



Staff Report for Council Public Meeting

Date of Meeting: April 3, 2019
Report Number: SRPRS.19.060

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 19 Inc.
and King East Developments 21 Inc. – Town
Files D02-18025 and D03-18012 (SRPRS.19.060)

Owner:

King East Developments 19 Inc. and King East Developments 21 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 42 and Part of Lots 40 and 41, Plan 202
Municipal Addresses: 19 and 21 Poplar Drive

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of ten (10) single detached dwellings and a new public road on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.060 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by King East Developments 19 Inc. and King East Developments 21 Inc. for lands known as

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Lot 42 and Part of Lots 40 and 41, Plan 202 (Municipal Addresses: 19 and 21 Poplar Drive), Town Files D02-18025 and D03-18012, 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:

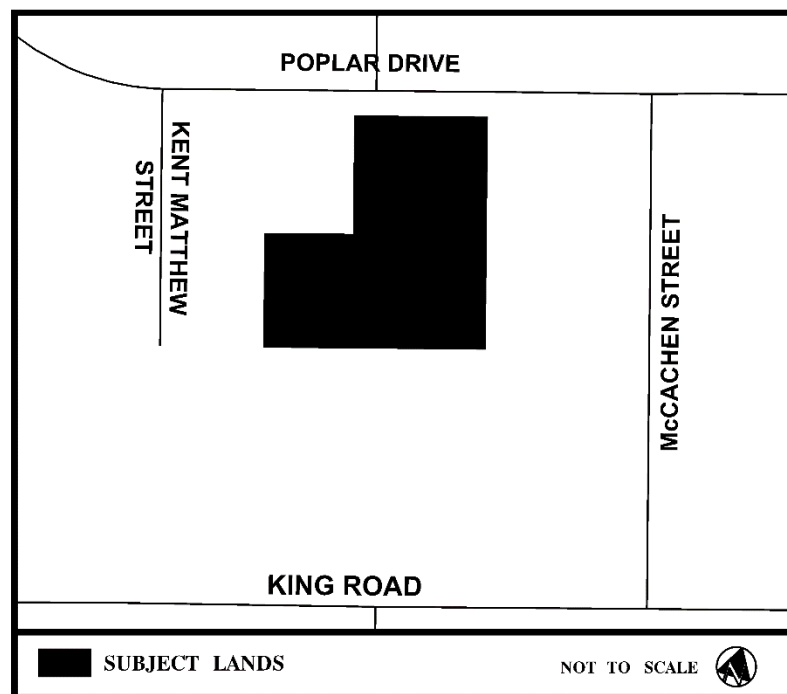
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 south side of Poplar Drive, west of McCachen Street and north of King Road, and have a total lot area of 0.701 hectares (1.73 acres) (refer to Maps 1 and 2). The lands currently support two single family dwellings that are to be demolished. The adjacent lands to the east and west contain existing single detached dwellings and the lands to the south are the subject of a draft approved Plan of Subdivision comprised of 8 semi-detached dwellings and 14 townhouse dwellings (Town File D03-15011). Also to the south are lands that are subject to Zoning By-law Amendment and draft Plan of Subdivision applications (Files D02-17006 and D03-17002) to facilitate the construction of 8 semi-detached dwellings (refer to Map 7).

Development Proposal

The applicant is seeking Council's approval to permit the construction of ten (10) single detached dwellings, in addition to the extension of a new north-south public road on the subject lands (refer to Maps 5 to 7). 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:** 0.701 hectares (1.73 acres)
- **Total Number of Units:** 10
- **Density:** 14.27 units per hectare (5.78 units per acre)
- **Lot Frontages:** 12.19 metres (39.99 feet) to 18.30 metres (60.04 feet)
- **Building Height:** 2 storeys

Supporting Documentation/Reports

- Planning Justification Report;
- Adjacent Property Plan;
- Tree Inventory and Preservation Plan;
- Conceptual Landscape Plan;
- Noise Study;
- Draft Zoning By-law Amendment;

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- 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 Urban (RU) Zone** under By-law 1275, as amended, and **Single Detached Six (R6) Zone** under By-law 313-96, as amended. Permitted uses include one single detached dwelling (refer to Map 3) under both by-laws. The applicant is seeking to remove the subject lands from the provisions of By-law 1275, as amended, and rezone same to **Single Detached Four (R4) Zone** and **Single Detached Six (R6) Zone** under By-law 313-96, as amended, to facilitate the proposed development (refer to Maps 5 to 7). 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 highlighted in bold:

Single Detached - Lots 9-10 (Refer to Map 5):

Development Standard	R6 Zone Standard	Proposed Standard
Minimum Lot Frontage (Interior)	15.0 m (49.2 ft)	Complies
Minimum Lot Frontage (Corner)	17.0 m (55.8 ft)	Complies
Minimum Lot Area (Interior)	500.0 sq. m (5,381.9 sq. ft)	Complies
Minimum Lot Area (Corner)	565.0 sq. m (6,081.6 sq. ft)	Complies
Maximum Lot Coverage	40%	Complies
Minimum Front Yard Setback	4.5 m (14.8 ft)	Complies
Minimum Side Yard Setback	1.5 metres (4.9 ft)	Complies
Minimum Flankage (Exterior Side Yard) Setback	3.0 metres (9.8 ft)	Complies
Minimum Rear Yard Setback	7.5 m (24.6 ft)	Complies
Maximum Height	11.0 m (36.1 ft)	Complies

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Single Detached - Lots 1-8, Block 11 (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)	370 sq. m (3,982.65 sq. ft)
Minimum Lot Area (Corner)	465 sq. m (5,005.22 sq. ft)	Complies
Maximum Lot Coverage	40%	47.5%
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

Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that proposes ten (10) lots to accommodate single detached dwellings as well as 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 single detached dwellings are permitted within the **Neighbourhood** designation, and that the designation allows for small-scale infill development that enhances and strengthens the character of the existing area and promotes connectivity and high-quality design. Also, Section 4.9.2.4 of the Plan states that the 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.

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The subject lands are located within a Priority Infill Area as identified under Policy 4.9.1.1(k) of the Plan. Therefore, in accordance to Policy 4.9.1.1.3 of the Plan, the subject proposal is to be evaluated based on the guidelines of the Council-approved **Puccini Drive Neighbourhood Infill Study** (discussed in greater detail below).

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 8). 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) width, 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). For lands fronting on to Poplar Drive, the Study recommends minimum lot frontages of 15.0 metres (50.0 feet) and 1.5 metre (5.0 feet) side yard setbacks.

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 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 Division

The Town's Community Services Department has requested additional information from the applicant to ensure that the development proposed 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 consideration 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 lotting pattern and development standards appear to be in keeping and compatible with the character of 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;
- 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 7). 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

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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, 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, 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.*
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.

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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 ten single detached dwellings. 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 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.

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 Elevations
- Map 7 Applicant's Demonstration Plan
- Map 8 Puccini Drive Neighbourhood Infill Study Demonstration Plan

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Report Approval Details

Document Title:	SRPRS.19.060 - 19 and 21 Poplar Drive - D02-18025 and D03-18012.docx
Attachments:	<ul style="list-style-type: none">- Map_1_Aerial_Photograph.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S218025A.pdf- MAP_3_EXISTING_ZONING_S218025A.pdf- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_5_DRAFT_PLAN OF SUBDIVISION.pdf- MAP_6_CONCEPTUAL SINGLE DETACHED ELEVATION.pdf- MAP_7_APPLICANT'S DEMONSTRATION PLAN.pdf- MAP_8_PUCCINI DRIVE NEIGHBOURHOOD INFILL DEMONSTRATION PLAN.pdf- Appendix A1.pdf- Appendix A2.pdf
Final Approval Date:	Mar 21, 2019

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

Gus Galanis - Mar 21, 2019 - 8:35 AM

Kelvin Kwan - Mar 21, 2019 - 8:49 AM

Neil Garbe - Mar 21, 2019 - 9:12 AM