



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 18, 2019

Report Number: SRPRS.19.096

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.096 - Request for Approval - Zoning By-law Amendment Application - Ali Givvehchian and Arman Givvehchian - City File D02-18030**

Owners:

Ali Givvehchian
99 Douglas Road
Richmond Hill, Ontario
L4E 3H1

Arman Givvehchian
105 Douglas Road
Richmond Hill, Ontario
L4E 3H1

Agent:

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

Location:

Legal Description: Lot 6, Plan 558 and Part of Lot 3, Plan 163
Municipal Addresses: 99 and 105 Douglas Road

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to permit the creation of one additional building lot on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment application submitted by Ali Givvehchian and Arman Givvehchian for the lands known as Lot 6, Plan 558**

Page 2

and Part of Lot 3, Plan 163 (Municipal Addresses: 99 and 105 Douglas Road), City File D02-18030, be approved, subject to the following:

- (i) that the subject lands be rezoned from Residential Third Density (R3) Zone under By-law 1703, as amended, to Single Detached Six (R6) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site-specific development standards as outlined in Staff Report SRPRS.19.096; and,**
- (ii) that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.**

Contact Person:

Joseph M. Liberatore, Planning Technician, phone number 905-747-6354 and/or
Denis Beaulieu, Manager of Development - Subdivisions, phone number 905-771-2540

Report Approval:

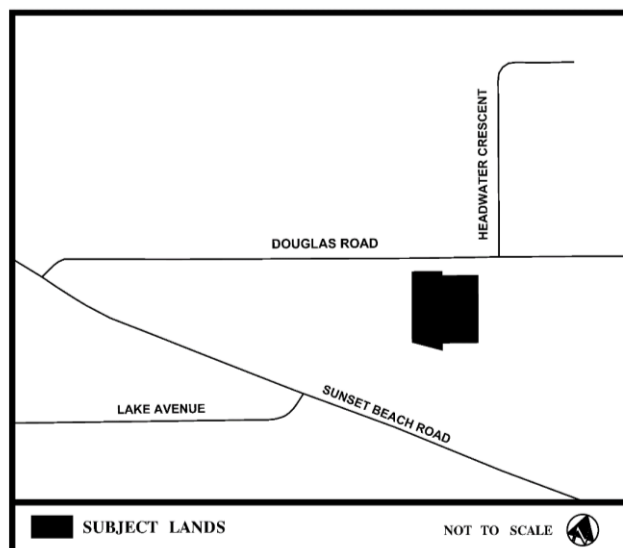
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



Page 3

Background:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on April 17, 2019 wherein Council received Staff Report SRPRS.19.066 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 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 Douglas Road between Headwater Crescent and Sunset Beach Road (refer to Map 1). The lands have a total lot area of approximately 0.2602 hectares (0.643 acres) and have a combined lot frontage of 49.27 metres (161.65 feet) along Douglas Road. The lands currently support two one-storey single detached dwellings that are proposed to be demolished to facilitate the applicant’s development proposal.

The lands are located within a mature residential neighbourhood which is undergoing infill development, and abut Douglas Road to the north and existing low-rise residential uses to the south, east and west (refer to Map 2).

Development Proposal

The applicant is seeking Council’s approval of its Zoning By-law Amendment application to permit the creation of one additional building lot on its land holdings and the construction of three new single detached dwellings along Douglas Road (refer to Map 5). 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. 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:** 0.2602 hectares (0.643 acres)
- **Total Lot Frontage:** 49.27 metres (161.65 feet)
- **Proposed Lot 1 (West):**
 - **Lot Area:** 900 square metres (9,687.52 square feet)
 - **Lot Frontage:** 16.4 metres (53.81 feet)
- **Proposed Lot 2 (Middle):**
 - **Lot Area:** 874 square metres (9,407.66 square feet)
 - **Lot Frontage:** 16.4 metres (53.81 feet)
- **Proposed Lot 3 (East):**
 - **Lot Area:** 828 square metres (8,912.52 square feet)
 - **Lot Frontage:** 16.47 metres (54.03 feet)

Page 4

Land Use Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2-Land Use of the Plan (refer to Map 4). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”) and are located within the **Douglas Road Neighbourhood Infill Study** area, as outlined in Section 4.9.1.1.1(n) of the Plan. Uses permitted within the Neighbourhood designation include primarily low-density residential uses, in addition to 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. Based on the aforementioned, single detached dwellings as proposed by the subject application are permitted within the **Neighbourhood** designation.

Section 4.9.2 of the Plan also requires development to 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. As noted previously, the lands are located within the Douglas Road Infill Study area and are subject to the guidelines which are discussed in greater detail below.

The subject lands are also 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, staff is of the opinion that the applicant’s development proposal conforms with the applicable provisions of the Official Plan and the *Oak Ridges Moraine Conservation Plan*.

Douglas Road Neighbourhood Infill Study

The subject lands are located within the Douglas Road Neighbourhood Infill Study (the “Study”), approved by Council on July 6, 1998. The Study provides design objectives to guide future infill development along new and existing residential streets. The Study primarily focuses on larger infill developments contemplated within the Study area and provides general guidelines for redevelopment on existing streets. The general intent of the Study is to ensure that new development fits contextually within the existing neighbourhood.

The guidelines for infill development along existing streets direct the preservation of existing vegetation and recommend the establishment of minimum lot frontages of 15 metres (49.2 feet). The Study recommends zoning standards for lots along existing

Page 5

streets including minimum side yard setbacks of 1.2 metres (3.94 feet), minimum front yard setbacks of 6 metres (19.69 feet) and maximum building heights of 11.5 metres (37.73 feet). It should be noted that the applicant is proposing site-specific development standards to allow for 1.2 metre side yard setbacks for the proposed development, whereas a minimum side yard setback of 1.5 metres (4.92 feet) is typically required in accordance with Zoning By-law 313-96, as amended.

The proposed lot frontages of 16.4 metres (53.81 feet) exceed what is set out in the Study for redevelopment located along existing streets and therefore, the proposed standards meet the intended lot pattern for the area.

Given all of the above, 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 Amendment Application

The subject lands are zoned **Residential Third Density (R3) Zone** under By-law 1703, as amended (refer to Map 3). The current zoning permits single detached dwellings on lots with a minimum lot area of 1,393.55 square metres (15,000 square feet) and a minimum lot frontage of 22.86 metres (75 feet). The applicant proposes to rezone the subject lands to **Single Detached Six (R6) Zone** under Zoning By-law 313-96, as amended, with site-specific exceptions to facilitate the creation of one additional building lot and three new single detached dwellings. The proposed zoning would allow for the creation of building lots with reduced lot frontages, lot areas and side yard setbacks than that permitted under the current zoning.

The following table provides a summary of development standards applicable to the proposed **Single Detached Six (R6) Zone** category under Zoning By-law 313-96, as amended. The proposed site-specific exceptions are bolded in the table below.

Development Standards	R6 Zone under By-law 313-96, as amended	Proposed Development
Minimum Lot Area (Interior)	565.0 square metres (6,081.61 square feet)	Complies
Minimum Lot Frontage (Interior)	15.0 metres (49.21 feet)	Complies
Minimum Required Front Yard Setback	4.5 metres (14.76 feet)	Complies
Minimum Required Side Yard Setback	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)
Minimum Required Rear Yard Setback	7.5 metres (24.61 feet)	Complies
Maximum Height	11.0 metres (36.09 feet)	Complies
Maximum Lot Coverage	40%	Complies

Page 6

Planning staff has reviewed the applicant's Zoning By-law Amendment request and find that the proposal to rezone the subject lands to **Single Detached Six (R6) Zone** under By-law 313-96, as amended, is consistent with the overall policy direction for the area. Furthermore, staff is of the opinion that the proposed site-specific development standards are appropriate in consideration of the overall design of the development proposal, as well as the built form envisioned for the Douglas Road Neighbourhood Infill Study area.

It should be noted that the subject lands are located in a Site Plan Control Area. However, at the time of the preparation of this report, related Site Plan applications had not been submitted to the City in conjunction with the subject Zoning By-law Amendment application. The development proposal will also be facilitated through the submission of future Consent applications, and a Deeming By-law application may also be required to merge the lands prior to the creation of the three new lots.

City Department 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.

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 offer 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 Zoning By-law Amendment application to permit the creation of one additional building lot on the subject lands. Staff is of the opinion that the submitted application conforms to 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 in accordance with the direction outlined 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 - Neighbourhood Context
- Map 3 - Existing Zoning
- Map 4 - Official Plan Designation
- Map 5 - Proposed Development Plan
- Appendix A - Extract from Council Public Meeting C#18-19 held April 17, 2019
- Appendix B - Draft Zoning By-law XX-19

Report Approval Details

Document Title:	SRPRS.19.096 - Request for Approval - Zoning By-law Amendment Application - Ali and Arman Givehchian - D02-18030.docx
Attachments:	<ul style="list-style-type: none">- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S218030.pdf- MAP_3_EXISTING_ZONING_S218030.pdf- MAP_4_OFFICIAL_PLAN_SESIGNATION.pdf- MAP_5_PROPOSED_DEVELOPMENT_PLAN.pdf- SRPRS.19.096 - Appendix A.pdf- SRPRS.19.096 - Appendix B.pdf
Final Approval Date:	Jun 4, 2019

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

Gus Galanis - Jun 3, 2019 - 8:48 PM

Kelvin Kwan - Jun 4, 2019 - 7:42 AM

Neil Garbe - Jun 4, 2019 - 10:26 AM