



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 4, 2019

Report Number: SRPRS.19.141

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRRPS.19.141 – Request for Approval – Zoning By-law Amendment Application – RS2K Ltd. – City File D02-16019 (Related File: D06-16057)**

Owner:

RS2K Ltd.
97 Baynards Lane
Richmond Hill, Ontario
L4C 9B9

Agent:

Alexander Planning Inc.
72 Herefordshire Crescent
East Gwillimbury, Ontario
L9N 0B6

Location:

Legal Description: Part of Lot 28, Plan 202
Municipal Address: 226 King Road

Purpose:

A request for approval regarding a Zoning By-law Amendment application to permit the construction of a two-storey office building on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment application submitted by KS2K Ltd. for the lands known as Part of Lot 28, Plan 202 (Municipal Address: 226 King Road), City File D02-16019, be approved, subject to the following:**
 - (i) **that the subject lands be rezoned to establish site specific development standards as outlined in Staff Report SRPRS.19.141; and,**

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- (ii) that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.
- b) That all comments concerning the applicant's related Site Plan application (City File D06-16057) be referred back to staff.

Contact Person:

Katherine Faria, Planner II – Subdivisions, phone number 905-771-5543 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

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 please call person listed under "Contact Person" above.



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Background:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on March 29, 2017 wherein Council received Staff Report SRPRS.17.057 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix A). The applicant's initial development proposal contemplated the construction of a three storey office building on the subject lands. Comments provided at the Council Public Meeting generally expressed support for the applicant's initial development proposal; however, concerns with respect to the adequacy of the proposed parking supply were identified. Subsequently, the applicant filed a revised submission in October 2018 proposing a two storey office building, the details of which are outlined later in this report.

The applicant has satisfactorily addressed the main comments provided by circulated City departments and external agencies with respect to its Zoning By-law Amendment application. Accordingly, the purpose of this report is to seek Council's approval of the applicant's revised Zoning By-law Amendment application to facilitate its revised development proposal.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the northeast corner of King Road and Shaver Street and have a total area of approximately 696.8 square metres (7,500.3 square feet) (refer to Map 1). The lands abut a proposed mixed-use development to the east and north (City File D02-17045), Shaver Street to the west and King Road to the south. The lands presently support a one storey residential dwelling that is to be demolished to accommodate the proposed office building.

Revised Development Proposal

The applicant is seeking Council's approval of its revised Zoning By-law Amendment application to permit the construction of a two storey medical (orthodontic) office on its land holdings. The revised proposal reflects modifications to the design of the applicant's initial development proposal, including a reduction in the proposed building height, a reduction to the proposed gross floor area, and changes to the proposed site layout to accommodate the requisite number of parking spaces. Vehicular access to the site is to be provided from Shaver Street, with at-grade parking to be located at the rear of the site and partially under the second storey of the proposed office building. The following is a summary table outlining the relevant statistics of the applicant's revised development proposal based on the plans and drawings submitted to the City:

- **Existing Lot Area:** 696.8 square metres (7,500.3 square feet)
- **Gross Floor Area:** 237.94 square metres (2,561.16 square feet)
- **Floor Space Index (FSI):** 0.34
- **Building Height:** 8.23 metres (27 feet) or 2 storeys

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- **Parking:** **10 spaces**

As indicated previously, the applicant has filed a Site Plan application in support of its revised development proposal (City File D02-16019), which is discussed later in this report.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 3). Uses permitted within the **Oak Ridges Local Centre** includes a medical office as contemplated by the subject application.

In accordance with the policies of the Plan, buildings within the **Oak Ridges Local Centre** shall have a maximum building height of four storeys, with the tallest massing of buildings oriented towards Yonge Street or King Road. The maximum permitted density of a development block within the **Oak Ridges Local Centre** shall be 1.0 Floor Space Index (FSI). In accordance with Policy 4.3.2.1 (5), the boundaries of a development block shall be identified in a Secondary Plan for the **Oak Ridges Local Centre**; however, as a Secondary Plan is not currently in effect for this area of the City, the boundaries of the respective development block have not been defined. The applicant's revised development proposal contemplates a building height of two storeys and a maximum site density of 0.34 FSI, which are well below the maximum building height and overall development block density as set out in the Plan for this area of the City. Therefore, staff considers the proposal to conform with the applicable policies of the Plan.

In accordance with Policy 4.3.2.1 (7), until such time as Council approves a Secondary Plan for the **Oak Ridges Local Centre**, applications for development shall be required to submit a concept plan demonstrating how the development meets the land use and design policies of the Plan for areas identified as a development block by the City. On the basis of the materials submitted to the City, the applicant has demonstrated that its revised development proposal meets the land use and design policies of the Plan and will not preclude development of abutting and surrounding lands.

In addition to the preceding, development within the **Oak Ridges Local Centre** is required to enhance the character and identity of the **Oak Ridges Local Centre** through landscaping, site and built form design inspired by the natural features of the Oak Ridges area through such measures as maintaining views to the skyline to the south, views and connections to natural features and the inclusion of low impact development technologies. Surface parking areas are to be designed to include native, non-invasive landscaping and low impact development techniques that enhance the ecological character of the Oak Ridges Moraine in relation to the subject proposal. In this regard, the massing and height of the proposed office building is appropriate in consideration of

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the existing context and its location on King Road. Details related to design, landscaping treatments and low impact development techniques will continue to be reviewed by the respective technical departments and agencies as part of the related Site Plan approval process.

The subject lands are also located within the **Settlement Area** in accordance with the policies of the *Oak Ridges Moraine Conservation Plan*. In accordance with Policy 3.2.1.1 (18), all uses which are otherwise permitted under this Plan and applicable Secondary Plans, as amended from time to time shall be permitted for lands within the **Settlement Area**, subject to the requirements of Sections 19(3) and 31(4) of the *Oak Ridges Moraine Conservation Plan* and Section 3.2.1.1 of the Plan.

Given all of the above, staff is of the opinion that the applicant's revised development proposal conforms with the applicable policies of the Plan.

Revised Zoning By-law Amendment

The subject lands are zoned **General Commercial One (GC1)** under By-law 1275, as amended by By-law 434-88 (refer to Map 2). The **GC1 Zone** permits a range of commercial uses, including a medical office as proposed by the applicant. However, the applicant is seeking to implement site specific development standards to facilitate the proposed office development.

The following table provides a summary of the applicable development standards of the **GC1 Zone**, including site specific development standards proposed by the applicant:

| Development Standard | GC1 Zone, By-law 434-88 as amended | Proposed Development Standard |
|--------------------------|------------------------------------|--|
| Minimum Lot Frontage | 30 metres (98.4 feet) | 13 metres (42.7 feet) |
| Minimum Lot Area | 0.4 hectares (1 acre) | 535 square metres (5,758.7 square feet) |
| Minimum Front Yard | 15 metres (49.2 feet) | 4.2 metres (13.8 feet) |
| Minimum Side Yard | 6 metres (19.7 feet) | 1.9 metres (6.2 feet) |
| Minimum Flankage Yard | 6 metres (19.7 feet) | 1.0 metre (3.3 feet) |
| Minimum Rear Yard | 12 metres (39.4 feet) | Complies |
| Maximum Height | 12 metres (39.4 feet) | Complies |
| Maximum Coverage | 50% | Complies |
| Maximum Floor Area Ratio | 60% | Complies |

Additionally, the applicant is also seeking to establish site specific minimum landscaping requirements abutting Shaver Street and King Road, as well as a reduced parking requirement for a clinic or medical office uses, which are outlined in the draft Zoning By-law attached to this report (refer to Appendix B).

Planning staff has undertaken a comprehensive review of the applicant's development proposal and is satisfied that the proposed site specific provisions are appropriate for the orderly development of the lands. The City's Development Engineering Division has

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reviewed the applicant's proposed parking supply of 10 parking spaces at a rate of 4.2 parking spaces per 100 square metres of gross floor area for medical office uses on the subject lands and has advised that they have no objections. It should be noted that the existing lot area and lot frontage of the subject lands are currently deficient with respect to the existing by-law requirement for minimum lot frontage and lot area requirements of the **GC1 Zone**. The road widening requirements along both King Road and Shaver Street further reduces the lot area and lot frontage in terms of meeting the by-law requirements; however, the site is able to accommodate the office development as proposed.

Site Plan Application

As noted previously, the applicant has submitted a Site Plan application to facilitate the subject development proposal (refer to Maps 4, 5, 6, 7 and 8). The Site Plan application remains under review with respect to various technical and design-related matters that will be required to be addressed to the satisfaction of City staff prior to Site Plan approval. At the time of writing of this report, a revised submission was received by the City and is under review with relevant departments and agencies, which may address the outstanding matters. Notwithstanding the preceding and on the basis of the comments that remain to be addressed through the Site Plan approval process to date, staff is satisfied that the review of the related Site Plan application has advanced such that substantial changes to the proposed form of development are not anticipated and will not impact the zoning of the property.

City Department and External Agency Comments:

All circulated City departments and external agencies have indicated no objections or concerns in principle with the proposed Zoning By-law Amendment application and/or have provided comments to be considered as part of the Site Plan approval process. The comments received to date that are to be addressed prior to Site Plan approval are summarized as follows.

Development Engineering Division

The City's Development Engineering Division has provided technical comments on the applicant's Site Plan application with respect to the provision of a municipal sidewalk on Shaver Street, lighting, servicing, stormwater management and other technical matters. As noted previously, the applicant is required to provide a road widening along Shaver Street, which will be completed as part of the remaining Site Plan approval process.

Regional Municipality of York

The Regional Municipality of York ("the Region") has advised that they have no comments with the proposed Zoning By-law Amendment application. With respect to the Site Plan application, the Region requires a land conveyance for road widening purposes along King Road and has provided comments regarding landscaping, traffic management and other technical matters. The Region has advised that it will be party to the Site Plan Agreement.

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Development Planning Division

Planning staff has completed a review of the applicant's revised development proposal and provides the following comments:

- the proposed office development is permitted in accordance with the land use policies of the Plan for lands located within the **Oak Ridges Local Centre** designation;
- the proposed building height of two storeys conforms with the policies of the **Oak Ridges Local Centre** designation;
- as indicated in the earlier sections of this report, the boundaries of development blocks have not been delineated through a Secondary Plan. However, the proposed site density of 0.34 FSI (34% FAR) is below the maximum development block density of 1.0 FSI for lands within the **Oak Ridges Local Centre**;
- Planning staff has reviewed the proposed site specific zoning provisions and finds them to be appropriate;
- the built form design and layout of the proposed office building is considered to be appropriate in consideration of the existing context and location within the **Oak Ridges Local Centre**; and,
- the applicant will be required to address the outstanding comments identified through the related Site Plan approval process.

On the basis of the preceding, it is recommended that Council approve the applicant's Zoning By-law Amendment application as outlined in this report.

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 application. The submitted Tool demonstrates an Overall Application score of 34 points, which satisfies the minimum threshold score of 32 points required with respect to Site Plans. At the time of writing of this report, the Tool remains under review with City staff and will be finalized through the related Site Plan approval process.

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 revised development proposal aligns with **Goal Four – Wise Management of Resources in Richmond Hill** in utilizing available land responsibly.

Conclusion:

The applicant is seeking Council's approval of its revised Zoning By-law Amendment application to permit the construction of a two storey medical office building on its land

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holdings. Staff has undertaken a comprehensive review and evaluation of the applicant's revised development proposal and is of the opinion that the submitted application conforms with the applicable policies of the Plan and represents good planning. On the basis of the preceding, staff recommends that Council approve the subject applications, subject to the directions outlined in this report.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, Official Plan Designation
- Map 4, Proposed Site Plan
- Map 5, Proposed South Elevation (King Road)
- Map 6, Proposed West Elevation (Shaver Street)
- Map 7, Proposed North Elevation
- Map 8, Proposed East Elevation
- Appendix A, Extract from Council Public Meeting C#11-17 held March 29, 2017
- Appendix B, Draft Zoning By-law Amendment

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Report Approval Details

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|----------------------|---|
| Document Title: | SRPRS.19.141 - Request for Approval - Zoning By-law Amendment Application.docx |
| Attachments: | <ul style="list-style-type: none">- Appendix A SRPRS.19.141.pdf- Appendix B SRPRS.19.141.pdf- Map 1 SRPRS.19.141.pdf- Map 2 SRPRS.19.141.pdf- Map 3 SRPRS.19.141.pdf- Map 4 SRPRS.19.141.pdf- Map 5 SRPRS.19.141.pdf- Map 6 SRPRS.19.141.pdf- Map 7 SRPRS.19.141.pdf- Map 8 SRPRS.19.141.pdf |
| Final Approval Date: | Aug 23, 2019 |

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

Gus Galanis - Aug 22, 2019 - 4:25 PM

Kelvin Kwan - Aug 22, 2019 - 4:29 PM

Neil Garbe - Aug 23, 2019 - 11:41 AM