



Staff Report for Council Public Meeting

Date of Meeting: May 8, 2019

Report Number: SRPRS.19.080

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.080 - Request for Comments –
Zoning By-law Amendment and Draft Plan of
Subdivision Applications – Carval Homes
(Shaver) Inc. – City Files D02-18031 and D03-
18016**

Owner:

Carval Homes (Shaver) Inc.
399 Applewood Crescent
Concord, Ontario
L4K 4J3

Agent:

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

Location:

Legal Description: Part of Lots 29 and 30, Plan 202
Municipal Addresses: 234 to 252 King Road, 1 Parker Avenue, and 2 and 4 Shaver Street

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development comprised of 32 townhouse dwelling units on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.19.080 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Carval Homes (Shaver) Inc. for lands known as Part of Lots 29 and 30, Plan 202 (Municipal Addresses: 234 to 252 King Road, 1 Parker Avenue and 2 and 4**

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Shaver Street), City Files D02-18031 and D03-18016, 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:

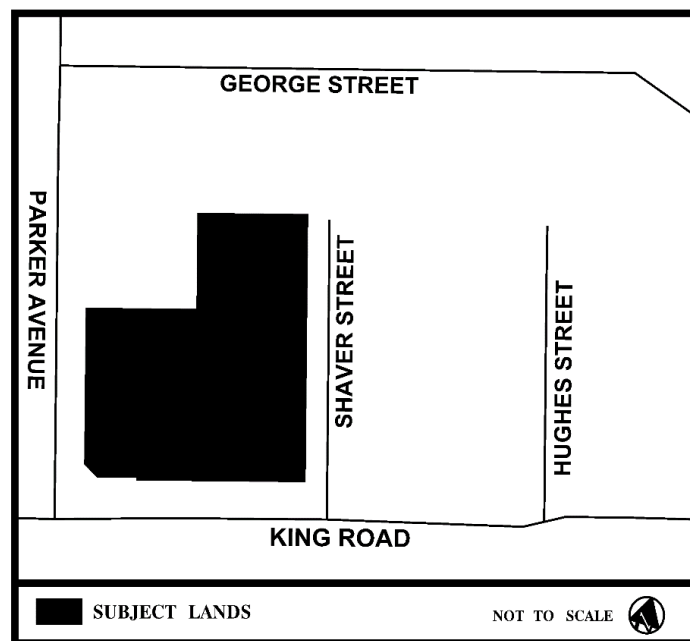
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 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:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were received on December 20, 2018 and deemed complete by the City on January 4, 2019, 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 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 at the northeast corner of Parker Avenue and King Road, and have a total lot area of 0.595 hectares (1.47 acres). The lands are a consolidation of multiple properties that front onto King Road, Shaver Street and Parker Avenue, and presently accommodate seven (7) single detached dwellings and associated accessory buildings that are proposed to be demolished (refer to Map 1). The lands abut King Road to the south, Parker Avenue to the west, Shaver Street to the east and existing single detached dwellings to the north (refer to Map 2).

Development Proposal

The applicant is seeking Council's approval to construct a residential development comprised of 32 townhouse dwelling units (16 back to back townhouse dwelling units, 11 laneway townhouse dwelling units and 5 street townhouse dwelling units) on its land holdings (refer to Maps 6 and 8). The proposed townhouse dwellings are organized into 4 blocks with 1 block of back to back townhouses fronting onto King Road, 2 internal blocks for the laneway townhouses, and 1 block of street townhouses fronting onto Shaver Street. Parking is proposed to be below-grade for the back to back townhouses and at-grade for both the visitor parking and resident parking for the laneway and street townhouses. Vehicular access to the site is to be provided from both Parker Avenue and Shaver Street through an internal private laneway.

The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.595 hectares (1.47 acres)
- **Total Number of Units:** 32
 - **Back-to-Back Townhouse Units:** 16
 - **Laneway Townhouse Units:** 11
 - **Street Townhouse Units:** 5
- **Floor Space Index (FSI):** 1.0
- **Minimum Unit Widths:** 6.0 metres (19.68 feet)
- **Maximum Building Height:** 3 storeys or 10.6 metres (35 feet)
- **Parking:** 48 residential parking spaces
9 visitor parking spaces

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Supporting Documentation/Reports

The applicant has submitted the following plans and reports to the City in support of its development proposal:

- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Urban Design Brief;
- Draft Plan of Subdivision;
- Site Plan;
- Adjacent Property Conceptual Plan;
- Oak Ridges Moraine Conformity Statement;
- Floor Plans;
- Elevations;
- Tree Inventory and Preservation Plan;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Report;
- Phase 1 Environmental Site Assessment;
- Sustainability Metrics;
- Geotechnical Site Assessment;
- Noise Feasibility Site Assessment;
- Parking Study, Transportation Demand Management Plan and Construction Traffic Management Plan; and,
- Construction Staging Temporary Conditions Plan.

Zoning By-law Amendment Application

The subject lands are zoned **General Commercial One (GC1) Zone** under Zoning By-law 434-88, and **Commercial (C) Zone** and **Residential Urban (RU) Zone** under Zoning By-law 1275, as amended (refer to Map 4). Both Zoning By-laws 434-88 and 1275, as amended, pre-date the adoption and approval of the City's Official Plan. The three existing zone categories permit a wide range of commercial and residential uses; however, the proposed townhouse dwelling units are not permitted. Accordingly, the applicant is seeking Council's approval to rezone the subject lands to **Multiple Residential One (RM1) Zone** with site specific provisions under By-law 313-96, as amended, in order to facilitate its development proposal. Permitted uses in the **Multiple Residential One (RM1) Zone** include street townhouse dwellings, block townhouse dwellings, quadruplex dwellings, multiple dwellings, home occupations and private home daycares.

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:

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Development Standard	RM1 Zone Standards (By-law 313-96)		Development Proposal	
	Street Townhouse	Block Townhouse	Street Townhouse	Block Townhouse
Minimum Lot Frontage (Interior Lot)	6.0 metres (19.68 feet)	30.0 metres (98.42 feet)	Complies	Complies
Minimum Lot Frontage (Corner Lot)	9.0 metres (29.52 feet)	30.0 metres (98.42 feet)	6.77 metres (22.21 feet)	Complies
Minimum Lot Area (Interior Lot)	200.0 square metres (2,152.78 square feet)	n/a	172.80 square metres (1,860 square feet)	N/A
Minimum Lot Area (Corner Lot)	300.0 square metres (3,229.17 square feet)	n/a	195.84 square metres (2,108 square feet)	N/A
Maximum Lot Coverage	50%	50%	Complies	51.9%
Minimum Front Yard Setback	4.5 metres (14.76 feet)	4.5 metres (14.76 feet)	2.8 metres (9.18 feet)	Complies
Minimum Side Yard Setback	1.5 metres (4.92 feet)	1.5 metres (4.92 feet)	1.2 metres (3.93 feet)	1.2 metres (3.93 feet)
Minimum Flankage Yard Setback	3.0 metres (9.87 feet)	3.0 metres (9.87 feet)	2.31 metres (7.57 feet)	N/A
Minimum Rear Yard Setback	7.5 metres (24.60 feet)	7.5 metres (24.60 feet)	Complies	6.0 metres (19.68 feet)
Maximum Height	11.0 metres (36.08 feet)	11.0 metres (36.08 feet)	Complies	Complies
Parking Requirements	2.0 parking spaces per dwelling unit	2.25 parking spaces per dwelling unit of which 0.25 parking spaces per dwelling unit shall be for visitor parking	Complies	Residents parking : 38 - 1.0 parking spaces per back-to-back townhouse dwelling unit - 2.0 parking spaces per laneway townhouse dwelling unit Visitors parking: complies

Draft Plan of Subdivision Application

The submitted draft Plan of Subdivision application proposes to establish five blocks, two of which are development blocks to accommodate 32 townhouse dwelling units and three of which are road widening blocks (refer to Map 5). Specifically, Block 1 is intended to facilitate the construction of 16 back to back townhouses and 11 laneway townhouses, while Block 2 is intended to facilitate the construction of 5 street townhouses fronting onto Shaver Street. Blocks 3 and 4 are to be conveyed to the City to facilitate future road widenings along Shaver Street and Parker Avenue, while Block 5 is to be conveyed to York Region to facilitate a future road widening along King Road.

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Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** in accordance with Schedule A2 (Land Use) of the City's Official Plan (the "Plan") (refer to Map 3). Policy 4.3.2 of the Plan states that Oak Ridges is envisioned as a low-rise, pedestrian-oriented, human-scale, mixed-use centre. Medium density residential development is permitted in the **Oak Ridges Local Centre** at a maximum Floor Space Index (FSI) of 1.0 per development block. Uses permitted within the **Oak Ridges Local Centre** designation include medium density residential, offices, commercial uses, retail, automotive service commercial uses, community uses and parks and open spaces, subject to specific policy criteria as defined in Chapter 4 of the Plan. Policy 4.3.2.1(6) states that development shall be encouraged to provide commercial, retail, office or community uses at grade in a mixed-use building form. Development shall also have a maximum building height of four storeys, with the tallest massing of buildings oriented to the Yonge Street or King Street frontages.

Policy 7.1.6 of the Plan states that the boundaries of land use designations are general in nature, save and except where they coincide with defined physical features such as streets, railways or waterbodies. Furthermore, minor adjustments to the boundaries of land use designations are permitted without an Official Plan Amendment, provided that the intent of the Plan is maintained. In the absence of a Secondary Plan to further define the boundaries of the **Oak Ridges Local Centre**, an interpretation is required with respect to the applicable land use designation(s) on the subject lands (and lands to the east). In determining that the subject lands are designated **Oak Ridges Local Centre**, staff had regard for a number of factors, including:

- the need to establish a clearly defined boundary between the **Oak Ridges Local Centre** along King Road and the adjacent **Neighbourhood** designation to the north;
- consideration of the current zoning and land use permissions on the subject lands (and adjacent lands to the east), which are predominantly zoned General Commercial One (GC1) Zone and Commercial (C) Zone; and,
- have regard for the northerly limits of medium density residential land use permissions approved by Council in 2017 for the lands immediately to the west, established through an expansion of the Puccini Drive Neighbourhood Residential Infill Study.

Based on the foregoing, the limits of the **Oak Ridges Local Centre** designation are considered to be King Road to the south, Schomberg Road to the east, George Street at its intersection with Schomberg Road to the northeast, the rear lot line of existing residential properties on the south side of George Street at its intersection with Parker Avenue to the northwest, and Parker Avenue to the west. In this regard, staff is of the opinion that the established limits of the **Oak Ridges Local Centre** designation maintain the intent of the Plan.

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Policy 4.3.2.8 of the Plan identifies that until such time as Council approves a Secondary Plan for the **Oak Ridges Local Centre**, applications for development shall be required to submit a Concept Plan, in accordance with Section 5.2 of the Plan, which demonstrates how the development meets the land use and design policies of the Plan for areas identified as a development block by the City.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, in accordance with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). Section 3.2.1.1 (18) of the Plan states that 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 also captured within an Urban Master Environmental Servicing Plan (MESP) Area. Section 3.1.9.2.8 of the Plan states that where an MESP applies, the content of the Stormwater Management Plans shall be in conformity with and implement the provisions of the relevant MESP and other relevant 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 these applications, 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 this report.

Urban Design Section

The City’s Urban Design Section has identified concerns relating to limited building setbacks and the streetscape impacts of locating a communal garbage storage area and a ramp to the underground parking garage adjacent to Parker Avenue and Shaver Street (refer to Appendix A).

Development Engineering Division

The City’s Development Engineering Division has provided comments with regard to the future urbanization of Shaver Street and a requirement for a temporary road turn around at the terminus of Shaver Street. Comments were also provided with regard to grading and servicing, stormwater management, proposed residential and accessible parking spaces, and bicycle parking. Further, the subject property is located within the City’s Master Environmental Servicing Plan (MESP) area and, as such, additional assessments will be required to ensure conformity with the provisions of the Urban MESP (refer to Appendix B).

Park and Natural Heritage Planning Section

The City’s Park and Natural Heritage Planning Section has advised that the proposed front yard setbacks will not provide sufficient minimum soil volumes for the provision of any meaningful landscaping or tree planting. Furthermore, comments were provided with regard to cash-in-lieu of parkland dedication, tree removal and compensation, tree

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preservation and replacement and the Sustainability Metrics documents submitted by the applicant (refer to Appendix C).

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 townhouses are permitted within the **Oak Ridges Local Centre** designation of the Plan and the **Settlement Area** policies of the ORMCP;
- Policy 4.3.2.5 of the Plan states that the maximum density of a development block shall be a 1.0 FSI. The boundaries of a development block(s) will be determined in a future Secondary Plan;
- the subject development is proposing a building form of 3 storeys along King Road and the internal laneway, and 2 storeys along Shaver Street; this is consistent with Policy 4.3.2.1.8 with regard to the tallest massing of buildings being oriented to the Yonge Street or King Road frontages;
- as per the comments received from the City's Development Engineering Division, the City will be requiring the urbanization of Shaver Street along the entire development frontage of said street, which will include the full pavement width, east and west curb/gutter and west boulevard. Further, a temporary road turnaround will be required as part of the ultimate Shaver Street road layout. As a result, the applicant will be required to revise the proposed development to incorporate the temporary road turnaround;
- the applicant has submitted an Adjacent Property Plan (refer to Map 7) to demonstrate how the proposed development can integrate with future redevelopment of adjacent lands. Staff notes that the proposed Adjacent Property Plan illustrates townhouses fronting onto the south side of George Street. The properties south of George Street are designated **Neighbourhood** and front onto a local street. As per Policy 4.9.1.2 of the Plan, townhouses are not permitted in the absence of a Council approved Tertiary Plan or Infill Plan. The applicant will be required to revise the Adjacent Property Plan accordingly;
- it should also be noted that a medium density residential development comprised of 33 townhouse dwelling units and 10 semi-detached dwelling units has been approved by the Local Planning Appeal Tribunal (LPAT) at the northwest corner of Parker Avenue and King Road (City Files D02-15010, D03-15001, D06-15028, LPAT Case PL170584). As such, staff require that the applicant address matters of compatibility in accordance with Policy 4.3.2.2 with respect to building form, landscaped areas and general pattern of yard setbacks in relation to the approved development;
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment; and,
- the submission of a Site Plan Application will be required to inform the submitted applications prior to the finalization of the Zoning By-law Amendment.

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A comprehensive review of the subject Zoning By-law Amendment and draft Plan of Subdivision applications will be conducted following the receipt of comments and feedback from City 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 City Department and External Agency Comments

Comments have also been received from the City's Financial Services Division and Fire and Emergency Services Division, in addition to Enbridge Gas Distribution, Canada Post, and Bell Canada. 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.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the City's Community Services Department and Building Services Division, in addition to Alectra Utilities, Rogers Cable Communications, the York Region District School Board, the Conseil Scolaire Catholique MonAvenir and the York Catholic District School Board.

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 a *Sustainability Performance Metrics Tool* for a draft Plan of Subdivision. The City will require the submission of a Sustainability Metrics in relation to the future submission of the required Site Plan application, which will be assessed and considered as part of the Site Plan review.

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 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 Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 32 townhouse dwelling units 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 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.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Proposed Draft Plan of Subdivision
- Map 6, Proposed Site Plan
- Map 7, Adjacent Property Plan
- Map 8, Proposed Renderings
- Appendix A, Memo from the Urban Design Section dated March 15, 2019
- Appendix B, Correspondence from the Development Engineering Division dated April 2, 2019
- Appendix C, Memo from the Park and Natural Heritage Planning Section dated March 14, 2019

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Report Approval Details

Document Title:	SRPRS.19.080 - Zoning By-law Amendment and Draft Plan of Subdivision.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.19.080. Map_1_Aerial_PhotoGraph.pdf- SRPRS.19.080. MAP_2_NEIGHBOURHOOD_S218031A.pdf- SRPRS.19.080. MAP_3_EXISTING_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.19.080. MAP_4_EXISTING_ZONING_S218031A.pdf- SRPRS.19.080. MAP_5_PROPOSED_DRAFT_PLAN OF SUBDIVISION.pdf- SRPRS.19.080. MAP_6_PROPOSED_SITE_PLAN.pdf- SRPRS.19.080. MAP_7_ADJACENT_PROPERTY_PLAN.pdf- SRPRS.19.080. MAP_8_PROPOSED_RENDERINGS.pdf- SRPRS.19.080 - Appendix A - Memo from Urban Design.pdf- SRPRS.18.080 - Appendix B - Correspondance from Development Engineering.pdf- SRPRS.18.080 - Appendix C - Memo from Parks and Natural Heritage.pdf
Final Approval Date:	Apr 24, 2019

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

Gus Galanis - Apr 24, 2019 - 1:33 PM

Kelvin Kwan - Apr 24, 2019 - 1:50 PM

Neil Garbe - Apr 24, 2019 - 1:57 PM