



Staff Report for Council Meeting

Date of Meeting: December 18, 2019

Report Number: SRPRS.19.200

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.200 – Request for Approval – Site Plan Applications – Thomas Frattaroli – City Files D06-18032 and D06-18039

Owner:

Thomas Frattaroli
53 Centre Street East
Richmond Hill, Ontario L4C 1A3

Agent:

David Frattaroli
3120 Rutherford Road, Suite 264
Vaughan, Ontario L4K 0B2

Location:

Legal Description: Part of Lot 47, Concession 1, E.Y.S. and Part of Lot 1, Plan 409
Municipal Address: 53 Centre Street East

Purpose:

A request for Site Plan approval to permit the construction of two single detached dwellings on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.200 with respect to the Site Plan applications submitted by Thomas Frattaroli for the lands known as Part of Lot 47, Concession 1, E.Y.S. and Part of Lot 1, Plan 409 (Municipal Address: 53 Centre Street East), City Files D06-18032 and D06-18039, be received and that all comments 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

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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 Site Plan applications were deemed complete by the City on July 30, 2018 and the applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. The applicant's initial development proposal contemplated the relocation of the existing building on the lands (known as the Ira D. Ramer House and listed in the City's Inventory of Heritage Resources) to the easterly portion of the subject lands and the creation of an additional building lot to accommodate a new single detached dwelling on the westerly portion of the subject lands (refer to Map 4).

The applicant subsequently submitted a Demolition Permit Application on April 1, 2019 to demolish the existing dwelling. On May 7, 2019, Heritage Richmond Hill received Staff Report SRPRS.19.091, which recommended designation of the Ira D. Ramer House under Section 29, Part IV of the *Ontario Heritage Act*. At the Committee of the Whole meeting held on May 21, 2019, Council passed the following resolution:

“that Council consent to the demolition application for the property located at 53 Centre Street East, and that the Site Plan application be brought back to Committee of the Whole for consideration” (refer to Appendix A).

Council endorsed this resolution at the following Council Meeting of May 28, 2019.

In August, 2019, the applicant submitted a revised proposal for the easterly portion of the lands that was originally proposed to accommodate the relocated dwelling (City File D06-18032). The revised development proposal for the easterly portion of the lands now contemplates the construction of a new, two-storey single detached dwelling. On the basis of Council's direction outlined above, the purpose of this report is to seek Council's approval of the applicant's Site Plan applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Centre Street East, east of Church Street North and have a lot area of approximately 1,031.6 square metres (11,104.05 square feet). The lands abut low density residential uses to the east and west, Amos Wright Park to the north and Centre Street East to the north (refer to Map 1). The surrounding neighbourhood is characterized by a variation in architectural styles, building ages, lot sizes and setbacks. A number of properties in the vicinity of the subject lands are identified within the City's Inventory of Cultural Heritage Resources and designated under the *Ontario Heritage Act*.

Revised Development Proposal

The applicant is seeking Council's approval of its Site Plan applications to facilitate the construction of 2 two-storey single detached dwellings on the subject lands (refer to

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Maps 5 and 6). The following is a summary table outlining the pertinent statistics of the applicant's development proposal on the basis of the plans and drawings submitted to the City:

D06-18032 (Proposed East Lot):

- Proposed Lot Frontage: 12.79 metres (42 feet)
- Proposed Lot Area: 471.6 square metres (5,076.3 square feet)
- Proposed Gross Floor Area: 207.9 square metres (2,237.8 square feet)
- Proposed Building Height: 8.1 metres (26.6 feet) or 2 storeys

D06-18039 (Proposed West Lot):

- Proposed Lot Frontage: 14.05 metres (46.1 feet)
- Proposed Lot Area: 450.5 square metres (4,849.1 square feet)
- Proposed Gross Floor Area: 286.3 square metres (3,081.71 square feet)
- Proposed Building Height: 10.44 metres (34.3 feet) or 2 storeys

The creation of the proposed additional building lot is subject to approval of a Consent application through the Committee of Adjustment. In addition, it should be noted that the relief from the applicable provisions of the Zoning By-law are also required to facilitate the proposed lot creation and placement of the dwellings on the proposed lots. At the time of writing this report, the applicant had filed associated Consent and Minor Variance applications with the Committee of Adjustment (City Files A029/16, A030/16 and B003/16). These applications are scheduled to be heard at the December 12, 2019 Committee of Adjustment Hearing.

Planning Analysis:

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 2). The predominant use of land within the **Neighbourhood** designation shall be for low-density residential uses, including single detached dwellings proposed by the applicant. In accordance with Section 4.9.2 of the Plan, development shall be compatible with the existing character of adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, and general pattern of yard setbacks. In addition, the relevant urban design guidelines that which have been approved by Council shall be utilized in the review and evaluation of development applications. In this regard, the subject Site Plan applications are subject to the Village Core Neighbourhood Design guidelines.

Village Core Neighbourhood Design Guidelines

The objective of the Village Core Design Guidelines (the "Guidelines") is to promote new construction that recognizes and enhances the unique character of the Village

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Core neighbourhood. The Guidelines include a number of design-related recommendations for single lot infill development with respect to architecture, building/lot relationship, and landscaping. Accordingly and more specifically, the Guidelines provide direction with respect to colour and material, the placement and design of doors, windows and garages, porches, yards, massing, lot size and frontage, among other matters.

Staff has reviewed the applicant's revised development proposal and is of the opinion that it conforms with the policies of the Plan and is generally in keeping with the intent of the Guidelines.

Zoning

The subject lands are zoned **Residential Second Density (R2) Zone** under Zoning By-law 66-71, as amended (refer to Map 3), which permits single detached dwellings as proposed by the subject applications. As noted previously, relief from the applicable provisions of Zoning By-law 66-71, as amended, will be needed in order to facilitate the applicant's revised proposal, including reduced minimum lot frontage, reduced minimum lot area, reduced minimum front and side yards, and increased maximum lot coverage.

Site Plan Applications

The applicant has filed Site Plan applications to permit the construction of two new single detached dwellings on both the proposed retained and severed parcels. The proposed two-storey dwellings include attached garages and porches that are oriented toward the street (refer to Maps 5 to 8).

At the time of writing this report, the Site Plan applications remain under review by City staff. A more detailed overview of the status of the subject applications is provided in the later section of this report.

Council Comments:

As noted in the earlier sections of this report, Council consented to the Demolition Permit Application for the property located at 53 Centre Street East and directed that the Site Plan application be brought back to Committee of the Whole for consideration (refer to Appendix A). In this regard, Council advised that the proposed architectural design for the new dwellings should be in line with the context of the existing community.

Staff has worked closely with the applicant through the City's Site Plan approval process to achieve appropriate architectural designs for the proposed dwellings that align with the overall objectives of the Guidelines and are compatible with the character of the surrounding lands. In this regard, at this time of writing this report, the City's Urban Design and Heritage Section has signed-off on the subject Site Plan applications.

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City Department Comments:

City staff is satisfied that the architectural design and building materials proposed for the new dwellings meet the objectives of the Guidelines and complement the character of the neighbourhood. In particular, the use of traditional architectural details, including an oval window, wide front porch and massing reflect the historic buildings along Centre Street East.

At the time of writing of this report, technical comments with respect to landscaping, grading, servicing and drainage as well as various administrative and drafting matters remain to be addressed prior to finalization of the Site Plan drawings. Additionally, it should be noted that the City is protecting for an 18.0 metre road allowance along this section of Centre Street East and therefore, a road widening of approximately 3.97 metres (13.0 feet) will be required along the frontage of the subject property. All of the outstanding technical matters that have been identified by circulated City departments must be addressed to the satisfaction of staff prior to final Site Plan approval.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendations of this report would generally align with **Goal Four – Wise Management of Resources** in Richmond Hill in using land responsibly.

Conclusion:

The applicant is seeking Council's approval of its Site Plan applications to permit the construction of two single detached dwellings on its land holdings. The applicant has satisfactorily addressed the principle matters identified in the comments from circulated City departments. Staff therefore recommends Council approve the subject Site Plan applications.

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.

- Appendix A, Extract from Council Meeting C#24-19 held May 28, 2019
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Original Site Plan
- Map 5, Proposed Site Plan (City File D06-18032)
- Map 6, Proposed Site Plan (City File D06-18039)

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- Map 7, Proposed Elevation Plans (City File D06-18032)
- Map 8, Proposed Elevation Plans (City File D06-18039)

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Report Approval Details

Document Title:	SRPRS.19.200 - Request for Approval - Site Plan Applications .docx
Attachments:	<ul style="list-style-type: none">- SRPRS.19.200 - Appendix A.pdf- SRPRS.19.200 - Map 1.pdf- SRPRS.19.200 - Map 2.pdf- SRPRS.19.200 - Map 3.pdf- SRPRS.19.200 - Map 4.pdf- SRPRS.19.200 - Map 5.pdf- SRPRS.19.200 - Map 6.pdf- SRPRS.19.200 - Map 7.pdf- SRPRS.19.200 - Map 8.pdf
Final Approval Date:	Dec 9, 2019

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

No Signature - Task assigned to Gus Galanis was completed by assistant Svitlana Bibik

Gus Galanis - Dec 9, 2019 - 4:03 PM

Kelvin Kwan - Dec 9, 2019 - 4:05 PM

Neil Garbe - Dec 9, 2019 - 4:21 PM