



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 4, 2019
Report Number: SRPRS.19.104

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.19.104 – Request for Approval – Draft Plan of Subdivision Application – King South-East Developments 74A Inc. – City File D03-18004**

Owner:

King South-East Developments 74A Inc.
181 Eglinton Avenue East, Suite 204
Toronto, Ontario
M4P 1J4

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
M4P 1J4

Location:

Legal Description: Part of Lot 41, Plan 136
Municipal Address: 74A Bond Crescent

Purpose:

A request for approval regarding a proposed draft Plan of Subdivision application to facilitate the westerly extension of Wellspring Avenue and the creation of four new building lots on the subject lands.

Recommendations:

- a) **That the Draft Plan of Subdivision application submitted by King South-East Developments 74A Inc. for the lands known as Part of Lot 41, Plan 136 (Municipal Address: 74A Bond Crescent), City File D03-18004, be approved, subject to the following:**

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- (i) that the Plan of Subdivision as depicted on Map 4 to Staff Report SRPRS.19.104 be draft approved subject to the conditions as set out in Appendix “B” hereto;
 - (ii) that prior to draft plan approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 65-18; and,
- b) That 14.04 persons equivalent of servicing allocation be assigned to the subject lands, to be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11, as amended.

Contact Person:

Sarah Mowder, Planner I – Subdivisions, phone number 905-771-5475 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

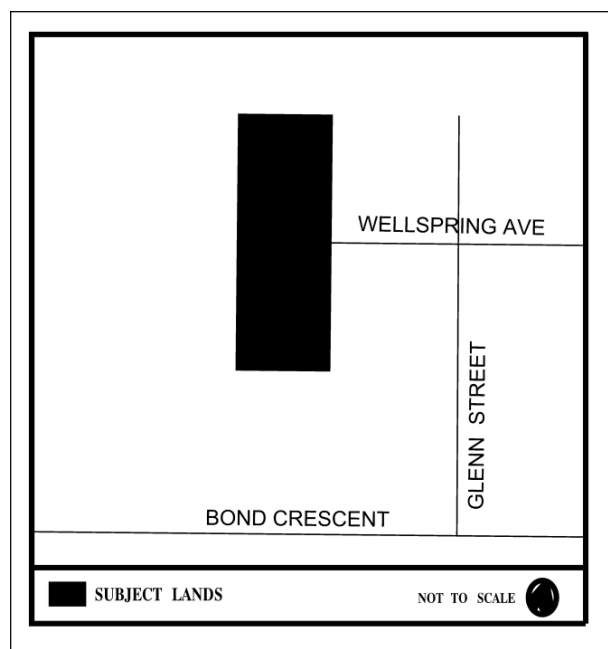
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



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Background:

The subject draft Plan of Subdivision application was considered by Council at its Statutory Council Public Meeting held on June 6, 2018 wherein Council received Staff Report SRPRS.18.135 for information purposes and directed that all comments be referred back to staff for further consideration (refer to Appendix “A”). No members of the public spoke to the application at the meeting and no written correspondence was received.

The purpose of this report is to seek Council’s approval of the applicant’s draft Plan of Subdivision application to facilitate the westerly extension of Wellspring Avenue and the creation of four building lots on the subject lands.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the westerly terminus of Wellspring Avenue, approximately mid-block between Yonge Street and Bond Crescent. The lands are comprised of the rear portion of the lands municipally known as 74A Bond Crescent, which are approximately 0.267 hectares (0.66 acres) in size, and are surrounded by existing and proposed low density residential uses (refer to Map 1).

Development Proposal

The applicant is seeking Council’s approval of its draft Plan of Subdivision application to permit the construction of a residential development comprised of four single detached dwelling lots fronting on the proposed westerly extension of Wellspring Avenue (refer to Map 4). The following is a summary of the pertinent statistics of the applicant’s development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **0.267 hectares (0.66 acres)**
 - **Single Detached Lots Area:** **0.211 hectares (0.52 acres)**
 - **Street Area:** **0.055 hectares (0.14 acres)**
 - **0.3-metre Reserve Area:** **0.001 hectares (0.002 acres)**
- **Total Number of Units:** **4 Single Detached Dwellings**
- **Proposed Density:** **18.96 units per hectare (7.69 units per acre)**
- **Proposed Lot Frontages:** **15.7 metres (51.51 feet)**
- **Proposed Lot Areas:** **525.95 square metres (5,661.28 square feet)**

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 (“Plan”) (refer to Map 2). The lands are located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”)

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and within a Priority Infill Area identified by Policy 4.9.1.1.1(m) of the Plan as ***“the area bounded by Grovewood Street, Timbervalley Avenue, Yonge Street and King Road, within the Bond Crescent Neighbourhood Infill Development Report which is approved by Council”***. 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 outlined in Chapter 4 of the Plan. Single detached dwellings are permitted within the **Neighbourhood** designation.

Additionally, 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. Where development is subject to an Infill Plan or Tertiary Plan, development shall be evaluated on the basis of the criteria as set out in the applicable Infill Plan or Tertiary Plan approved by Council for the area. This will be reviewed in further detail below.

The subject lands are located within the **Settlement Area** of the Oak Ridges Moraine as defined in accordance with the ORMCP. In accordance with Section 3.2.1.1(18) of the Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**.

Given all of the above, Planning staff is of the opinion that the subject draft Plan of Subdivision application is in conformity with the **Neighbourhood** policies of the Plan and the **Settlement Area** policies of the ORMCP.

Bond Crescent Neighbourhood Infill Study

Council approved an update to the Bond Crescent Neighbourhood Infill Study on April 25, 2016, which builds upon the newer policy framework of the Plan, the City-wide Urban Design Guidelines (2013), and the Sustainability Metrics (2013). The updated Infill Study contemplates the east-west connection of Wellspring Avenue to Elles Street and the construction of low density development along the connection, comprised of single detached dwelling lots with frontages between 12 metres (39.37 feet) to 15 metres (49.21 feet).

The proposed development is in keeping with the intent of the Infill Study, providing for a new street and lot frontages consistent with the pattern and sizes recommended in the Infill Study. Planning staff is satisfied that the proposed single detached dwellings are consistent with the recommendations of the Study and are in keeping with the overall development patterns of the surrounding neighbourhood.

Zoning By-law

The subject lands are zoned **Single Detached Six (R6) Zone** under By-law 313-96, as amended by By-law 50-05 (refer to Map 3). The **R6 Zone** applicable to the lands was

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established in 2005 in support of future infill developments, and serve to implement the applicant's development proposal. The following summary table outlines the relevant development standards of the current **R6 Zone**:

Development Standard	R6 Zone Requirements
Minimum Lot Frontage (Interior Lot)	15 metres (49.21 feet)
Minimum Lot Area (Interior Lot)	500 square metres (5,382 square feet)
Maximum Lot Coverage	40%
Minimum Front Yard Setback	4.5 metres (14.76 feet)
Minimum Side Yard Setback	1.5 metres (4.92 feet)
Minimum Rear Yard Setback	7.5 metres (24.61 feet)
Maximum Height	11 metres (36.1 feet)

The subject lands abut a recently built plan of subdivision to the east (19T(R)-12011) which consists of single detached dwellings along Wellspring Avenue, and the north-south connection of Glenn Street. The infill development pattern for the surrounding lands is the continuation of the east-west connection of Wellspring Avenue, and the development of single detached dwellings along this connection. The properties along Wellspring Avenue to the east of the subject lands have lot frontages ranging from 12.7 metres (41.67 feet) to 16.2 metres (53.15 feet). The proposed development contemplates lot frontages of 15.7 metres (51.51 feet), which are consistent with the development pattern along Wellspring Avenue.

The proposed lotting pattern for this development complies with the lot frontage and lot area requirements of the current **R6 Zone**, and relief is not being sought from the associated development standards in relation to the submitted draft Plan of Subdivision application.

Draft Plan of Subdivision Application

The proposed draft Plan of Subdivision contemplates the creation of four single detached dwelling lots fronting onto the proposed westerly extension of Wellspring Avenue (refer to Map 4). The proposed draft Plan of Subdivision consists of Street "A", being Wellspring Avenue, four new single detached dwelling lots, and a 0.3-metre (1 foot) reserve (Block 5). The reserve is required in order to protect for the future extension of Wellspring Avenue through subsequent development applications.

Subject to the conditions of draft approval contained in Appendix "B" attached hereto, staff is of the opinion that the draft Plan of Subdivision conforms with the Official Plan and has appropriate regard for the criteria listed under Section 51(24) of the *Planning Act*.

It should be noted that a request for cost sharing has been submitted from Garden Homes (Bond) Inc. related to the previous extension of Wellspring Avenue and the construction of municipal services within the adjacent Plan of Subdivision (refer to

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Appendix “C”). The cost sharing requirements are included in the conditions of draft Plan approval for the subject development (refer to Appendix “B”).

Department and External Agency Comments:

All circulated City departments and external agencies have indicated no objections and/or have provided conditions of draft approval with respect to the proposed draft Plan of Subdivision application including the City’s Development Engineering Division and Park and Natural Heritage Planning Section, and the Regional Municipality of York. The schedule of draft plan conditions is attached as Appendix “B”.

Interim Growth Management Strategy:

The applicant has provided a Sustainability Performance Metrics submission in support of fulfilling the requirements of IGMS Criteria 5 (Sustainable and Innovative Community and Building Design). The applicant has achieved a “good” overall application score of 26 points which meets the approved threshold score range of 21-35 points for draft Plan of Subdivision applications (refer to Appendix “B”). In consideration of the preceding, staff recommends that 14.04 persons equivalent of servicing allocation (4 single detached dwellings) be assigned to the subject lands at this time.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The applicant’s development proposal aligns 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 draft Plan of Subdivision application to facilitate the westerly extension of Wellspring Avenue and the creation of four residential building lots on its land holdings. Staff has completed a comprehensive review and evaluation of the applicant’s development proposal and is of the opinion that the submitted application conforms with the policies of the City’s Official Plan, is appropriate and represents good planning. On the basis of the preceding, staff recommends that Council approve the subject application, subject to the conditions and directions outlined in this report.

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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.

- Appendix A, Extract from Council Public Meeting C#19-18, held June 6, 2018
- Appendix B, Schedule of Conditions of Draft Approval
- Appendix C, Cost Sharing Request by Garden Homes (Bond) Inc., dated May 23, 2018
- Map 1 Aerial Photograph
- Map 2 Official Plan
- Map 3 Existing Zoning
- Map 4 Draft Plan of Subdivision

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Report Approval Details

Document Title:	SRPRS.19.104 - Request for Approval of a Draft Plan of Subdivision - D03-18004.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.19.104 - Appendix A - Council Public Meeting Extract - C.pdf- SRPRS.19.104 - Appendix B - Conditions of Draft Plan of Subdivision Approval.pdf- SRPRS.19.104 - Appendix C - Request for Cost Sharing Letter dated May 23, 2018.pdf- SRPRS.19.104 - MAP 1 - AERIAL PHOTO.pdf- SRPRS.19.104 - MAP 2 - OFFICIAL PLAN.pdf- SRPRS.19.104 - MAP 3 - EXISTING ZONING.pdf- SRPRS.19.104 - MAP 4 - DRAFT PLAN OF SUBDIVISION.pdf
Final Approval Date:	May 22, 2019

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

Gus Galanis - May 21, 2019 - 8:19 PM

Kelvin Kwan - May 22, 2019 - 11:50 AM

Neil Garbe - May 22, 2019 - 3:27 PM