



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 18, 2019

Report Number: SRPRS.19.108

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.108 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Lalu 1053 16th Avenue Developments Inc. – City Files D02-18003 and D03-18002**

Owner:

Lalu 1053 16th Avenue Developments Inc.
50 Minthorn Boulevard, Suite 102
Markham, ON L3T 7X8

Agent:

G Group Development Corp.
50 Minthorn Blvd, Suite 201
Markham, ON L3T 7X8

Location:

Legal Description: Part of Lot 9, Registered Plan 2113
Municipal Address: 1053 16th Avenue

Purpose:

A request for approval concerning Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 56 semi-detached dwelling units and the extension of Lagani Avenue and Montesano Crescent on the subject lands.

Recommendations:

- a) **That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Lalu 1053 16th Avenue Developments Inc. for lands known as Part of Lot 9, Registered Plan 2113 (Municipal Address:**

Page 2

1053 16th Avenue), City Files D02-18003 and D03-18002, be approved, subject to the following:

- (i) that the subject lands be rezoned from Residential Single Family Five (R5) Zone to Residential Semi-Detached or Duplex Two (RD2) Zone under By-law 107-86, as amended, with site specific provisions as set out in Appendix “B” to Staff Report SRPRS.19.108;**
 - (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 6 to Staff Report SRPRS.19.108 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;**
- b) That Council approve the Site Plan Control By-law as set out in Appendix “D” to Staff Report SRPRS.19.108 to implement the applicant’s sustainability commitments and that said by-law be brought forward to a regular meeting of Council for consideration and enactment; and,**
 - c) That 172.84 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:

Simone Fiore, Planner II – Subdivisions, phone number 905-771-2479 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

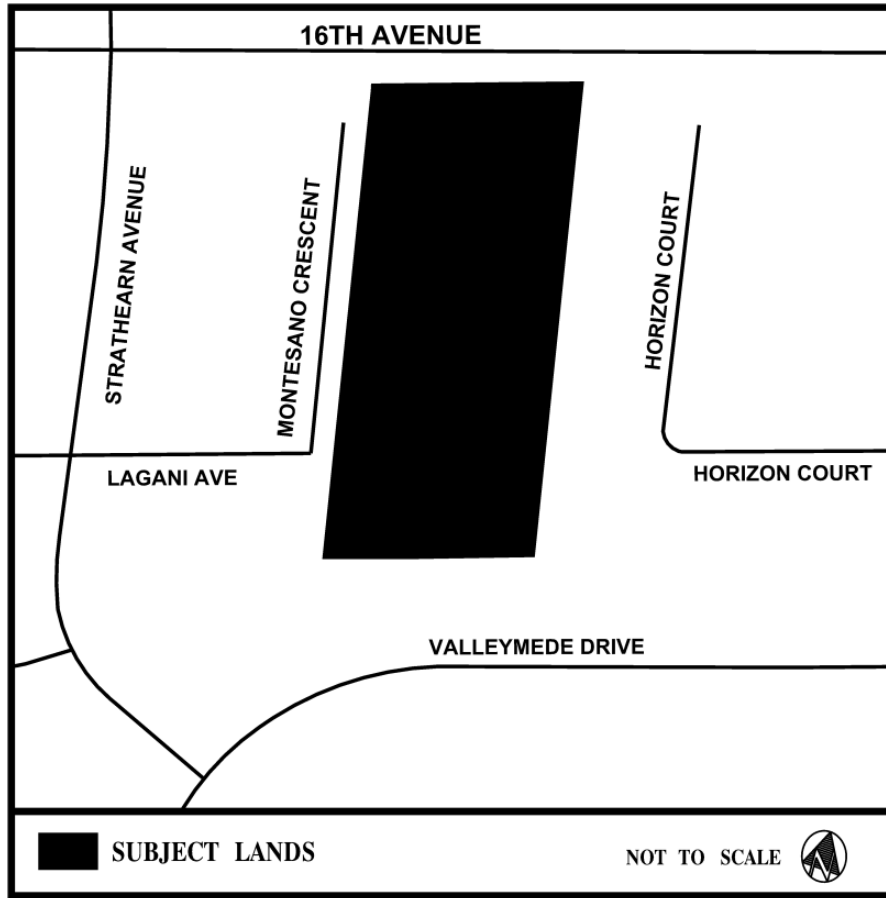
Approved by: Neil Garbe, City Manager

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.

Page 3

Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact Person” above.



Page 4

Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were considered at a Council Public Meeting held on June 6, 2018, wherein Council received Staff Report SRPRS.18.136 for information purposes and referred all comments to staff for consideration (refer to Appendix “A”). The Council Public Meeting was preceded by a Residents Information Meeting hosted by the Ward Councillor on May 24, 2018.

Concerns with the applicant’s original development proposal were raised by Council and the public pertaining to the proposed built form and density of the development, the height of the proposed dwellings and the potential for increased traffic. These comments are addressed in later sections of this report.

Revised submissions were formally filed with the City in December 2018 and May 2019 and all comments from circulated departments and external agencies have now been satisfactorily addressed by the applicant. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment and draft Plan of Subdivision applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of 16th Avenue, east of Montesano Crescent and have a frontage of 89.8 metres (294.62 feet) along 16th Avenue and a lot area of 1.8 hectares (4.45 acres) (refer to Map 1). The lands currently support one single detached dwelling which is proposed to be demolished in order to facilitate the development proposal. The subject lands abut 16th Avenue to the north, low density residential uses and Montesano Crescent to the west and low density residential uses to the east and south.

Revised Development Proposal

As noted previously, the applicant submitted a revised development proposal in response to comments received from Council and the public, in addition to comments provided by City staff and external agencies. The original draft Plan of Subdivision and Conceptual Site Plan are appended as Maps 4 and 5 of this report, while the revised draft Plan of Subdivision and Conceptual Site Plan are appended as Maps 6 and 7. Below is a summary of the relevant revisions made to the development proposal:

- the proposed townhouse dwellings have been replaced with semi-detached dwellings, such that the revised development proposal consists entirely of semi-detached dwellings;
- the total number of dwelling units has been reduced from 67 to 56;
- the semi-detached lot frontages have been increased from a minimum 14.91 metres (48.9 feet) to a minimum of 16.44 metres (53.94 feet);
- the side yard setbacks have been increased from a minimum of 0.6 metres (1.97 feet) to a minimum of 0.9 metres (2.95 feet);

Page 5

- the flankage yards are a minimum 2.0 metres (6.56 feet); and,
- the facades of the proposed dwellings have been modified (e.g. materials, colours and design).

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

- **Total Lot Area:** 1.8 hectares (4.45 acres)
 - **Semi-Detached Lots:** 1.29 hectares (3.19 acres)
 - **Road Widening Block:** 0.04 hectares (0.1 acres)
 - **0.3-metre Reserves:** 0.003 hectares (0.007 acres)
 - **Streets:** 0.46 hectares (1.14 acres)
- **Total Number of Units:** 56
- **Number of Storeys:** 3
- **Proposed Density (Net):** 43.41 units per hectare (12.6 units per acre)
- **Proposed Lot Frontages:** 16.44 metres (53.94 feet) to 22.96 metres (75.33 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 (the "Plan") (refer to Map 2). Uses permitted within the **Neighbourhood** designation include, amongst others, low-density residential uses such as single detached, semi-detached and duplex dwellings, to a maximum building height of 3 storeys along local streets. In this regard, the proposed 3-storey semi-detached dwellings are permitted within the **Neighbourhood** designation.

In accordance with Section 4.9.2 of the Plan, development shall also be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, and lots, landscaped areas and treatments, and the general pattern of yard setbacks. The Plan defines "compatible" as ***"...land uses or development which are mutually tolerant of one another and capable of co-existing together in harmony in the same area."*** Staff has evaluated the applicant's revised development proposal in relation to the land use, design and compatibility policies of the Plan and is satisfied that the proposal has regard for, and is compatible with existing development in the area. The test of compatibility under the Plan does not require that new development be exactly the same as what currently exists on adjacent lands. In this regard, the proposed development provides for building types that are envisioned in the Plan and completes the lotting pattern and street network of the existing neighbourhood. More specifically, the proposed development will complete both Lagani Avenue and Montesano Crescent, and the built-form presents an appropriate fit within the neighbourhood.

Page 6

The massing of the proposed semi-detached dwellings is generally consistent with the existing dwellings and zoning permissions in the area. Through the review and commenting process, the applicant has modified their draft amending by-law and conceptual Site Plan to provide site statistics that are generally consistent and compatible with the existing neighbourhood.

Given all of the above, staff is of the opinion that the applicant's development proposal conforms to the Plan.

Revised Zoning By-law Amendment Application

The subject lands are zoned **Residential Single Family Five (R5) Zone** under By-law 107-86, as amended, and permitted uses include single detached dwellings and associated uses such as a private home daycare and a home occupation (refer to Map 3). Accordingly, the applicant is proposing to rezone the subject lands to permit semi-detached dwelling units. The applicant originally requested Council's approval to rezone the lands to **Residential Multiple Family One (RM1) Zone** under By-law 107-86, as amended, in order to permit the construction of both townhouse dwellings and semi-detached dwellings. In light of the fact that the revised development proposal is comprised entirely of semi-detached dwellings, staff has recommended that the lands be rezoned to **Residential Semi-Detached or Duplex Two (RD2) Zone** under By-law 107-86, as amended, which the applicant has agreed to.

The following tables provide a summary of development standards of the **RD2 Zone** applicable to the proposed development with the following site specific provisions in bold:

Lots 1 to 14 (refer to Map 6):

Development Standard	RD2 Zone under By-law 107-86, as amended	Proposed Development Standards
Minimum Lot Area (Interior)	603 square metres (6,490.64 square feet)	407.26 square metres (4,383.71 square feet)
Minimum Lot Area (Corner)	670 square metres (7,211.82 square feet)	Complies
Minimum Lot Frontage (Interior)	18 metres (59.06 feet)	16.44 metres (53.94 feet)
Minimum Lot Frontage (Corner)	20 metres (65.62 feet)	22.05 metres (72.34 feet)
Maximum Lot Coverage	40%	42.84%
Minimum Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Side Yard	1.5 metres (4.92 feet)	0.9 metres (2.95 feet)
Minimum Flankage Yard (to an Arterial Road)	15 metres (49.21 feet)	6.81 metres (22.34 feet)
Minimum Rear Yard	7.5 metres (24.61 feet)	7 metres (22.97 feet)
Maximum Height	11 metres (36.09 feet)	12 metres (39.37 feet)

Page 7

Lots 15 to 28 (refer to Map 6):

Development Standard	RD2 Zone under By-law 107-86, as amended	Proposed Development Standards
Minimum Lot Area (Interior)	603 square metres (6,490.64 square feet)	414.9 square metres (4,465.95 square feet)
Minimum Lot Area (Corner)	670 square metres (7,211.82 square feet)	418.38 metres (4,305.4 square feet)
Minimum Lot Frontage (Interior)	18 metres (59.06 feet)	17.83 metres (58.5 feet)
Minimum Lot Frontage (Corner)	20 metres (65.62 feet)	18.42 metres (60.43 feet)
Maximum Lot Coverage	40%	46.29%
Minimum Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Side Yard	1.5 metres (4.92 feet)	1.22 metres (4 feet)
Minimum Flankage Yard	3 metres (9.84 feet)	2 metres (6.56 feet)
Minimum Rear Yard	7.5 metres (24.61 feet)	5 metres (16.4 feet)
Maximum Height	11 metres (36.09 feet)	12 metres (39.37 feet)

Planning staff has reviewed the applicant's Zoning By-law Amendment application and finds that the proposal to rezone the subject lands to **RD2 Zone** under By-law 107-86, as amended, is considered appropriate. Furthermore, Planning staff can advise that the proposed site-specific development standards are contextually appropriate in consideration of the overall design of the development proposal. More specifically, the proposed reduction in lot area and lot frontage, and the increase in lot coverage, will not negatively impact the look or feel of the streetscape.

The intent of rear yard setbacks is to provide adequate amenity space, spacing separation and privacy between dwelling units. The proposed rear yards, especially those for Lots 1 to 14 adjacent to existing development along Valley Mede Drive and Horizon Court, will maintain the intent of the rear yard and will provide appropriate amenity space while still maintaining privacy and spacing separation between the existing residential area.

The proposed minimum side yard setbacks of 0.9 metres (2.95 feet) for Lots 1 to 14 are considered contextually and physically appropriate given the topography and the reduction in side yards for Lots 15 to 28 is comparable to newer development standards in the City and still provides for adequate spacing between dwellings. Lastly, the proposed dwelling designs contemplate the third storey and additional height being located within the roofline. This increase in height is not expected to adversely impact the neighbourhood.

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

Page 8

Revised Draft Plan of Subdivision Application

The applicant's revised draft Plan of Subdivision application contemplates 28 lots to accommodate a total of 56 semi-detached dwelling units, one block for a road widening and two blocks for reserves (refer to Map 6). The proposal also includes the extension of Lagani Avenue and Montesano Crescent. Subject to the conditions of draft approval contained in Appendix "C" attached hereto, staff is of the opinion that the revised draft Plan of Subdivision application conforms to the Official Plan and has appropriate regard for the criteria under Section 51(24) of the *Planning Act*.

Public Meeting Comments:

The following is a summary of and response to the main comments and concerns expressed by members of the public in written correspondence, as well as at the Residents Information Meeting and Council Public Meeting held on May 24, 2018 and June 6, 2018, respectively:

- **Built Form and Density**

Concerns were raised with respect to the townhouse and semi-detached built form and the overall density of development being proposed on the subject lands. The applicant has revised its development proposal to eliminate the townhouse dwellings, and to increase the width of the proposed semi-detached dwellings. In this regard, the number of dwelling units has been reduced from 67 to 56, resulting in an overall density of 43.41 units per hectare (12.6 units per acre). The proposed semi-detached dwelling units are considered a low-density residential use, and are permitted within the **Neighbourhood** designation of the Plan. As noted previously, the Plan requires new development to be compatible with the character of the adjacent and surrounding area, which is defined as development or land uses being able to be mutually tolerant of one another and capable of co-existing together in harmony with respect to building forms and types, massing, street patterns, landscaped areas and general yard setbacks. Staff is of the opinion that the proposal has regard for and conforms with the **Neighbourhood** land use designation and applicable design policies.

- **Building Height**

Concerns were raised with respect to the proposed building height of 12 metres and 3 storeys. In this regard, the Official Plan permits a maximum building height of 3 storeys along local streets. While the adjacent neighbourhood is largely comprised of 2 storey dwellings, the current zoning permits a maximum building height of 11 metres and many of the existing dwellings along Horizon Court accommodate raised or walk-out designs. Lastly, the proposed semi-detached dwellings have been re-designed to incorporate the third storey within the roofline, thereby reducing any potential adverse impacts from a massing, shadowing or privacy perspective.

Page 9

- **Traffic**

Concerns were raised with respect to the potential for increased traffic, particularly at the intersection of Lagani Avenue and Strathearn Avenue. A Traffic Impact Study was submitted in support of the subject development and was reviewed by the City's Transportation Section which did not advise of any objections with the proposed development as it is not expected to generate adverse traffic impacts. Further, City staff has been monitoring traffic volumes and speeds in this area for several years, and the most recent assessment undertaken in June of 2018, concluded that all-way stop controls at the intersection of Lagani Avenue and Strathearn Avenue did not meet the necessary warrants for an all-way stop sign. Notwithstanding, staff will continue to monitor the situation and consider a further assessment once the proposed development is completed and occupied.

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 Zoning By-law Amendment and draft Plan of Subdivision applications, including the City's Park and Natural Heritage Planning Section, the City's Development Engineering Division and the Regional Municipality of York. The schedule of draft plan conditions is attached as Appendix "C".

Interim Growth Management Strategy:

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the City as part of its review and approval of the subject applications, including the allocation of servicing. Staff has reviewed the applicant's submission and finds it acceptable as the proposed development demonstrates achievement of a "good" score of 35 points, which meets the approved threshold score range of 21 to 35 points for draft Plan of Subdivision applications. To secure implementation of the sustainability commitments at the Building Permit Stage, staff recommends that a Site Plan Control By-law be passed and a Sustainability Agreement be required for the subject lands.

The subject lands contain one existing single detached dwelling, resulting in a servicing allocation credit of 3.56 persons equivalent. The proposed unit count comprised of 56 semi-detached dwelling units is equivalent to 176.4 persons for the purposes of municipal servicing allocation. As such, staff recommends that an additional 172.84 persons equivalent of 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.

Page 10

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 revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 56 semi-detached dwelling units and the extensions of Lagani Avenue and Montesano Crescent 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 applicable policies of the City's Official Plan and 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.

Page 11

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, Draft Zoning By-law
- Appendix C, Schedule of Draft Plan of Subdivision Conditions
- Appendix D, Draft Site Plan Control By-law
- Map 1 Aerial Photograph
- Map 2 Official Plan Designation
- Map 3 Existing Zoning
- Map 4 Original draft Plan of Subdivision
- Map 5 Original Site Plan
- Map 6 Proposed draft Plan of Subdivision
- Map 7 Proposed Site Plan
- Map 8 Proposed Elevation Plans
- Map 9 Coloured Renderings

Page 12

Report Approval Details

Document Title:	SRPRS.19.108 - Request for Approval - Zoning By-law Amendment and draft Plan of Subdivision Applications - 1053 16th Avenue.docx
Attachments:	<ul style="list-style-type: none">- Appendix A CPM Extract.pdf- Appendix B Draft Zoning By-law.pdf- Appendix B, Schedule A.pdf- Appendix C Draft Plan of Subdivision Conditions.pdf- Appendix D Draft Site Plan Control By-law.pdf- Appendix D, Schedule A.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_3_EXISTING_ZONING_A218003_A318002.pdf- MAP_4_ORIGINAL_DRAFT_PLAN_OF_SUBDIVISION.pdf- MAP_5_ORIGINAL_SITE_PLAN.pdf- MAP_6_PROPOSED_DRAFT_PLAN_OF_SUBDIVISION.pdf- MAP_7_PROPOSED_SITE_PLAN.pdf- MAP_8_PROPOSED_ELEVATION_PLANS_VERTICAL.pdf- MAP_9_COLOURED_RENDERING.pdf
Final Approval Date:	Jun 11, 2019

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

Gus Galanis - Jun 6, 2019 - 11:33 AM

Kelvin Kwan - Jun 11, 2019 - 9:32 AM

Neil Garbe - Jun 11, 2019 - 9:39 AM