



Staff Report for Council Public Meeting

Date of Meeting: September 18, 2019

Report Number: SRPRS.19.144

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.144 – Request for Comments –
Zoning By-law Amendment Application – King
East Developments Inc. – City File D02-19004

Owner:

King East Developments Inc.
181 Eglinton Avenue East
Toronto, Ontario
M4P 1J4

Agent:

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

Location:

Legal Description: Lot 23, Plan M-807
Municipal Address: 52 Puccini Drive

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit the creation of three additional building lots on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.144 with respect to the Zoning By-law Amendment application submitted by King East Developments Inc. for the lands known as Lot 23, Plan M-807 (Municipal Address: 52 Puccini Drive), City File D02-19004, be received for information purposes only and that all comments be referred back to staff.

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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:

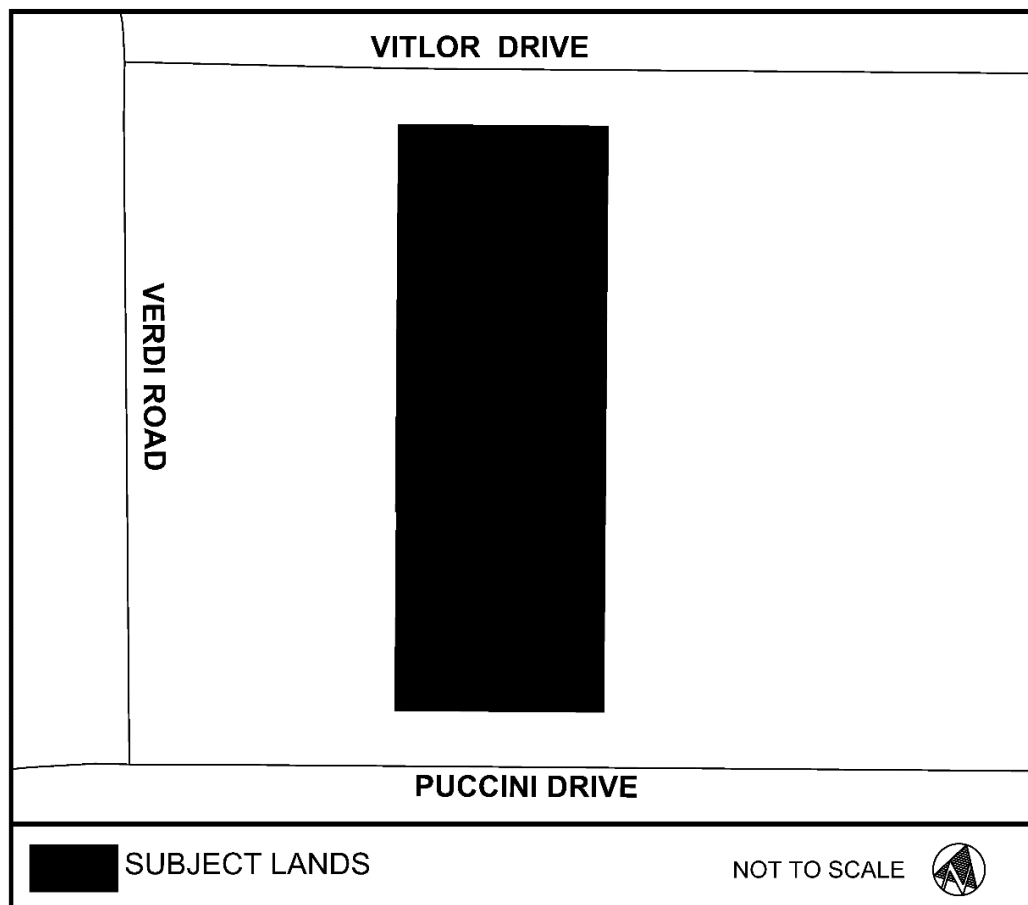
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.

Location Map:

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



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Background Information:

The subject Zoning By-law Amendment application was received and deemed complete by the City on May 3, 2019, after Bill 139 received Royal Assent on December 12, 2017. The application was subsequently circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject application, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands form a through lot with frontage on the north side of Puccini Drive and the south side of Vitlor Drive, east of Verdi Road (refer to Maps 1 and 2). The lands have a total lot area of approximately 0.40 hectares (1.0 acre) and have lot frontages of 38.09 metres (124.97 feet) on Puccini Drive and 38.18 metres (125.26 feet) on Vitlor Drive. The lands currently support one single detached dwelling that is proposed to be demolished to facilitate the applicant's development proposal. Additionally, a drainage easement approximately 15 metres (49.21 feet) in width exists along the easterly and northerly property lines of the subject lands.

The lands are located within an area undergoing significant infill development and are surrounded by single detached dwellings. The site is also located in close proximity to lands designated **Natural Linkage** and **Natural Core** (refer to Map 4) in accordance with the City's Official Plan which encompasses a Provincially Significant Wetland (PSW) and a tributary of the East Humber River. The lands are separated from the environmentally significant lands by Vitlor Drive, as well as existing low-density development along the north side of Vitlor Drive.

Development Proposal

The applicant is seeking Council's approval to rezone the subject lands to facilitate the creation of three additional building lots on its land holdings (refer to Maps 5 and 6). In order to facilitate the proposed development, the applicant is proposing a reduction of the existing drainage easement contained within the property from 15 metres (49.21 feet) in width to 6 metres (19.7 feet) in width. In this regard, the lot frontages for Lots 2 and 4 are larger in comparison to the existing surrounding and proposed development in order to accommodate the revised drainage easement (refer to Map 5).

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Below is a summary of the pertinent development statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.40 hectares (1.0 acre)
- **Total Lot Frontage:**
 - **Puccini Drive:** 38.09 metres (124.97 feet)
 - **Vitlor Drive:** 38.18 metres (125.26 feet)
- **Number of Dwellings:** 4 Single Detached Dwellings
- **Proposed Lot 1 (North West)**
 - **Lot Area:** 692.0 square metres (7,448.6 square feet)
 - **Lot Frontage:** 16.54 metres (54.3 feet)
- **Proposed Lot 2 (North East)**
 - **Lot Area:** 906.0 square metres (9,752.1 square feet)
 - **Lot Frontage:** 21.64 metres (71.0 feet)
- **Proposed Lot 3 (South West)**
 - **Lot Area:** 1,077.0 square metres (11,592.7 square feet)
 - **Lot Frontage:** 16.64 metres (54.6 feet)
- **Proposed Lot 4 (South East)**
 - **Lot Area:** 1,390.0 square metres (14,961.8 square feet)
 - **Lot Frontage:** 21.45 metres (70.4 feet)

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of the proposed development:

- Planning Justification Statement;
- Lotting Plan;
- Site Servicing and Grading Plan;
- Elevation Plans;
- Tree Inventory and Preservation Plan Report;
- Oak Ridges Moraine Conformity Statement;
- Pre to Post Water Balance Assessment;
- Functional Servicing and Stormwater Management Report; and,
- Phase One Environmental Site Assessment.

Zoning By-law Amendment Application

The subject lands are zoned **Residential Suburban "A" (RSA) Zone** under By-law 1275, as amended which permits, amongst other uses, a single detached dwelling on the subject lands (refer to Map 3). The applicant is seeking Council's approval to rezone the lands to **Single Detached Four (R4) Zone** and **Single Detached Six (R6) Zone** under By-law 313-96, as amended, with site specific provisions to facilitate the future severances and construction of new single detached dwellings.

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Permitted uses within the **R4** and **R6 Zones** include a single detached dwelling, home occupation, private home daycare, group foster home and group home. The two proposed lots with frontages on Vitlor Drive are proposed to be rezoned to the **R4 Zone** with site specific development standards for increased maximum lot coverage and reduced minimum interior side yard setbacks. The **R6 Zone** is proposed for the southern portion of the property to facilitate the creation of two new lots with frontages on Puccini Drive. The applicant has not requested any site specific development standards with respect to the proposed **R6 Zone**.

The following table provides a summary of development standards applicable to the proposed **R4** and **R6 Zone** categories under By-law 313-96, as amended. The proposed site specific standards are bolded:

Development Standard	Permitted Standards (R4 Zone) By-law 313-96, as amended	Permitted Standards (R6 Zone) By-law 313-96, as amended
Minimum Lot Frontage	12.0 metres (39.4 feet)	15.0 metres (49.21 feet)
Minimum Lot Area	400.0 square metres (4,305.6 square feet)	500.0 square metres (5,381.96 square feet)
Maximum Lot Coverage	47.5%	40%
Minimum Front Yard Setback	4.5 metres (14.8 feet)	4.5 metres (14.8 feet)
Minimum Side Yard Setback	1.2 metres (3.94 feet) on one side and 0.6 metres (1.97 feet) on the other	1.5 metres (4.9 feet)
Minimum Rear Yard Setback	7.5 metres (24.6 feet)	7.5 metres (24.6 feet)
Maximum Height	11.0 metres (36.1 feet)	11.0 metres (36.1 feet)

The **R4 Zone** under By-law 313-96, as amended, permits a maximum lot coverage of 40%, whereas the applicant is proposing a maximum lot coverage of 47.5%. The permitted minimum interior side yard setback for the **R4 Zone** is 1.5 metres (4.9 feet) with special permission to be reduced to 1.2 metres (3.94 feet), subject to the criteria outlined in Table A2 of By-law 313-96, as amended. The applicant's proposed by-law seeks to establish reduced minimum side yard setbacks for both sides of the proposed dwellings as noted in the table above.

Planning Analysis:

Oak Ridges Moraine Conservation Plan

The applicant's land holdings are located within the **Settlement Area** designation in accordance with the policies of the *Oak Ridges Moraine Conservation Plan* ("ORMCP"). Additionally, the lands are located within the 120 metre Minimum Area of Influence

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(MAI) and the 30 metre Minimum Vegetation Protection Zone of Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF), including a Provincially Significant Wetland (PSW) and a tributary of the East Humber River located to the north of the property.

In accordance with Section 18 of the ORMCP, the purpose of the **Settlement Area** is to focus and contain growth within the greater context of the ORMCP area. In this regard, objectives related to development within the **Settlement Area** include maintaining and restoring environmental integrity, accommodating a connected system of trails, and the creation of strong communities. In accordance with Subsection 18(3) of the ORMCP, the creation of new lots is generally permitted within the Settlement Area subject to conformity with the ORMCP with respect to the consideration of key natural heritage features (“KNHFs”), hydrologically sensitive features (“HSFs”), watersheds and subwatersheds, wellhead and aquifer protection, transportation, infrastructure and utilities, sewerage and water services, partial services, stormwater management, and rapid infiltration basis and columns. It should be noted that no key natural heritage features or hydrologically sensitive features have been identified on the property.

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 4). Uses permitted within the **Neighbourhood** designation include primarily low density and medium density residential uses, neighbourhood commercial and community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as defined in Chapter 4 of the Plan.

In accordance with Section 4.9.2 of the Plan, development shall be compatible with the character of adjacent and surrounding areas with respect to 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 lands are situated within the boundaries of the Puccini Drive Neighbourhood Infill Study Area in accordance with Policy 4.9.1.1.1 (K) of the Plan. Section 4.9.1.1 (3) of the Plan states that development within a priority infill area shall be subject to the applicable infill study and shall be evaluated on the basis of conformity with the design and infill guidelines approved by Council for the area.

As noted above, the subject lands are situated within *the Oak Ridges Moraine Conservation Plan* (“ORMCP”) area and within the **Settlement Area** designation of the ORMCP. In accordance with Section 3.2.1.1 (18) of the Plan, all uses including the creation of new lots which are otherwise permitted under by the Plan shall be permitted within the **Settlement Area**. As noted above, no key natural heritage features or hydrologically sensitive features have been identified on the property. However, the lands are identified as being within the Minimum Vegetation Protection Areas for the features located to the north of the subject lands.

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A more detailed review and evaluation of the submitted application will be completed following the receipt of comments from Council, the public and City departments and external agencies.

Puccini Drive Neighbourhood Infill Study

As noted previously, the subject lands are situated within the boundaries of the Puccini Drive Neighbourhood Infill Study (“Study”) endorsed by Council in 1998. The primary objective of the Study is to guide infill development within the Puccini Drive Neighbourhood with respect to key design principles as outlined in the Study. Amongst others, the principles recommend high density housing along the edges of the neighbourhood, a minimum lot frontage of 15.0 metres or 50.0 feet for existing streets, traffic calming measures on Puccini Drive, and the protection of nature features in the area.

With respect to the proposed residential lots on Puccini Drive, the Study recommends a minimum lot frontage of 15.0 metres (50.0 feet), a minimum side yard of 1.5 metres (5.0 feet) and a minimum front yard of 4.5 metres (15.0 feet). With respect to the proposed residential lots on Vitlor Drive, the minimum required lot frontage and minimum lot depth are 12.0 metres (40.0 feet) and 25.0 metres (82.0 feet), respectively. In addition, the Study recommends that the front face of the garage shall not extend beyond the front face of the living area for dwellings on both new and existing streets.

Department and External Agency Comments:

The subject Zoning By-law Amendment application and the associated background studies and reports submitted in support of same, have been circulated to various City departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing this report.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the submitted Oak Ridges Moraine Conformity Statement and does not have significant concerns with the application. Further, the TRCA has provided comments concerning recommended measures to ensure the ecological impacts of the proposed development are minimized (refer to Appendix “A”).

Development Planning Division

Development Planning staff has undertaken a preliminary review of the applicant’s development proposal, including plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan which are relevant to the review and assessment of the proposed development, staff provides the following preliminary comments:

- the subject lands are situated within an area identified as a Priority Infill Area in accordance with Section 4.9.1.1.1 (k) of the Plan and are subject to the

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recommendations of the Puccini Drive Neighbourhood Infill Study. In this regard, the development proposal shall be assessed on the basis of conformity with the infill and design recommendations of the Infill Study;

- the proposed single detached dwelling lots are a permitted use within the **Neighbourhood** designation of the Plan, in accordance with the Puccini Drive Neighbourhood Infill Study;
- staff will continue to review the application with respect to conformity with the applicable policies, including the required minimum vegetation protection zone;
- the proposed development is consistent with recent development along Vitlor Drive and Puccini Drive. In this regard, the proposed zoning categories and lot fabric are in keeping with the character of adjacent and surrounding lands;
- on the basis of the materials submitted to the City, the smallest proposed lot frontages are 16.64 metres (54.6 feet) along Puccini Drive and 16.54 metres (54.3 feet) along Vitlor Drive, which are consistent with the recommendations of the Puccini Drive Neighbourhood Infill Study for residential lots along existing and new streets respectively;
- the applicant is encouraged to construct the proposed dwellings within the established building line of the existing dwellings along Puccini Drive and Vitlor Drive;
- the applicant proposes reduced side yard setbacks of 1.2 metres (3.94 feet) on one side and 0.6 metres (1.97 feet) on the other for the properties along Vitlor Drive. However, the smallest side yard setback depicted on the Proposed Lotting Pattern (refer to Map 5) is 1.2 metres (3.84 feet), which is already permitted for the **R4 Zone** subject to specific criteria. Further, it is advised that site specific development standards were not applied to the developments immediately surrounding the subject lands. In this regard, staff recommends that the side yard setbacks along Vitlor Drive be consistent with the already established pattern of the street;
- the applicant proposes an increased lot coverage of 47.5% for Lot 1 whereas the maximum permitted lot coverage is 40%. The submitted justification for increased lot coverage suggests that 47.5% is consistent with what was approved in the area; however, there are no site specific development standards approved for the immediate surrounding developments. In this regard, the applicant shall consider revising the proposal to meet the recommended 40% coverage or provide further justification in support of the proposed increased lot coverage;
- staff will continue to assess the appropriateness of the proposed site specific standards;
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment; and,
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal.

A comprehensive review of the subject application will be conducted following the

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receipt of comments and feedback from City departments, external agencies, Council and the public. This detailed review will be completed in advance of and addressed as part of a recommendation report to be prepared for a future Committee of the Whole meeting.

Other City Department and External Agency Comments

Comments have also been received from the City's Park and Natural Heritage Planning Section, Urban Design Section, Building Services Division – Zoning Section, Financial Services Division – Development Section, Fire and Emergency Services Division, in addition to the Regional Municipality of York, Alectra Utilities, Enbridge Gas and the York Region District School Board. These City departments and external agencies have no objections to the proposed Zoning By-law Amendment application and/or have provided comments or conditions to be addressed by the applicant during the more detailed implementation stage of the approval process.

Outstanding City Department and External Agency Comments

As of writing this report, comments remain outstanding from the City's Development Engineering Division, the York Catholic District School Board, le Conseil Scolaire Catholique MonAvenir, Canada Post and Bell Canada.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The recommendation of this report does not have any direct implications with respect to the City's Strategic Plan. An overview of how the subject application is aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of the Zoning By-law Amendment application submitted in support of its proposal to permit the creation of three additional building lots on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of this planning application. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

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Appendix Contents and Maps:

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. Referred

- Map 1 Aerial Photo
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Lotting Pattern
- Map 6 Conceptual Front Elevations
- Appendix A – Letter from the TRCA, dated June 25, 2019

Report Approval Details

Document Title:	SRPRS.19.144 - Request for Comments - D02-19004.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.19.144 - MAP 1 - AERIAL PHOTO.pdf- SRPRS.19.144 - MAP 2 - NEIGHBOURHOOD CONTEXT.pdf- SRPRS.19.144 - MAP 3 - EXISTING ZONING.pdf- SRPRS.19.144 - MAP 4 - OFFICIAL PLAN DESIGNATION.pdf- SRPRS.19.144 - MAP 5 - PROPOSED LOTTING PATTERN.pdf- SRPRS.19.144 - MAP 6 - CONCEPTUAL FRONT ELEVATIONS.pdf- SRPRS.19.144 - APPENDIX A - Letter from the TRCA dated June 25, 2019.pdf
Final Approval Date:	Sep 4, 2019

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

Gus Galanis - Sep 4, 2019 - 2:34 PM

Kelvin Kwan - Sep 4, 2019 - 3:21 PM

Neil Garbe - Sep 4, 2019 - 3:26 PM