



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

**Date of Meeting:** May 22, 2019

**Report Number:** SRPRS.19.087

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.19.087 - Request for Comments –  
Zoning By-law Amendment and Draft Plan of  
Subdivision Applications – Maple Park Homes  
(GP) Inc. et al. – City Files D02-18012 and D03-  
18006**

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### **Owners:**

Maple Park Homes (GP) Inc., 9155856 Canada Inc., and 2606345 Ontario Limited  
305 16<sup>th</sup> Avenue  
Richmond Hill, Ontario  
L4C 7A6

Frank Bruzzese  
11 Maple Grove Avenue  
Richmond Hill, Ontario  
L4E 2T3

Giuseppe and Maddalena Perone  
4 Aubrey Avenue  
Richmond Hill, Ontario  
L4E 2T6

### **Agent:**

JKO Planning Services Inc.  
27 Fieldflower Crescent  
Richmond Hill, Ontario  
L4E 5E9

### **Location:**

Legal Description: Lots 3, 4, and 5, Plan M-18 and Part of Lot 63, Plan 202  
Municipal Addresses: 7, 9 and 11 Maple Grove Avenue, 4 and 6 Aubrey Avenue.

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### Purpose:

A request for comments concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of 12 semi-detached dwelling units and 30 townhouse dwelling units on the subject lands.

### Recommendation:

- a) That Staff Report SRPRS.19.087 with respect to revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Maple Park Homes (GP) Inc. et. al. for lands known as Lots 3, 4, and 5, Plan M-18 and Part of Lot 63, Plan 202 (Municipal Addresses: 7, 9 and 11 Maple Grove Avenue, 4 and 6 Aubrey Avenue), City Files D02-18012 and D03-18006, be received for information purposes only and that all comments be referred back to staff.

### Contact Person:

Jeff Healey, Senior Planner- Subdivisions, phone number 905-771-6452 and/or  
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

### Report Approval:

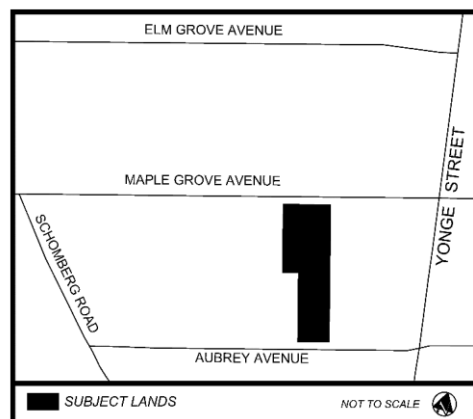
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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 Manager. 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:

Zoning By-law Amendment and draft Plan of Subdivision applications for 7, 9 and 11 Maple Grove Avenue and 6 Aubrey Avenue were originally received and deemed complete by the City on May 7, 2018, after Bill 139 received Royal Assent on December 12, 2017. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. After receipt of first submission comments, the applicant advised staff that additional lands (4 Aubrey Avenue) were to be added to the development proposal. Revised Zoning By-law Amendment and draft Plan of Subdivision applications were received on January 17, 2019 and were deemed complete on February 6, 2019. The revised applications and supporting materials 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 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 Maple Grove Avenue and the north side of Aubrey Avenue, approximately 125 metres (410.1 feet) west of Yonge Street (refer to Map 1). The lands consist of five residential properties, three of which have frontage onto Maple Grove Avenue and two of which have frontage on Aubrey Avenue, and currently support five single detached dwellings that are proposed to be demolished. The subject lands abut Maple Grove Avenue to the north, existing single detached dwellings to the east, Aubrey Avenue to the south, and existing single detached dwellings and the Oak Ridges Church to the west.

#### Development Proposal

The applicant is seeking Council's approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit 12 semi-detached dwelling units and 30 street townhouse dwelling units fronting onto a new municipal road (refer to Maps 5 and 6). The following is a summary table outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

<b>Total Lot Area:</b>	<b>1.07 hectares (2.66 acres)</b>
• <b>Semi-Detached Lots:</b>	<b>0.20 hectares (0.49 acres)</b>
• <b>Townhouse Blocks:</b>	<b>0.49 hectares (1.21 acres)</b>
• <b>Public Road Block:</b>	<b>0.34 hectares (0.86 acres)</b>
• <b>Reserve Blocks and 0.3 m reserve:</b>	<b>0.03 hectares (0.08 acres)</b>
<b>Total Number of Units:</b>	<b>42</b>
• <b>Semi Detached:</b>	<b>12</b>
• <b>Townhouses:</b>	<b>30</b>
<b>Density:</b>	<b>39 units per hectare (15.78 units per acre)</b>
<b>Total Parking Spaces:</b>	<b>84 (2 spaces per unit)</b>

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### Supporting Documentation/Reports

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

- Draft Zoning By-law;
- Draft Plan of Subdivision;
- Site Plan;
- Concept Plan;
- Planning Justification Report;
- Traffic Impact Study/ Parking Study;
- Urban Design Report;
- Adjacent Area Plan;
- Elevation Plans;
- Floor Plans;
- Perspective Drawings;
- Construction Management Plan;
- Oak Ridges Moraine Conservation Plan Conformity Statement;
- IGMS Analysis;
- Preliminary Geotechnical Investigation;
- Functional Servicing and Stormwater Management Report;
- Preliminary Water Balance Assessment;
- Preliminary Hydrogeological Investigation;
- Phase One Environmental Site Assessment;
- Tree Inventory and Preservation Plan; and,
- Sustainability Metrics.

### Zoning By-law Amendment Application

The subject lands are zoned **Residential Urban (RU) Zone** and **Commercial (C) Zone** under By-law 1275, as amended (refer to Map 3). Among other uses, the **RU Zone** permits existing buildings and structures, single detached dwellings on lots of record, home occupations and accessory uses, and infrastructure and utilities. The southeast corner of 4 Aubrey Avenue is zoned **Commercial (C) Zone**. The **C Zone** permits all **RU Zone** uses, and commercial uses including banks, hotels, retail stores, offices, clubs and laundromats. The uses and form of development as proposed by the subject applications are not permitted under the **RU Zone** or the **C Zone**. Accordingly, the applicant is seeking Council's approval to rezone the subject lands to **Semi-Detached One (RD1) Zone** and **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended. Zoning By-laws 1275 and 313-96, as amended, pre-date the adoption and approval of the City's Official Plan. Outlined below is a comparison of the proposed development standards relative to those of the associated parent zone category, with requested site specific exceptions in bold:

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<b>Development Standard (Semi-Detached Dwellings)</b>	<b>RD1 Zone Standards, By-law 313-96, as amended</b>	<b>Proposed RD1 Zone Standards</b>
Minimum Lot Frontage	14.6 metres (47.90 feet) (interior lot) 16.6 metres (54.46 feet) (corner lot)	<b>14.0 metres (45.93 feet)</b>
Minimum Lot Area	485 square metres (5,220.49 square feet) (interior lot) 555 square metres (5,973.97 square feet) (corner lot)	<b>324 square metres (3487.50 square feet)</b>
Maximum Lot Coverage	40%	<b>54%</b>
Minimum Front Yard	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	Complies
Minimum Interior Side Yard	1.5 metres (4.92 feet)	<b>1.25 metres (4.10 feet)</b>
Minimum Exterior Side Yard	3.0 metres (9.84 feet)	<b>2.45 metres (8.03 feet)</b>
Minimum Rear Yard	7.5 metres (24.60 feet)	<b>6.0 metres (19.68 feet)</b>
Maximum Building Height	11.0 metres (36.08 feet)	Complies
Minimum Parking Standards	2 spaces per dwelling unit	Complies

<b>Development Standard (Townhouse Dwellings)</b>	<b>RM1 Zone Standards, By-law 313-96, as amended</b>	<b>Proposed RM1 Zone Standards</b>
Minimum Lot Frontage	6.0 metres (19.68 feet) (interior lot) 9.0 metres (29.52 feet) (corner lot)	<b>5.8 metres (19.02 feet)</b>
Minimum Lot Area	200 square metres (2,152.78 square feet) (interior lot) 300 square metres (3,229.17 square feet) (corner lot)	<b>145 square metres (1,560.76 square feet) (per unit)</b>
Maximum Lot Coverage	50%	<b>54%</b>
Minimum Front Yard	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	Complies
Minimum Interior Side Yard	1.5 metres (4.92 feet)	<b>1.25 metres (4.10 feet)</b>
Minimum Exterior Side Yard	3.0 metres (9.84 feet)	<b>2.45 metres (8.03 feet)</b>
Minimum Rear Yard	7.5 metres (24.60 feet)	<b>6.55 metres (21.48 feet)</b>
Maximum Building Height	11.0 metres (36.08 feet)	Complies
Minimum Parking Standards	2 spaces per dwelling unit	Complies

**Draft Plan of Subdivision Application**

The applicant has submitted a draft Plan of Subdivision application that proposes to create four blocks and six lots to facilitate the construction of 12 semi-detached dwelling units and 30 street townhouse dwelling units, in addition to blocks for a municipal road and a future road allowance (refer to Map 5). A future Part Lot Control Exemption

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application will be required to facilitate the creation of semi-detached and townhouse dwelling lots within each residential block.

### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the City’s Official Plan (the Plan) (refer to Map 4). The **Neighbourhood** designation provides opportunities for small-scale infill development. 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, general patterns of streets, blocks, and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

Medium density residential development is permitted within the **Neighbourhood** designation for lands fronting onto an arterial road or lands that front on a local or collector road as identified as part of a Tertiary Plan approved by Council or identified as part of a priority infill area pursuant to Policy 4.9.1.1 (1) of the Plan. Pursuant to Policy 4.9.1.2 (3) and where permitted in accordance with the policy criteria outlined in the Plan, a maximum site density of 50 units per hectare (20 units per acre) is permitted for medium density residential uses within the **Neighbourhood** designation. Pursuant to Policy 4.9.1.4, development within the **Neighbourhood** designation shall have a maximum building height of three storeys.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the *Oak Ridges Moraine Conservation Plan* (“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 lands are located within an Area of High Aquifer Vulnerability in accordance with Schedule A5 – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas of the Plan. Lands within an Area of High Aquifer Vulnerability are susceptible to contamination from both human and natural impacts on water quality. Section 3.2.1.1.37 of the Plan identifies additional uses prohibited within an Area of High Aquifer Vulnerability. As residential uses do not store hazardous materials or solvents, the proposed development is not anticipated to affect the Area of High Aquifer Vulnerability.

#### Elm Grove/ Maple Grove/ Aubrey Avenue Residential Infill Study (1999)

The lands are located within the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study area (the Study) in accordance with Policy 4.9.1.1.1(p) of the Plan. Approved by Council in 1999, the Study provides guidance for infill development within the Elm

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Grove/Maple Grove/Aubrey Avenue neighbourhood. The Study provides a number of findings intended to guide the redevelopment of the neighbourhood and provides two development scenarios for both low density residential and medium density residential uses within the subject lands. Outlined below is a summary of the proposal relative to the development scenarios of the Study.

- development in the form of medium density residential uses on public streets is permitted on the eastern portion of the subject lands as depicted on Concept Plan 2 of the Study (refer to Map 9). 9 and 11 Maple Grove Avenue are depicted as single detached residential and proposed infill single family residential on both Concept Plans in the Study. Staff will review the appropriateness of the proposed semi-detached uses on the west side of the lands;
- the proposed semi-detached dwellings are intended to provide a transition from the proposed townhouse dwellings to the east;
- the location of the proposed north-south municipal road appears to have shifted two lots west from the location of the road as shown in the Study. Further review and consideration towards opportunities for residential lots to the east will need to be examined to ensure opportunities for future development;
- a road allowance block has been proposed to facilitate a future east-west municipal road, which is consistent with the Study. The future road will allow for backlotting and the creation of residential lots to the west of the lands;
- the frontages of the semi-detached blocks are proposed at 14.0 metres (45.93 feet) (7.0 metres per unit), which is consistent with the minimum lot frontage requirements of 13.5 metres (44.29 feet) for proposed lots in the Study;
- the minimum lot frontages of the townhouse dwelling units at 5.8 metres (19.02 feet) are not consistent with City-wide Urban Design Guidelines and the minimum lot frontage requirements for medium-density housing at 6.0 metres (19.68 feet) for interior lots and 9.0 metres (29.52 feet) for corner lots within the Study ; and,
- the minimum lot area of both the semi-detached and townhouse dwellings are below the minimum requirements of 450.0 square metres (4,843.75 square feet) for detached and semi-detached dwellings and 200.0 square metres (2,152.78 square feet) for townhouse units.

A more detailed review of the subject applications will be undertaken to ensure the development is in keeping with the policies of the Plan.

### Department and External Agency Comments:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications, in addition to 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.

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### Urban Design Section

The City's Urban Design Section requests that the applicant increase the minimum frontage of the townhouse lots to a minimum of 6.0 metres (19.68 feet), in accordance with the City-wide Urban Design Guidelines. Furthermore, the proposed 6.0 metre (19.68 feet) rear yard setbacks for the semi-detached units are too shallow in relation to the adjacent residential lot to the west and it is recommended that the rear yard be increased to a minimum of 7.5 metres. Architectural Design Control review will be required for the proposed development. Urban Design comments are attached to Appendix "A" of this report.

### Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section recommends that Council resolve to accept cash-in-lieu of parkland for the proposed development. Parks staff have also requested that servicing plans and landscaping plans be harmonized to match proposed trees and drainage infrastructure. Planted trees will be required to meet City standards.

### Development Engineering Division

The City's Development Engineering Division requires an update to the applicant's Functional Servicing Report to ensure the proposal meets the minor storm sewer requirements of the Elm Grove/Maple Grove/Aubrey Avenue infill area. The report must also be updated to consider the storm discharge of other developments within the neighbourhood.

The City's Transportation Engineering Section has also reviewed the application and requests that the submitted Transportation Study be updated to assess the City's Fire Truck circulation standards.

### Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised that the subject lands are located within a WHPA-Q Source Water Protection Area. The TRCA has no objections to the proposed Zoning By-law Amendment Application. However, revisions are required to the submitted Preliminary Water Balance Assessment to the satisfaction of the Authority.

### Development Planning Division

In consideration of the policies of the City's Official Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed development is generally consistent with the **Neighbourhood** policies of the Plan in terms of land use and built form;
- the proposed development is generally consistent with the characteristics of Concept Plan 2 as outlined in the Study; however, the proposed municipal road is shifted



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west from the location of the road as identified in the Study. Staff are continuing to review the appropriateness of the location of the proposed municipal road;

- staff will review the appropriateness of the development standards for the proposed development in keeping with the policies of the Official Plan and provisions outlined in the Study;
- the proposal is required to conform with the requirements of the approved OPA 129 Study Area C Functional Servicing Plan and Environmental Impact Statements (MESP), March 2014 (Final Copy December 1995). Accordingly, the proposed development must demonstrate conformity through the submission of a Functional Servicing Report (FSR) which is currently under review;
- the proposed development needs to demonstrate that it can be integrated with and will not preclude opportunities for development at 5 Maple Grove Avenue and 2 Aubrey Avenue to the east. The applicant has submitted a revised Concept Plan which is currently under review; and,
- a future Part Lot Control Exemption application will be required to facilitate the proposed development.

### Other City Department and External Agency Comments

Comments have also been received from the City's Corporate and Financial Services Department, the City's Community Services Department, the City's Building Services Division – Zoning Section, the Regional Municipality of York, the York Region District School Board, the York Catholic District School Board, Bell Canada, Rogers Communications and Enbridge Gas. These City 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. All of the comments have been forwarded to the applicant for consideration but have not been appended to this report.

### Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from Alectra Utilities and Canada Post.

### 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.*

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6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

In accordance with Council direction, as part of the review of the above noted IGMS Criteria 5 (Sustainable and Innovative Community and Building Design), the applicant has submitted the required *Sustainability Performance Metrics Tool* in support of its development proposal, which is currently under review.

### **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 City'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 revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit 12 semi-detached dwelling units and 30 townhouse dwelling units on the subject lands. 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 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 A, Memo from Urban Design Division, dated March 28, 2019
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Draft Plan of Subdivision
- Map 6 Proposed Site Plan
- Map 7 Proposed Semi-Detached Elevations
- Map 8 Proposed Townhouse Elevations
- Map 9 Elm Grove/Maple Grove/ Aubrey Avenue Infill Study – Concept Plan 2

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### Report Approval Details

Document Title:	SRPRS.19.087 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPRS.19.087 Appendix A.pdf</li><li>- SRPRS.19.087-Map_1_Aerial_Photograph.pdf</li><li>- SRPRS.19.087-MAP_2_NEIGHBOURHOOD_CONTEXT_S218012_318006.pdf</li><li>- SRPRS.19.087-MAP_3_EXISTING_ZONING_S218012_318006.pdf</li><li>- SRPRS.19.087-MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- SRPRS.19.087-MAP_5_PROPOSED_DRAFT_PLAN_OF_SUBDIVISION.pdf</li><li>- SRPRS.19.087-MAP_6_PROPOSED_SITE_PLAN.pdf</li><li>- SRPRS.19.087-MAP_7_PROPOSED_SEMI-DETACHED_ELEVATIONS.pdf</li><li>- SRPRS.19.087-MAP_8_PROPOSED_TOWNHOUSE_ELEVATIONS.pdf</li><li>- SRPRS.19.087-MAP_9_Elm Grove_Maple Grove_Aubrey Avenue_Residential Infill Study - Concept Plan 2_new.pdf</li></ul>
Final Approval Date:	May 8, 2019

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

**Gus Galanis - May 8, 2019 - 3:09 PM**

**Kelvin Kwan - May 8, 2019 - 3:25 PM**

**Neil Garbe - May 8, 2019 - 3:50 PM**