



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 4, 2019
Report Number: SRPRS.19.093

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.19.093 – Request for Approval – 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**

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 approval concerning a proposed Zoning By-law Amendment application to facilitate the construction of a residential development comprised of six single detached dwellings on the subject lands.

Recommendations:

- a) That the Zoning By-law Amendment application submitted by Mr. A. Troiano in trust of the Estate of G.M. Troiano, 2099685 Ontario Inc. and 2173558 Ontario Inc. for the lands known as Part of Lot 28, Plan 1999 and Blocks 62

Page 2

and 63, Plan 65M-4403 (Municipal Address: 491 Elgin Mills Road West), City File D02-18024, be approved, subject to the following:

- i) that the subject lands be rezoned from Single Family Six (R6) Zone to Single Family Seven (R7) Zone under By-law 2523, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.19.093; and,
- ii) that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

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:

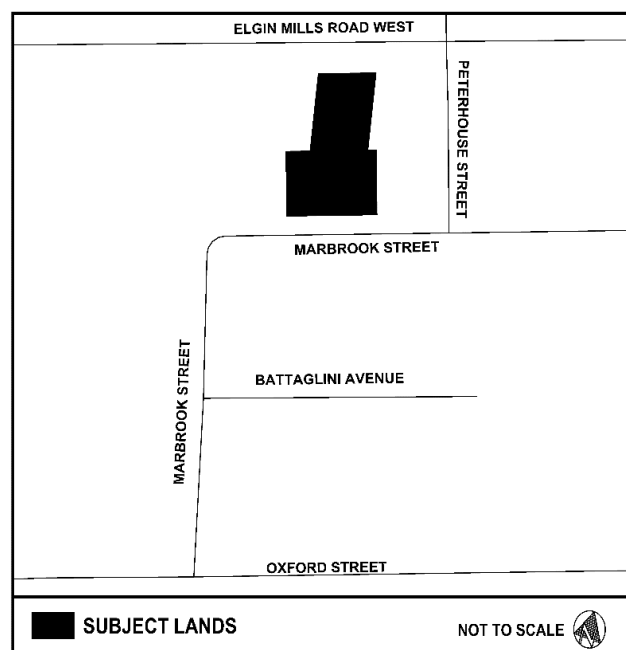
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 the person listed under “Contact Person” above.



Page 3

Background:

The subject Zoning By-law Amendment application was presented at a statutory Council Public Meeting held on April 17, 2019 wherein Council received Staff Report SRPRS.19.055 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). No members of the public spoke to the application and no concerns were raised at the Council Public Meeting.

The purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Elgin Mills Road West, 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 lands form a consolidation of three parcels (491 Elgin Mills Road West and Blocks 62 and 63 of a registered Plan of Subdivision) and 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.

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 single detached dwellings on its land holdings (refer to Map 4). The submitted Development Concept proposes two lots with frontage onto Elgin Mills Road West and four lots with frontage onto Marbrook Street. The proposed development will require a series of future Consent applications through the City’s Committee of Adjustment in order to sever the lands accordingly. Below is a summary of the development statistics with regards to the applicant’s development proposal based on the plans and drawings submitted to the City:

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

Page 4

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 3). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”) and are located in a Priority Infill Area, as outlined in Section 4.9.1.1.1(a) of the Plan. Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as defined in Chapter 4 of the 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 proposed 6 single detached dwellings are considered low density residential uses and follow the same general massing, character, and pattern of yard setbacks as the surrounding area. In this regard, the proposed development is consistent with the permitted land uses and design policies applicable within the **Neighbourhood** designation.

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. The proposed lots will be created through the submission of future Consent applications to the Committee of Adjustment and would result in a small-scale infill development which would enhance and strengthen the character of the existing area.

The subject 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*.

Given all of the above, Planning Staff is of the opinion that the subject Zoning By-law Amendment application is in conformity with the **Neighbourhood** policies and Priority Infill Area policies of the Plan, and the **Settlement Area** policies in the ORMCP and the Plan.

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 daycare (refer to Map

Page 5

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 491 Elgin Mills Road West as a building lot, as well as Block 63 and a portion of 491 Elgin Mills Road West as a building lot, in order to facilitate future land severances to create four buildable lots along Marbrook Street. The proposed lots comply with all of the zoning provisions of the **R6 Zone and R7 Zone**. 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	"R6" Zone Under By-law 2523, as amended	"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

Planning staff has undertaken a comprehensive analysis of the applicant's development proposal and is satisfied that the proposed **R7 Zone** category is appropriate and compatible with established development patterns in the neighbourhood. On the basis of the preceding, it is recommended that the applicant's Zoning By-law Amendment application be approved.

City Department and External Agency Comments:

Development Planning Division

Planning staff has reviewed the applicant's development proposal and is of the opinion that it has appropriate regard for and is consistent with the broader policy direction for this part of the City as outlined in the Plan. On this basis, it is recommended that the subject Zoning By-law Amendment application be approved for the following reasons:

- the proposal conforms with the **Neighbourhood** policies of the City's Official Plan;

Page 6

- the area in which the subject lands are located is identified as a Priority Infill Area in accordance with 4.9.1.1(a) of the Plan. In this regard, Planning staff is satisfied that the development proposal is an appropriate and compatible infill development;
- the proposed lot frontages and lot areas are consistent with the overall development patterns of the surrounding neighbourhood and comply with the proposed zoning standards;
- the development proposal conforms with the applicable development policies of the ORMCP; and,
- circulated City departments and external agencies have no further concerns or comments regarding the subject Zoning By-law Amendment application.

Given the above, staff is of the opinion that the applicant's Zoning By-law Amendment request is considered appropriate for the lands and constitutes good planning.

Other City Departments and External Agency Comments

Comments received through the circulation of the applicant's development proposal from City departments and external agencies have been satisfactorily addressed. City departments and external agencies have no further comments or objections with respect to the Zoning By-law Amendment application. Technical comments have been provided through the review of this application, which will be addressed through the subsequent Consent process.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staff or other implications.

Relationship to the Strategic Plan:

The recommendations of this report are aligned with **Goal Two – Better Choice in Richmond Hill** by providing housing that offers options for people at all stages of life, in addition to **Goal Four – Wise Management of Resources in Richmond Hill** by designing energy efficient dwellings and using land responsibly.

Conclusion:

The applicant is seeking Council's approval of its proposal to facilitate the construction of a residential development comprised of six single detached dwellings on its land holdings. Staff is of the opinion that the submitted Zoning By-law Amendment application conforms with the City's Official Plan, and that the proposed development is appropriate and represents good planning. On the basis of the preceding, it is recommended that Council approve the subject Zoning By-law Amendment application as outlined and described in this report.

Page 7

Attachments:

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, Proposed Elevations
- Appendix A, Extract from Council Public Meeting C# 18-19, held April 17, 2019
- Appendix B, Draft Zoning By-law 69-19

Page 8

Report Approval Details

Document Title:	SRPRS.19.093 - Request for Approval - Zoning By-law Amendment Application - 491 Elgin Mills Road West .docx
Attachments:	<ul style="list-style-type: none">- SRPRS.19.093 - Map 1.pdf- SRPRS.19.093 - Map 2.pdf- SRPRS.19.093 - Map 3.pdf- SRPRS.19.093 - Map 4.pdf- SRPRS.19.093 - Map 5.pdf- SRPRS.19.093 - Appendix A.pdf- SRPRS.19.093 - Appendix B.pdf
Final Approval Date:	May 22, 2019

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

Gus Galanis - May 17, 2019 - 3:04 PM

Kelvin Kwan - May 22, 2019 - 11:33 AM

Neil Garbe - May 22, 2019 - 3:26 PM