



Staff Report for Council Public Meeting

Date of Meeting: November 6, 2019

Report Number: SRPRS.19.177

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.177 – Request for Comments –
Zoning By-law Amendment Application –
2625603 Ontario Inc. – City File D02-19009
(Related file D06-19034)**

Owner:

2625603 Ontario Inc.
2A Roosevelt Drive
Richmond Hill, Ontario
L4C 6V3

Agent:

JKO Planning Services Inc.
27 Fieldflower Crescent
Richmond Hill, Ontario
L4E 5E9

Location:

Legal Description: Part of Lot 1, Registered Plan 3403
Municipal Address: 2A Roosevelt Drive

Purpose:

A request for comments concerning proposed Zoning By-law Amendment to permit a temporary office use within the existing two (2) storey single detached dwelling on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.19.177 with respect to the Zoning By-law Amendment application submitted by 2625603 Ontario Inc., for lands known as Part of Lot 1, Registered Plan (Municipal Address 2A Roosevelt Drive), City File D02-19009, be received for information purposes only and that all comments be referred back to staff.**

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Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

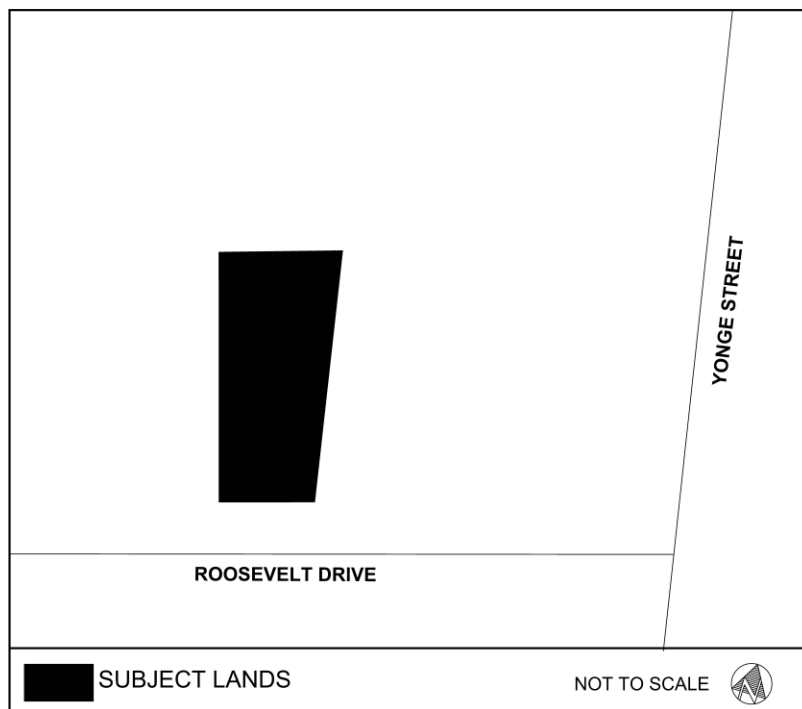
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 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 June 21, 2019. 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 applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Roosevelt Drive, west of Yonge Street, and have a total lot area of 0.098 hectares (0.24 acres) (refer to Maps 1 and 2). The lands currently support a single detached dwelling that is to remain and abuts commercial uses to the north and east, residential uses to the west, and Roosevelt Drive to the south.

Development Proposal

The applicant is seeking Council's approval to permit a temporary office use within the existing two storey single detached dwelling on the subject lands (refer to Map 5). The proposal does not contemplate any exterior changes to the existing building. However, a paved parking area providing 10 parking spaces has already been constructed. 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:** 0.098 hectares (0.24 acres)
- **Existing Gross Floor Area:** 23.09 square metres (2,401 square feet)
- **Proposed Office Area:** 182.87 square metres (1,968 square feet)
- **Existing Lot Coverage:** 17%
- **Existing Building Height:** 6.09 metres (19.98 feet)
- **Parking Spaces:** 10 spaces

Supporting Documentation/Reports

- Site Plan and Site Statistics;
- Building Elevations;
- Floor Plans;
- Site Servicing and Grading Plan;
- Planning Justification Report;
- Draft Zoning By-law;
- Functional Servicing Report;
- Construction Management Plan;
- Erosion and Sedimentation Control Plan;
- Landscape Plan;

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- On-site Circulation Plan;
- Transportation Study;
- Phase One Environmental Site Assessment;
- Stormwater Management Report;
- Exterior Lighting Plan;
- Tree Inventory and Preservation Plan; and,
- Arborist Report.

Zoning By-law Amendment Application

The subject lands are zoned **Third Density Residential (R3) Zone** under By-law 2523, as amended. Permitted uses include a single detached dwelling and does not include office uses as proposed by the subject application (refer to Map 3). Accordingly, the applicant is seeking to amend the by-law to permit an office use as a temporary use on its land holdings (refer to Maps 3 and 5). If approved, the amending by-law will include a provision that the temporary use will be permitted for a period not exceeding three (3) years from the date of enactment of the by-law. A Site Plan Application (City File D02-19009) has been submitted in conjunction with the subject Zoning By-law Amendment Application.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Richmond Hill Centre** in accordance with Schedule A2 – Land Use of the City’s Official Plan (the “Plan”) (refer to Map 4). **Richmond Hill Centre** is intended to develop as a compact, mixed-use urban centre supported by a high quality public realm, walkable streets and transit-oriented development. A wide range of uses are permitted within the **Richmond Hill Centre** designation including major office, office, commercial and retail, in addition to high density residential, medium density residential, community uses, parks and open spaces, and live-work units uses subject to specific policy criteria as outlined in Chapter 3 and 4 of the Plan.

In accordance with Section 4.2.1.2. of the Plan, all development applications shall conform to the guidelines found in the Council endorsed Richmond Hill Regional Centre Design and Land Use Study Final Recommendations Report, February 2010 (the “Report”) as a Secondary Plan for **Richmond Hill Centre** is not yet in place. As per Section 5.3 and Schedule 4 of the Report, the subject lands are within a development block that requires a minimum base height of three storeys and minimum density of 2.0 FSI. The subject application proposes a new use within an existing two-storey building and an FSI of 0.23. Thus, the proposed development does not meet the height and density recommendations of the Report.

Section 5.10 of the Plan sets out policies concerning the enactment of a Temporary Use By-law. These include Section 5.10.2.a. which requires the proposal to be in **“conformity with the general intent of the policies of this Plan and maintains the**

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long term viability of the lands for the uses permitted in this Plan” and Section 5.10.2.b. which states that the proposal must be “***compatible with adjacent land uses***”. Further, Section 5.10.2.c. states that the proposed use must be suitable for the site.

Staff has undertaken a preliminary review of the policies of the Plan which are relevant to the consideration of the applicant’s development proposal. In this regard, it appears that the office land use as proposed by the subject application is consistent with the uses contemplated within the **Richmond Hill Centre** (refer to Map 4), conforms with the general intent of the Plan, and is compatible with adjacent land uses. However, the proposed development does not meet the minimum height and density recommendations found in the Report. It should be noted that 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.

Department and External Agency Comments:

The subject Zoning By-law Amendment application and associated 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.

Park and Natural Heritage Planning Section

The City’s Park and Natural Heritage Planning Section has reviewed the subject application and has no objections to the proposed Zoning By-law Amendment application. However, they have provided technical comments with regards to the location of the proposed infiltration gallery and swale and the location of proposed trees on the subject property and on the City’s boulevard. All these comments will need to be addressed through the related Site Plan Application.

Development Planning Division

Planning staff has completed 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 that are relevant to the consideration of the proposed development, staff provides the following preliminary comments:

- the proposed office use is permitted by the **Richmond Hill Centre** designation of the Plan;
- the proposed development does not meet the minimum height and density recommendations of the Report. As such, the subject Zoning By-law Amendment application to enact a Temporary use By-law as an interim use of the lands is appropriate;

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- the proposed office use conforms with the general intent of the Plan and is compatible with adjacent lands, as per the Plan's Section 5.10 Temporary Use By-law policies;
- the applicant must satisfactorily address any issues identified by City departments and external agencies that have been requested to review the subject development proposal; and,
- staff will continue to work with the applicant with respect to the suitability of the proposed site layout.

Other City Department and External Agency Comments

Comments have also been received from Enbridge Gas Distribution, Alectra Utilities, the Regional Municipality of York, the Toronto and Region Conservation Authority, the City's Policy Planning Section, the City's Fire and Emergency Services Division, and the City's Urban Design Section. These City departments and external agencies have no objections to the application and/or have provided technical comments to be considered by the applicant during the more detailed implementation stage of the approval process.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the City's Development Engineering Division, the City's Financial Services Division, 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 applications are 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 a Zoning By-law Amendment to permit a temporary office use within the existing two storey single detached dwelling on the subject lands. 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 these planning applications. 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.

- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Site Plan

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Report Approval Details

Document Title:	SRPRS.19.177 - 2A Roosevelt Drive - D02-19009 (2625603 ONTARIO INC.).docx
Attachments:	- SRPRS.19.177 - Map_1_Aerial_PhotoGraph.pdf - SRPRS.19.177 - MAP_2_NEIGHBOURHOOD_CONTEXT_S219009A.pdf - SRPRS.19.177 - MAP_3_EXISTING_ZONING_S219009A.pdf - SRPRS.19.177 - MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf - SRPRS.19.177 - MAP_5_SITE_PLAN.pdf
Final Approval Date:	Oct 21, 2019

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

Gus Galanis - Oct 21, 2019 - 11:48 AM

Kelvin Kwan - Oct 21, 2019 - 11:53 AM

Neil Garbe - Oct 21, 2019 - 2:19 PM