



Staff Report for Committee of the Whole Meeting

Date of Meeting: October 2, 2019

Report Number: SRPRS.19.122

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.122 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – King East Developments 19 Inc. and King East Developments 21 Inc. – City Files D02-18025 and D03-18012**

Owners:

King East Developments 19 Inc. and King East Developments 21 Inc.
181 Eglinton Avenue East, Suite 204
Toronto, Ontario
M4P 1J4

Agent:

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

Location:

Legal Description: Lot 42 and Part of Lots 40 and 41, Plan 202
Municipal Addresses: 19 and 21 Poplar Drive

Purpose:

A request for approval concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by King East Developments 19 Inc. and King East Developments 21 Inc. for lands known as Lot 42 and Part of Lots 40 and 41,**

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Plan 202 (Municipal Addresses: 19 and 21 Poplar Drive), City Files D02-18025 and D03-18012, be approved, subject to the following:

- (i) that the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, and Single Detached Six (R6) Zone under By-law 313-96, as amended, to Single Detached Four (R4) Zone and Single Detached Six (R6) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.19.122;**
- (ii) that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment;**
- (iii) that the future development block contained in draft approved Plan of Subdivision 19T-15010 and identified in Schedule A of Appendix “B” to Staff Report SRPRS.19.122 be rezoned from Semi-detached One (RD1) Zone to Single Detached Four (R4) Zone under By-law 313-96, as amended, to facilitate the construction of a single detached dwelling;**
- (iv) that pursuant to Section 34(7) of the *Planning Act*, Council deem that no further notice be required with respect to recommendation (a)(iii) above;**
- (v) that the Plan of Subdivision as depicted on Map 5 to Staff Report SRPRS.19.122 be draft approved, subject to the conditions as set out in Appendix “C” hereto;**
- (vi) 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.19.122 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 the authority to assign 31.49 persons equivalent of additional servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Regulatory Services subject to the criteria in the City’s Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11.**

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Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

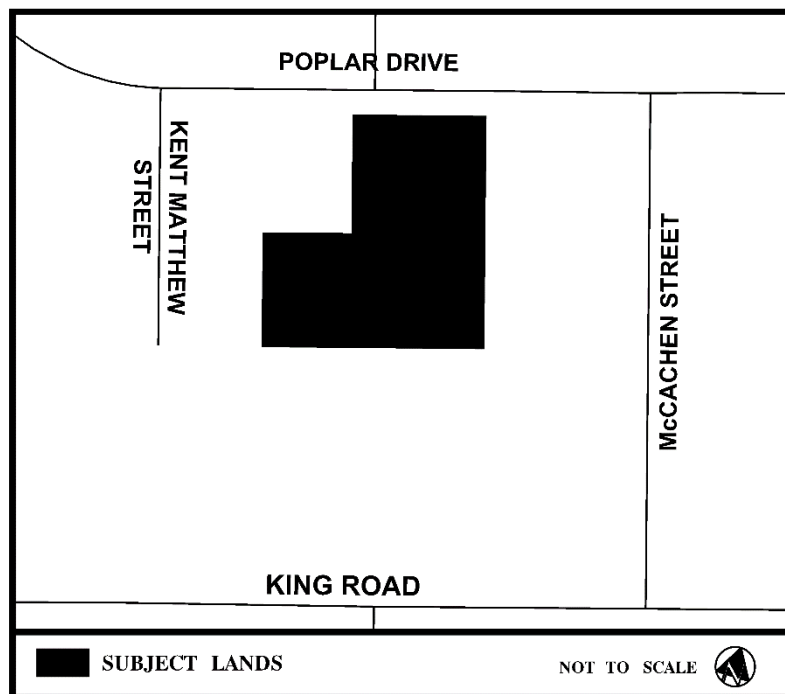
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were considered at a statutory Council Public Meeting held on April 3, 2019, wherein Council received Staff Report SRPRS.19.060 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). There were no members of the public who responded to the Chair’s invitation to address Council on this matter.

All comments from internal departments and external agencies have now been satisfactorily addressed. 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 on the south side of Poplar Drive, west of McCachen Street, north of King Road, and have a total lot area of 0.701 hectares (1.73 acres) (refer to Maps 1 and 2). The lands currently support two single family dwellings that are to be demolished. The adjacent lands to the east and west contain existing single detached dwellings and the lands to the southwest are the subject of a draft approved Plan of Subdivision comprised of 8 semi-detached dwellings and 14 townhouse dwellings (City File D03-15011). The lands to the southeast are currently subject to active Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-17006 and D03-17002) to facilitate the construction of 6 semi-detached dwellings and 4 townhouse dwellings (refer to Map 7).

Development Proposal

The applicant is seeking Council’s approval to permit the construction of ten single detached dwellings, a block for future development, and the extension of a new north-south public road on the subject lands (refer to Maps 5 to 7). The following is a summary of the pertinent statistics of the applicant’s development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.701 hectares (1.73 acres)
- **Total Number of Units:** 10
- **Density:** 14.27 units per hectare (5.78 units per acre)
- **Lot Frontages:** 12.19 metres (39.99 feet) to 18.30 metres (60.04 feet)
- **Building Height:** 2 storeys

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Planning Analysis:

City of Richmond Hill Official Plan (2010)

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), and are also located within a Priority Infill Area, as identified under **Policy 4.9.1.1(k)** of the Plan. In accordance to **Policy 4.9.1.1.3** of the Plan, the subject proposal is to be evaluated based on the guidelines of the Council-approved Puccini Drive Neighbourhood Infill Study (discussed in greater detail below).

Staff has reviewed the applicant’s development proposal and is of the opinion that it conforms with the policies of the **Neighbourhood** designation of the Plan. The proposed single-detached dwellings are a permitted form of low-rise residential dwelling and the proposed building height of two storeys conforms with the maximum permitted height of the **Neighbourhood** designation. Further, the proposed lotting pattern and development standards are in keeping and compatible with the character of the surrounding neighbourhood, in accordance with **Policy 4.9.2.4** of the Plan.

In addition, **Policy 4.9.2** of the Plan sets out that applications for development may be required to submit concept plans, in accordance with **Section 5.2** of the Plan, which demonstrate how the development meets the land use and design policies of the Plan. In this regard, the applicant has provided an Infill Demonstration Plan illustrating how the proposed development is to be integrated with adjacent lands and proposed development (refer to Map 7). It is noted that the proposal is consistent with the proposed and existing patterns of development in the area. Further, the applicant has demonstrated that the proposed development would not inhibit other properties in the area from developing in the future.

The subject lands are also situated with the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the *Oak Ridges Moraine Conservation Plan (ORMCP)*. In accordance with **Section 3.2.1.1 (18)** of the Plan, all uses, including the creation of new lots that are otherwise permitted under the Plan, shall be permitted within the **Settlement Area**.

Given all of the above, staff is of the opinion that the applicant’s development proposal conforms to the Official Plan and the ORMCP.

Puccini Drive Neighbourhood Infill Study

The subject lands are located within the boundaries of the **Puccini Drive Neighbourhood Infill Study** (the “Study”) which was originally approved by Council on June 15, 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.

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The Study contains a Demonstration Plan depicting development opportunities for the Puccini Drive Neighbourhood, with medium-density residential development along King Road and low-density residential development on new streets within rear lot areas (refer to Map 8). In order to accommodate redevelopment, the Study prescribes that new roads shall have an 18.0 to 20.0 metre (60.0 to 66.0 feet) right-of-way (ROW) width, with single detached building lots on new streets having minimum lot frontages of 12.0 metres (40.0 feet) and minimum lot depths of 25.0 metres (82.02 feet). For lands fronting on to Poplar Drive, the Study recommends minimum lot frontages of 15.0 metres (50.0 feet) and 1.5 metre (5.0 feet) side yard setbacks. In this regard, the applicant's development proposal meets the minimum recommended lot frontages and right-of-way road allowances for development contained within the Study.

Given all of the above, staff is satisfied that the proposed single detached dwelling lots are in keeping with the Study, are appropriate for this specific property and location, and that the applicant's development proposal constitutes good and orderly planning.

Zoning By-law Amendment Application

The subject lands are presently zoned **Residential Urban (RU) Zone** under By-law 1275, as amended, and **Single Detached Six (R6) Zone** under By-law 313-96, as amended (refer to Map 3). Permitted uses include one single detached dwelling under both by-laws. The applicant is seeking to remove the subject lands from the provisions of By-law 1275, as amended, and to rezone same to **Single Detached Four (R4) Zone** and **Single Detached Six (R6) Zone** under By-law 313-96, as amended, to facilitate the proposed development (refer to Maps 5 to 7).

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

Single Detached - Lots 9-10 (Refer to Map 5):

Development Standard	R6 Zone Standard	Proposed Development
Minimum Lot Frontage (Interior)	15.0 m (49.2 ft)	Complies
Minimum Lot Frontage (Corner)	17.0 m (55.8 ft)	Complies
Minimum Lot Area (Interior)	500.0 sq. m (5,381.9 sq. ft)	Complies
Minimum Lot Area (Corner)	565.0 sq. m (6,081.6 sq. ft)	Complies
Maximum Lot Coverage	40%	Complies
Minimum Front Yard Setback	4.5 m (14.8 ft)	Complies
Minimum Side Yard Setback	1.5 m (4.9 ft)	Complies
Minimum Flankage (Exterior Side Yard) Setback	3.0 m (9.8 ft)	Complies
Minimum Rear Yard Setback	7.5 m (24.6 ft)	Complies
Maximum Height	11.0 m (36.1 ft)	Complies

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Single Detached - Lots 1-8, Block 11 (Refer to Map 5):

Development Standard	R4 Zone Standard	Proposed Development
Minimum Lot Frontage (Interior)	12 m (39.4 ft)	Complies
Minimum Lot Frontage (Corner)	14 m (45.9 ft)	Complies
Minimum Lot Area (Interior)	400 sq. m (4,305.6 sq. ft)	370 sq. m (3,982.65 sq. ft)
Minimum Lot Area (Corner)	465 sq. m (5,005.22 sq. ft)	Complies
Maximum Lot Coverage	40%	47.5%
Minimum Front Yard Setback	4.5 m (14.8 ft)	Complies
Minimum Side Yard Setback	1.5 m (4.9 ft)	Complies
Minimum Flankage (Exterior Side Yard) Setback	3 m (9.84 ft)	Complies
Minimum Rear Yard Setback	7.5 m (24.6 ft)	Complies
Maximum Height	11 m (36.09 ft)	Complies

Planning staff has undertaken a comprehensive review and analysis of the site specific exceptions as outlined above that are required to facilitate the applicant's revised development proposal, and considers them appropriate for the following reasons:

- the proposed **R4 Zone** and **R6 Zone** categories are consistent with many of the new infill developments and approved Zoning By-law Amendment applications in the area;
- the proposed zoning standards meet the minimum recommended lot frontage for development contained within the Study;
- the requested site specific provisions to reduce the minimum interior lot area from 400 square metres (4,305.6 square feet) to 370 square metres (3,982.65 square feet) and to increase the maximum lot coverage from 40% to 47.5% for Lots 1-8 and Block 11, are minor in nature and will have no negative impact on the streetscape or character of the neighbourhood. Aside from these aforementioned site specific standards, all other proposed standards comply with the requirements of the **R4 Zone** and **R6 Zone** categories;
- staff recommends that a future development block on draft approved Plan of Subdivision 19T-15010 (as depicted in Schedule A of Appendix B) be rezoned from Semi-detached One (RD1) Zone to Single Detached Four (R4) Zone under By-law 313-96, as amended, in order to provide adequate frontage to Block 11 on the subject draft Plan of Subdivision (see Map 5), and to facilitate a future single detached dwelling on a lot that meets the standards of the proposed **R4 Zone**; and,
- the proposed recommendation to Council to deem that no further notice be required to rezone the aforementioned lands on draft approved Plan of Subdivision 19T-15010 is appropriate as it relates to a small piece of land that has been considered no longer necessary at the detailed design stage of draft approved Plan of

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Subdivision 19T-15010. The proposed comprehensive development as presented at the Council Public Meeting held on April 3, 2019 will not change.

Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that proposes ten lots to accommodate single detached dwellings as well as a public road extension and blocks for road widening, reserve and future development purposes (refer to Map 5). Subject to the conditions of draft approval contained in Appendix “C” 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 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” to 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 applications, including the allocation of servicing. The submission demonstrates achievement of a “good” score of 21 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 two existing single detached dwellings, resulting in a servicing allocation credit of 7.12 persons equivalent. The proposed unit count comprised of ten single detached dwelling is equivalent to 35.1 persons for the purposes of municipal servicing allocation. Further, allocation will also be required for the future development block that will facilitate an additional single detached dwelling lot. Thus, municipal servicing allocation for 38.61 persons will be required.

At the time of writing this report, the revised plans and Metrics Tool remain under review with respect to the feasibility and appropriateness of the proposed sustainability measures. In this regard, staff will continue to work with the applicant in meeting the City’s minimum score requirement applicable to the subject development in order to enable the consideration of servicing allocation assignment in the future.

In consideration of the above and in order to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council

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delegate its authority to assign allocation to the Commissioner of Planning and Regulatory Services.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing, or other applications.

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 construction of a residential development 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.

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#14-19 held on April 3, 2019
- 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 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Draft Plan of Subdivision
- Map 6 Conceptual Single Detached Elevation
- Map 7 Applicant's Demonstration Plan
- Map 8 Puccini Drive Neighbourhood Infill Study Demonstration Area

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Report Approval Details

Document Title:	SRPRS.19.122 - 91 and 21 Poplar Drive - D02-18025 and 18012.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.19.122 - Appendix A - Extract from Council Public Meeting.pdf- SRPRS.19.122 - Appendix B - By-law 92-19.pdf- SRPRS.19.122 - Appendix C - Schedule of Conditions.pdf- SRPRS.19.122 - Appendix D - By-law 125-19.pdf- SRPRS.19.122 - Map_1_Aerial_Photograph.pdf- SRPRS.19.122 - Map_2_Neighbourhood_Context.pdf- SRPRS.19.122 - Map_3_Existing_Zoning.pdf- SRPRS.19.122 - MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.19.122 - MAP_5_DRAFT_PLAN OF SUBDIVISION.pdf- SRPRS.19.122 - MAP_6_CONCEPTUAL SINGLE DETACHED ELEVATION.pdf- SRPRS.19.122 - MAP_7_APPLICANT'S DEMONSTRATION_PLAN.pdf- SRPRS.19.122 - MAP_8_PUCCINI_DRIVE_NEIGHBOURHOOD_INFILL_STUDY DEMONSTRATION_AREA.pdf
Final Approval Date:	Sep 18, 2019

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

Gus Galanis - Sep 18, 2019 - 2:14 PM

Kelvin Kwan - Sep 18, 2019 - 3:03 PM

Neil Garbe - Sep 18, 2019 - 3:19 PM