



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 18, 2019

Report Number: SRPRS.19.121

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.121 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Yonge 19th Avenue Joint Venture Ltd. – City Files D02-18023 and D03-18011**

Owners:

Yonge 19th Avenue Joint Venture Ltd.
3315 14th Avenue
Markham, Ontario
L3R 0H3

Agent:

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

Location:

Legal Description: Lot 2 and Part of Lot 1, Plan 5509
Municipal Addresses: 102 19th Avenue and 6 Anglin Drive

Purpose:

A request for approval concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the extension and terminus of Post Oak Drive and the creation of thirteen new single detached dwelling lots.

Recommendations:

- a) **That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Yonge 19th Avenue Joint Venture Ltd. for lands known as Lot 2 and Part of Lot 1, Plan 5509 (Municipal Addresses: 102 19th**

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Avenue and 6 Anglin Drive), City Files D02-18023 and D03-18011, be approved, subject to the following:

- (i) that the subject lands be rezoned from Rural Residential (RR1) Zone under By-law 2325-68, as amended, to Single Detached Six (R6) Zone and Residential Wide Shallow One (RWS1) Zone under By-law 235-97, as amended, with site specific exceptions as set out in Appendix “B” to Staff Report SRPRS.19.121;**
 - (ii) that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment;**
 - (iii) that the Plan of Subdivision as depicted on Map 5 to Staff Report SRPRS.19.121 be draft approved, subject to the conditions as set out in Appendix “C”;**
 - (iv) that prior to draft 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 38.51 persons equivalent of additional 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

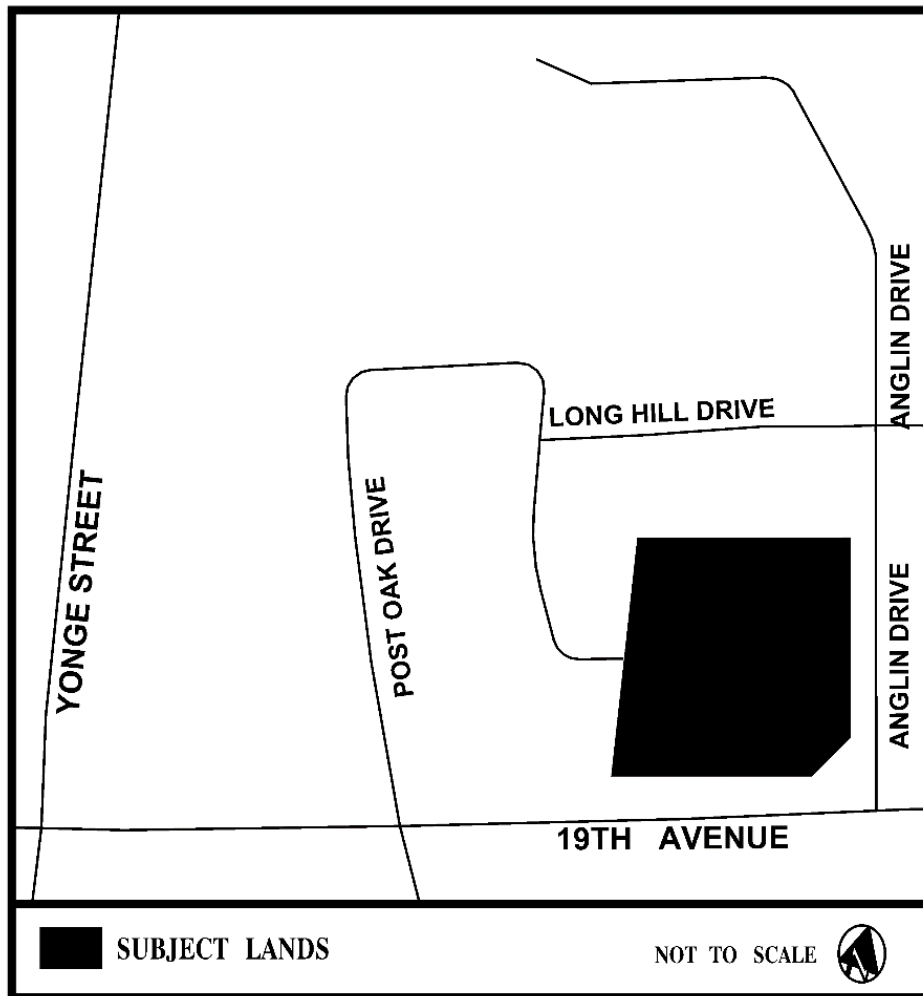
Approved by: Neil Garbe, City Manager

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.

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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 Zoning By-law Amendment and draft Plan of Subdivision applications were presented at a statutory Council Public Meeting held on February 6, 2019, wherein Council received Staff Report SRPRS.19.029 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 applications and no written correspondence was received.

All comments from internal departments and external agencies have now been satisfactorily addressed by the applicant. As a result, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment and draft Plan of Subdivision applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the northwest corner of 19th Avenue and Anglin Drive, just east of Yonge Street and abut the temporary terminus of Post Oak Drive to the west. The lands consist of two lots each presently containing a single detached dwelling, and have a combined total lot area of 0.79 hectares (1.95 acres) (refer to Maps 1 and 2). The lands are surrounded by low density residential development, with single detached dwellings along both Post Oak Drive and Anglin Drive.

Development Proposal

The applicant is seeking Council’s approval to facilitate the extension and terminus of Post Oak Drive and the creation of eight new single detached dwelling lots fronting on the extension and five new single detached dwelling lots fronting on Anglin Drive (refer to Maps 5 to 7). Below is a summary of the pertinent development statistics with regard to the applicant’s proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **0.79 hectares (1.95 acres)**
 - **Single Detached Lots Area:** **0.617 hectares (1.52 acres)**
 - **Street Area:** **0.155 hectares (0.38 acres)**
 - **0.3-metre Reserve:** **0.001 hectares (0.002 acres)**
 - **Road Widening:** **0.024 hectares (0.06 acres)**
- **Number of Lots:** **13**
- **Proposed Density:** **21.07 units per hectare
(8.55 units per acre)**
- **Proposed Lot Frontages:**
 - **Post Oak Drive:** **13.50 metres (44.29 feet)**
 - **Anglin Drive:** **16.50 to 22.02 metres (54.14 to 72.24 feet)**
- **Proposed Lot Areas:**
 - **Post Oak Drive:** **346.94 to 493.47 square metres**

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- **Anglin Drive:** (3,734.43 to 5,311.67 square feet)
502.72 to 690.23 square metres
(5,411.23 to 7,429.57 square feet)
- **Proposed Building Height:** 11 metres (36.1 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 (refer to Map 4). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). In addition, the subject lands are located within a Priority Infill Area in accordance with Section 4.9.1.1.1(o) and are subject to the Anglin Drive/Long Hill Drive/19th Avenue Residential Infill Study approved by Council for this area of City. Single detached dwellings are permitted within the **Neighbourhood** designation of the Official Plan and the **Settlement Area** designation of the ORMCP.

Section 4.9.2.4 of the Plan provides guidance with respect to the implementation of design and compatibility policies. 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. An overview and assessment of the applicable Infill Study is provided below.

Given all of the above, Planning staff is of the opinion that the applicant’s development proposal is in conformity with the **Neighbourhood** policies of the Plan and the **Settlement Area** policies of the ORMCP.

Anglin Drive/Long Hill Drive/19th Avenue Residential Infill Study

The subject lands are located within the study area boundaries of the Anglin Drive/Long Hill Drive/19th Avenue Residential Infill Study (“Study”) area approved by Council in 1999. The purpose of the Study is to provide key principles to guide future infill development in the study area. The Study recognizes that building lots in this neighbourhood originally contained larger than typical side yards, thereby providing the potential for the creation of additional lots. The Study recommends new development along Anglin Drive be rezoned to the **R6 Zone** category and that development along new streets to be rezoned to either the **R3 Zone** or **RWS1 Zone** categories, which this application would achieve.

Given all of the above, staff is of the opinion that the proposed development is in keeping with the approved Infill Study, providing for a new street and lot frontages consistent with the existing pattern of redevelopment and the recommended zoning categories in the Infill Study.

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Zoning By-law Amendment Application

The subject lands are zoned **Rural Residential (RR1) Zone** under By-law 2325-68, as amended (refer to Map 3). The applicant is seeking Council's approval to rezone the subject lands to **Single Detached Six (R6) Zone** and **Residential Wide Shallow One (RWS1) Zone** under By-law 235-97, as amended, with site specific provisions to facilitate the creation of five single detached dwelling lots along Anglin Drive and eight single detached dwelling lots along the extension of Post Oak Drive (refer to Maps 5 to 7). A draft Zoning By-law is attached as Appendix "B" to this report.

The following table provides a summary of the applicable standards of the existing and proposed zone categories as they apply to the proposed development, with site specific provisions highlighted in bold and outlined in Appendix "B":

	By-law 235-97, as amended		Proposed Development	
Zoning Category	R6	RWS1	R6	RWS1
Minimum Lot Frontage (Interior)	15 m (49.21 ft)	13.5 m (44.29 ft)	Complies	Complies
Minimum Lot Frontage (Corner)	17 m (55.77 ft)	14.7 m (48.23 ft)	Complies	Complies
Minimum Lot Area (Interior)	500 sq. m (5,381.96 sq. ft)	310 sq. m (3,336.81 sq. ft)	Complies	Complies
Minimum Lot Area (Corner)	565 sq. m (6,081.61 sq. ft)	345 sq. m (3,713.55 sq. ft)	Complies	n/a
Maximum Lot Coverage	40%	40%	Complies	Complies
Minimum Front Yard Setback	4.5 m (14.76 ft)	3 m (9.84 ft)	7.6 m (24.93 ft)	Complies
Minimum Side Yard Setback	1.5 m (4.92 ft)	1.5 m (4.92 ft)	1.2 m (3.94 ft)	Complies
Minimum Flankage (Exterior Side Yard) Setback	3 m (9.84 ft)	2.4 m (7.87 ft)	Complies	n/a
Minimum Rear Yard Setback	7.5 m (24.6 ft)	7.5 m (24.6 ft)	Complies	Complies
Maximum Height	11 m (36.09 ft)	11 m (36.09 ft)	Complies	Complies

The applicant is seeking to increase the minimum front yard setback requirement from 4.5 metres (14.76 feet) to 7.6 metres (24.93 feet) within the proposed **R6 Zone** along Anglin Drive, which serves to ensure consistency with the established pattern of development and front yard setbacks on the east side of the street. Furthermore, the

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applicant is seeking to reduce the minimum interior side yard setback requirement from 1.5 metres (4.92 feet) to 1.2 metres (3.94 feet) in order to accommodate a wider dwelling. Given the depth of the proposed lots and the increased front yard setback, the requested side yard setback reduction of 0.3 metres (0.98 feet) is considered minor and will not adversely impact the streetscape along Anglin Drive.

In consideration of the above, staff is of the opinion that the applicant's Zoning By-law Amendment application implements the submitted draft Plan of Subdivision, conforms to the Official Plan and represents good planning.

Draft Plan of Subdivision Application

The applicant's draft Plan of Subdivision application contemplates the easterly extension and terminus of Post Oak Drive, the creation of eight single detached dwelling lots with frontage on the proposed right-of-way extension, and the creation of five single detached dwelling lots with frontage along Anglin Drive (refer to Maps 5 to 7). As demonstrated in the submitted draft Plan of Subdivision, the proposed lots along Post Oak Drive are to have lot frontages of approximately 13.5 metres (44.29 feet) and lot areas ranging from 346.94 square metres (3,734.43 square feet) to 493.47 square metres (5,311.67 square feet). The proposed lots along Anglin Drive are to have frontages ranging from approximately 16.50 metres (54.14 feet) to 22.02 metres (72.24 feet) and lot areas ranging from 502.72 (5,411.23 square feet) to 690.23 square metres (7,429.57 square feet). The proposed lot frontages and lot areas are consistent with the established pattern of development along Post Oak Drive and Anglin Drive, and the proposal completes an existing infill street.

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

City 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 for the development is attached as Appendix "C".

Development Engineering Division

The City's Development Engineering Division has also provided comments respecting stormwater quality control and the submitted Functional Servicing Report that will need to be addressed by the applicant during the detail design stage. The proposed extension of Post Oak Drive, including the cul-de-sac, will meet City standards. Additionally, staff has requested that Anglin Drive be urbanized, the details of which will be reviewed at the detailed design stage.

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Interim Growth Management Strategy:

The applicant has submitted a Sustainability Performance Metrics Tool in support of fulfilling the requirements of IGMS Criteria 5 (Sustainable and Innovative Community and Building Design). The applicant's proposal would achieve a "good" overall application score of 21 points, which meets the approved threshold score range of 21-35 points for draft Plan of Subdivision applications (refer to Appendix "D"). The subject lands presently contain two single detached dwellings and are credited with 7.12 persons equivalent of servicing allocation. As the proposed development requires a total of 45.63 persons equivalent of servicing allocation (13 single detached dwellings), staff recommends that 38.51 persons equivalent of additional servicing allocation 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 Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the extension and terminus of Post Oak Drive and the creation of 13 new single detached dwelling 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 applications conform with the Official Plan, are appropriate and represent good planning. On the basis of the preceding, staff recommends that Council approve the subject applications, 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 of Council Public Meeting C#04-19 held on February 6, 2019
- Appendix B – Draft Zoning By-law
- Appendix C – Conditions of Draft Plan Approval
- Appendix D – Sustainability Metrics
- 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 Development Concept Plan
- Map 7 Concept Elevation Plans

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Report Approval Details

Document Title:	SRPRS.19.121 - Request for Approval - D02-18023 and D03-18011.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.19.121 - APPENDIX A - Council Public Meeting Extract - C04-19.pdf- SRPRS.19.121 - APPENDIX B - Draft Zoning By-law.pdf- SRPRS.19.121 - APPENDIX C - Conditions of Draft Plan of Subdivision Approval.pdf- SRPRS.19.121 - APPENDIX D - Sustainability Metrics.pdf- SRPRS.19.121 - MAP 1 - AERIAL PHOTOGRAPH.pdf- SRPRS.19.121 - MAP 2 - NEIGHBOURHOOD CONTEXT.pdf- SRPRS.19.121 - MAP 3 - EXISTING ZONING.pdf- SRPRS.19.121 - MAP 4 - OFFICIAL PLAN DESIGNATION.pdf- SRPRS.19.121 - MAP 5 - PROPOSED DRAFT PLAN OF SUBDIVISION.pdf- SRPRS.19.121 - MAP 6 - DEVELOPMENT CONCEPT PLAN.pdf- SRPRS.19.121 - MAP 7 - CONCEPT ELEVATION PLANS.pdf
Final Approval Date:	Jun 7, 2019

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

Gus Galanis - Jun 4, 2019 - 2:19 PM

Kelvin Kwan - Jun 5, 2019 - 3:42 PM

Neil Garbe - Jun 7, 2019 - 9:22 AM