- the applicant shall satisfactorily address any issues identified by various City departments and external agencies that have provided or will provide comments as part of the circulation of the development application; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment to implement the proposed development.

### Other City Department and External Agency Comments

Comments have also been received from the City's Development Engineering Division, the City's Zoning Section, the City's Financial Services Division, the City's Fire and Emergency Services Division, Enbridge Gas Distribution, and Rogers Communications Inc. These City Departments and external agencies have no objections to the application and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process.

### Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from Alectra Utilities, Canada Post, the York Region District School Board, the York Catholic District School Board, le Conseil Scolaire Catholique MonAvenir, the City's Community Services Department, the City's Urban Design Section, the City's Park and Natural Heritage Planning Section and the City's Building Services Division.

### Financial/Staffing/Other Implications:

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

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### **Relationship to the Strategic Plan:**

The recommendation of this report does not have any direct implications with respect to the City'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 six (6) single detached dwellings on its land holdings. The purpose of this report is to provide Council and the public with an overview of the 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.

- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, Official Plan Designation
- Map 4, Development Concept
- Map 5, Elevations

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### Report Approval Details

Document Title:	SRPRS.19.055 - Zoning By-law Amendment - 491 Elgin Mills Road West - Request for Comments.docx
Attachments:	- SRPRS.19.055 - MAP_1_AERIAL_PHOTOGRAPH (1).pdf - SRPRS.19.055 - MAP_2_EXISTING ZONING.pdf - SRPRS.19.055 - MAP_3_OFFICIAL PLAN DESIGNATION.pdf - SRPRS.19.055 - MAP_4_DEVELOPMENT CONCEPT.pdf - SRPRS.19.055 - MAP_5_ELEVATIONS.pdf
Final Approval Date:	Apr 3, 2019

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

**Gus Galanis - Apr 3, 2019 - 9:49 AM**

**Kelvin Kwan - Apr 3, 2019 - 12:26 PM**

**Neil Garbe - Apr 3, 2019 - 3:39 PM**