



Staff Report for Committee of the Whole Meeting

Date of Meeting: November 20, 2017

Report Number: SRPRS.17.187

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.17.187 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Town Files D02-15031 and D03-12004**

Owners:

Ghasem Pahlavan Hashemi and Tahereh Jalali
267 Sunset Beach Road
Richmond Hill, Ontario
L4E 3H2

Masoud Ziaian and Golita Seyed-Mohammadi
205 Sunset Beach Road
Richmond Hill, Ontario
L4E 3H5

Agent:

Ashkan Hashemi
180 University Avenue, Unit 4201
Toronto, Ontario
M5H 2A5

Location:

Part of Lots 5 and 6, Plan 163
Municipal Addresses: 266, 272 and 276 Sunset Beach Road

Purpose:

A request for approval regarding Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a residential development comprised of twelve (12) single detached dwelling lots on the subject lands.

Recommendations:

- 1. That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Ghasem Pahlavan Hashemi, Tahereh Jalali, Masoud Ziaian and Golita Seyed-Mohammadi for lands known as Part of Lots 5 and 6 (Municipal Addresses: 266, 272 and 276 Sunset Beach Road), Town File Numbers D02-15031 and D03-12004, be approved subject to the following:**
 - a) that Council approve the draft Zoning By-law Amendment as set out in Appendix A to Staff Report SRPRS.17.187 and that it be brought forward to a regular meeting of Council for consideration and enactment;**
 - b) that Council approve the conditions of draft Plan of Subdivision approval as set out in Appendix B to Staff Report SRPRS.17.187; and,**
 - c) that prior to enactment of the Zoning By-law Amendment and the issuance of draft Plan of Subdivision approval, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law.**

Contact Person:

Shelly Cham, Senior Planner, phone number 905-747-6470
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

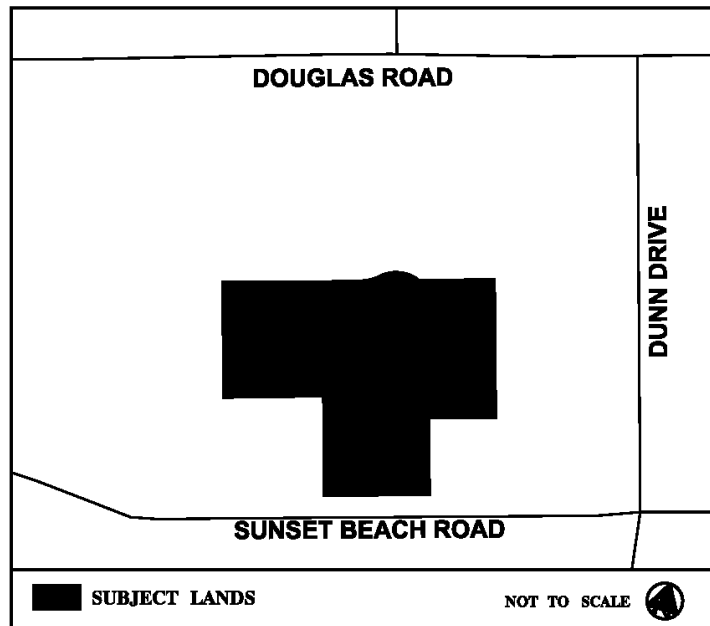
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Location Map:

Below are maps displaying the property locations. Should you require an alternative format call person listed under "Contact" above.



Background:

The subject draft Plan of Subdivision application was received by the Town on May 22, 2012 and deemed complete on November 9, 2012. The application was subsequently considered at a Council Public Meeting held on April 3, 2013, wherein Council received Staff Report SRPRS.13.039 for information purposes and referred all comments back to staff for consideration (refer to Appendix C).

On September 3, 2015, the applicant filed a Zoning By-law Amendment application and a revised draft Plan of Subdivision application which included additional lands. The Zoning By-law Amendment application was deemed complete on September 8, 2015 and both applications were considered at the January 20, 2016 Council Public Meeting wherein Council received Staff Report SRPRS.16.004 for information purposes and referred all comments back to staff (refer to Appendix D). The purpose of this report is to seek Council's approval of the Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of 12 single detached dwelling lots and a municipal street on the subject lands.

Summary Analysis

Further information with regards to site location is as follows:

Site Location and Adjacent Uses

The subject lands are located on the north side of Sunset Beach Road, west of Dunn Drive and have a total lot area of 0.9 hectares (2.3 acres). The lands abut existing residential uses to the north, east and west and Sunset Beach Road to the south (refer to Map 1).

Development Proposal

The applicants are requesting Council's approval of their proposal to construct a residential development comprised of twelve (12) single detached dwellings on the subject lands. Outlined below are the relevant statistics for the development proposal based on the plans and drawings submitted to the Town (refer to Map 6):

- **Lot Area:** 0.93 hectares (2.30 acres)
- **Proposed Density:** 12.90 units per hectare (5.22 units per acre)
- **Proposed:** 12 single detached dwelling lots
- **Proposed Roads, Widenings and Reserve Blocks:** 0.34 hectare (0.85 acres)

Planning Analysis

Planning staff has carefully reviewed the applicant's development proposal and can advise that it is consistent with the *Provincial Policy Statement, 2014*, conforms to the *Growth Plan for the Greater Golden Horseshoe, 2017*, the *Oak Ridges Moraine Conservation Plan, 2017*, and the *Region of York Official Plan*. Below is a detailed

analysis of the Town of Richmond Hill Official Plan, 2010, and the Residential Infill Study for the Douglas Road Neighbourhood, 1998.

Town of Richmond Hill Official Plan (2010)

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use in the Town of Richmond Hill Official Plan, 2010 (the Plan) (refer to Map 2). Staff has the following comments:

- the **Neighbourhood** designation would permit low density low rise forms of residential development such as single detached dwellings and semi-detached dwellings. The proposed Zoning By-law Amendment and draft Plan of Subdivision would provide for single detached dwellings conforming with the **Neighbourhood** policies;
- the proposed building heights are subject to the area parent By-law 313-96, as amended, which prescribes a maximum height of 11 metres. This height prescription would enable a two to three storey built form which would conform with the **Neighbourhood** policy which permits a maximum height of three storeys;
- the proposed development is compatible with the existing character of adjacent and surrounding areas with respect to the predominant building form and type, massing, general patterns of streets and lots, landscaped areas and general pattern of yards;
- the subject lands are located within the area subject to the Residential Infill Study for the Douglas Road Neighbourhood, 1998. A detailed analysis of same will be provided in the following section of this report; and,
- the subject lands are designated **Settlement Area** in the Plan and the *Oak Ridges Moraine Conservation Plan* (ORMCP) (refer to Map 3). The lands are subject to Section 3.2.1.1 of the Plan and Sections 19(3) and 31(4) of the ORMCP. The applicant has satisfactorily addressed the policies of the Plan and the ORMCP as it relates to these sections.

Residential Infill Study for the Douglas Road Neighbourhood, 1998

The subject lands are located within the study area of the Residential Infill Study for the Douglas Road Neighbourhood, 1998 (the Study). The Study provides a number of findings to guide redevelopment in the Study area, including a preferred infill development plan to demonstrate how the neighbourhood could be redeveloped (refer to Map 4). The subject applications are consistent with the findings of the Study and the preferred infill development plan as follows:

- the preferred infill development plan identifies an infill development scenario over a portion of the subject lands and the abutting lands wherein there would be a new municipal street in a cul-de-sac design. The proposal is in keeping with this concept as it provides for a municipal street that would enable future backlotting by the abutting lands on Douglas Road. Staff is satisfied that the proposed development will not preclude the redevelopment of abutting lands; and,
- the Study establishes zoning criteria for development on existing and new streets. On new streets, the zoning criteria would provide for 12.2 metre wide frontages

which would be facilitated by the **Single Detached Four (R4) Zone** category under By-law Number 313-96, as amended. The proposed draft Plan of Subdivision provides for lots which would exceed the minimum required 12.2 metre lot frontage as described in the Study for new streets.

The proposed development conforms with the policies of the Town of Richmond Hill Official Plan and is consistent with the findings of the Residential Infill Study for the Douglas Road Neighbourhood. Further, the proposed development represents good planning and staff recommends that Council approve the applications subject to the comments contained in the following sections of this report.

Proposed Zoning By-Law Amendment

The subject lands are presently zoned **Single Detached Six (R6) Zone** under By-law Number 313-96, as amended and **Residential Third Density (R3) Zone** under By-law Number 1703, as amended (refer to Map 5). The **R6** and **R3 Zones** would permit single detached dwellings. However, the proposal would not meet the minimum required lot area prescribed under those zones.

The draft by-law amendment proposes to rezone the subject lands to **Single Detached Four (R4) Zone** under By-law Number 313-96, as amended. This is an area specific by-law that has been applied to other redevelopments in the area. The proposed **R4 Zone** category is an appropriate zone category as it would implement the findings of the Infill Study with respect to the zoning criteria established for newly created streets. The Amendment would serve to implement the policies of the Official Plan and the findings of the Infill Study. The draft Zoning By-law Amendment is contained in Appendix A. Staff recommends that Council approve the draft Amendment for the reasons set out in this report.

Draft Plan of Subdivision Application

The proposed draft Plan of Subdivision would provide for twelve single detached lots ranging in lot frontage from 15.22 metres to 17.39 metres. Further, the draft Plan would provide for a new municipal street (Street A) which would further facilitate the backlotting of the abutting lands. As noted previously, the proposal is in conformity with the Town of Richmond Hill Official Plan and is consistent with the Douglas Road Infill Study findings. In this regard, Staff would recommend that Council approve the conditions of approval for the draft Plan of Subdivision application as set out in Appendix B.

Department and External Agency Comments

The subject applications and the associated background studies and reports submitted in support of same were circulated to various Town departments and external agencies for their review and their applicable conditions of draft approval are contained in Appendix B.

Development Planning Division

Comments received at the April 3, 2013 Council Public Meeting pertained to matters regarding the proposed timing of the two phases of the original draft Plan of Subdivision whereby Phase 2 was to be developed once a full right-of-way could be achieved, access onto the new road for future development potential, and maintenance of property standards of the Phase 2 lands.

Subsequent to the Council Public Meeting, the applicant filed a revised draft Plan of Subdivision which provides for a full right-of-way identified as Street A on the draft Plan, thereby eliminating the need to phase the development. Further, the proposed redesign shall facilitate future backlotting of the lands located on Douglas Road. The applicant has appropriately addressed the comments raised at the April 3, 2013 Council Public Meeting.

Interim Growth Management Strategy

Staff is presently reviewing the Interim Growth Management Strategy – Sustainability Analysis submitted by the applicant in support of their request for municipal servicing allocation. Staff notes that the proposal must achieve a score between 21 to 35 points in order to be considered for allocation. Staff will continue to work with the applicant to determine the appropriate metrics for the proposal and a future staff report regarding allocation will be presented to Council. By-law Number 109-11 restricts the issuance of Building Permits until such time as the proposed lots have received allocation and the draft Plan conditions contained in Appendix B also address this matter.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendations of this report do not have any direct implications with respect to the Town's Strategic Plan. The proposed Zoning By-law Amendment and draft Plan of Subdivision applications are generally aligned with **Goal One: Stronger Connections in Richmond Hill** by providing for physical connections in the community and improving connections in our environment. The proposal would also align with **Goal Two: Better Choice in Richmond Hill** by providing better options for where to live, and **Goal Four: Wise Management of Resources** in Richmond Hill by being responsible through committing to use land responsibly.

Conclusion:

This report provides an analysis of the current development proposal for the subject lands in relation to the applicable regulatory regime governing the approval process. Staff has undertaken a thorough review of the current development proposal for the subject lands and recommends approval of the Zoning By-law Amendment and draft Plan of Subdivision applications for the principle reasons and recommendations as set out in this staff report.

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, Draft Zoning By-law Amendment
- Appendix B, Draft Plan of Subdivision D03-12004 Conditions of Approval
- Appendix C, Extract from Council Public Meeting, C#11-13 Held April 3, 2013
- Appendix D, Extract from Council Public Meeting, C#01-16 Held January 20, 2016
- Map 1 Aerial Photograph
- Map 2 Town of Richmond Hill Schedule A2
- Map 3 Town of Richmond Hill Schedule A3
- Map 4 Preferred Infill Redevelopment Plan
- Map 5 Existing Zoning
- Map 6 Draft Plan of Subdivision D03-12004

Report Approval Details

Document Title:	SRPRS.17.187.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- Appendix B.pdf- Appendix C.pdf- Appendix D.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_TOWN_OF_RICHMOND_HILL_SCHEDULE_A2.pdf- MAP_3_TOWN_OF_RICHMOND_HILL_SCHEDULE_A3.pdf- MAP_4_PREFERRED_INFILL_REDEVELOPMENT_PLAN.pdf- MAP_5_EXISTING_ZONING_S215031_312004A_new.pdf- MAP_6_DRAFT_PLAN_OF_SUBDIVISION_D03-12004.pdf
Final Approval Date:	Nov 14, 2017

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

Gus Galanis - Nov 9, 2017 - 9:30 AM

Kelvin Kwan - Nov 9, 2017 - 1:56 PM

Neil Garbe - Nov 14, 2017 - 4:24 PM