



Staff Report for Council Public Meeting

Date of Meeting: January 22, 2020

Report Number: SRPRS.20.006

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.006 – Request for Comments –
Zoning By-law Amendment Application –
Feridoon and Shirin Ravadgar – City File D02-
19018**

Owner:

Feridoon and Shirin Ravadgar
SHL Homes
183 Holmes Avenue
Toronto, Ontario
M2N 4M7

Agent:

Sol-Arch
301 Keewatin Avenue
Toronto, Ontario
M4P 2A4

Location:

Legal Description: Part of Lot 14, Plan 2404
Municipal Address: 292 Elgin Mills Road West

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a medium density residential development comprised of four semi-detached and five townhouse dwelling units on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.20.006 with respect to the Zoning By-law Amendment application submitted by Feridoon and Shirin Ravadgar for the lands known as Part of Lot 14, Plan 2404 (Municipal Address: 292 Elgin**

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Mills Road West), City File D02-19018, be received for information purposes only and that all comments be referred back to staff.

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:

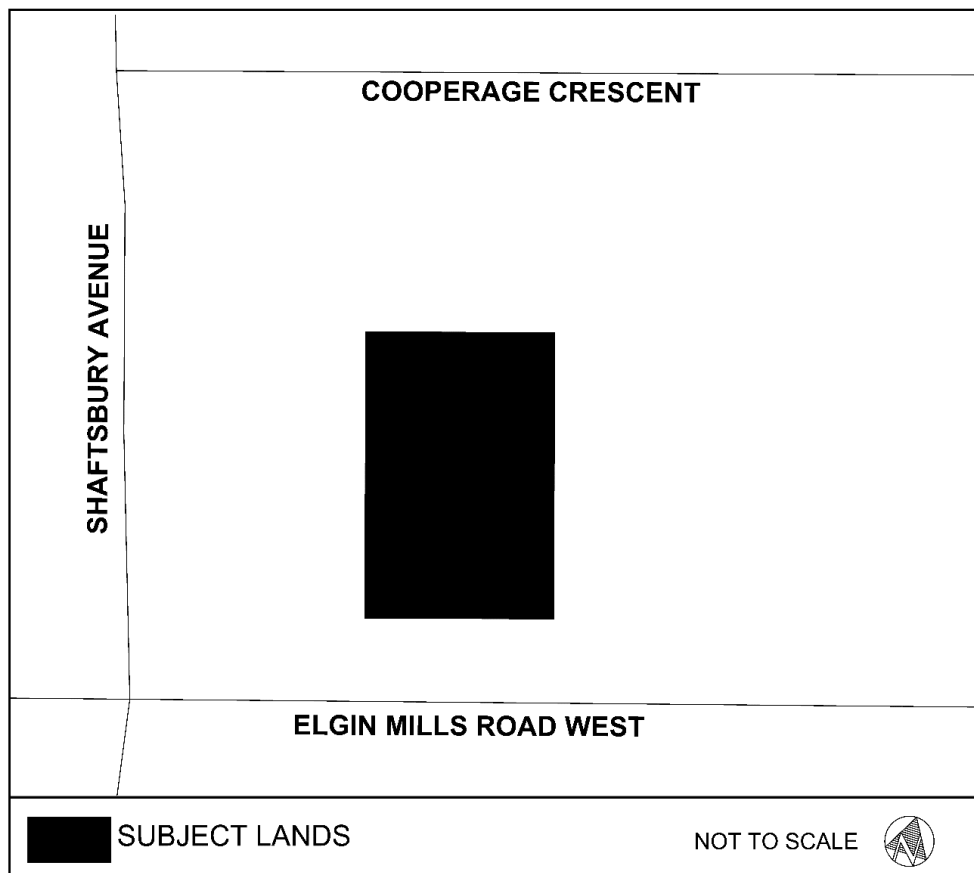
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 by the City on November 4, 2019 and deemed complete on November 13, 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 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 are located on the north side of Elgin Mills Road West, east of Shaftsbury Avenue (refer to Maps 1 and 2). The lands have a lot frontage of 37.44 metres (122.83 feet) along Elgin Mills Road West and a total lot area of approximately 0.21 hectares (0.52 acres). The lands presently support one single detached dwelling and abut single detached dwellings to the west, north and east.

Development Proposal

The applicant is seeking Council's approval to permit the construction of a medium density residential development comprised of four (4) semi-detached dwelling units and five (5) townhouse dwelling units accessed by a private condominium lane that connects to Elgin Mills Road West (refer to Map 5, 6 and 7). The proposed development is comprised of 3 residential blocks and a private lane. The proposed semi-detached dwelling units are to have frontage along Elgin Mills Road West and are to be accessed by the proposed private lane at the rear. The proposed semi-detached dwellings are designed with a private 2 car garage to be accessed at the rear and amenity space is to be provided at the rear in the form of a balcony (refer to Map 6). The proposed townhouses are located in the rear of the development with frontage along the proposed private lane. The proposed townhouse dwelling units are to each have a private 1 car garage and an additional parking space on the driveway. Amenity space for the townhouse dwellings is to be provided through a 6.5 metre rear yard (refer to Map 5). All proposed dwelling units are to be 3 storeys in height and a minimum of 6.0 metres (19.69 feet) in width. Additionally, three visitor parking spaces are to be provided along the private lane. 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:** 0.21 hectares (0.52 acres)
- **Total Number of Units:** 9
- **Number of Storeys:** 3 storeys
- **Parking (Residential):** 18 spaces (13 private garage spaces and 5 outdoor spaces)
- **Parking (Visitor):** 3 spaces
- **Proposed Density:** 42.85 units per hectare (17.31 units per acre)

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It should be noted that at the time of preparation of this report, a related Site Plan application had not been submitted to the City.

Supporting Documentation/Reports

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

- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Site Plan;
- Elevation Plans;
- Grading Plan;
- Servicing Plan;
- Traffic Impact Study;
- Erosion and Sediment Control Plan;
- Functional Servicing Report and Stormwater Management Report;
- Arborist Report; and,
- Phase One Environmental Site Assessment.

Zoning By-law Amendment Application

The subject lands are zoned **Residential Single Family Eight (R8) Zone** under Zoning By-law 190-87, as amended, and permitted uses include a single detached dwelling, a private home daycare and a home occupation (refer to Map 3).

The applicant is seeking Council's approval to permit a proposed medium density development on its land holdings. If approved, the requested amendment would rezone the lands to **Residential Multiple Family One (RM1) Zone**, under Zoning By-law 190-87, as amended, with site specific development standards. The **RM1 Zone** permits a number of dwelling types including single detached, duplex, semi-detached, street townhouse and block townhouse dwellings. Staff note that as per By-law 190-87, semi-detached dwellings erected in the **RM1 Zone** shall comply with the requirements and standards of the **Residential Single Family Three (R3) Zone**.

Staff notes that the proposed development is intended to be under common element condominium tenure. In this regard, additional provisions to the amending by-law may have to be added to address the proposed tenure as it will affect the future draft Plan of Condominium and Part Lot Control Exemption By-law applications.

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The following is a summary table outlining the relevant statistics of the applicant's development proposal relative to the typical **RM1 Zone** requirements for townhouse dwellings and semi-detached dwellings, with the applicant's proposed site-specific provisions highlighted in bold:

Development Standard	R3 Zone (Semi-Detached Dwelling)	Proposed Development (Semi-Detached Dwellings)	RM1 Zone (Block Townhouse Dwelling)	Proposed Development (Townhouses)
Minimum Lot Frontage (Interior Lot)	10.5 metres (34.45 feet)	7.59 metres (24.9 feet)	6.0 metres (19.68 feet)	6.35 metres (20.83 feet)
Minimum Lot Frontage (Corner Lot)	12.5 metres (41.01 feet)	6.62 metres (21.72 feet)	9.0 metres (29.53 feet)	-
Minimum Lot Area (Interior Lot)	351.0 square metres (3,778.13 square feet)	150.9 square metres (1,624.27 square feet)	200.0 square metres (2,152.78 square feet)	145.16 square metres (1,562.49 square feet)
Minimum Lot Area (Corner Lot)	418.0 square metres (4,499.31 square feet)	121.8 square metres (1,311.04 square feet)	301.0 square metres (3,239.94 square feet)	-
Maximum Lot Coverage	40%	67%	50%	50%
Minimum Front Yard	15.0 metres (to an arterial road) (49.21 feet)	2.68 metres (8.79 feet)	4.5 metres (14.76 feet)	4.42 metres (14.5 feet)
Minimum Side Yard	1.5 metres (4.92 feet)	1.5 metres (4.92 feet)	1.5 metres (4.92 feet)	1.5 metres (4.92 feet)
Minimum Flankage Yard	3.0 metres (9.84 feet)	0.53 metre (1.74 feet)	3.0 metres (9.84 feet)	-
Minimum Rear Yard	7.5 metres (24.60 feet)	1.5 metres (4.92 feet)	7.5 metres (24.60 feet)	6.5 metres (21.33 feet)
Maximum Height	11.0 metres (36.09 feet)	11.0 metres (36.09 feet)	11.0 metres (36.09 feet)	11.0 metres (36.09 feet)
Parking Requirements	2 parking spaces per unit	2 parking spaces per unit	1.5 spaces per unit with 20% visitor	2 spaces per unit and 3 visitor parking spaces

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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 ("Plan") (refer to Map 4). Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses and medium density residential, neighbourhood commercial uses, community uses, parks, open space, and automotive service commercial uses subject to specific policy criteria as defined in Chapter 4 of the Plan. Development within the **Neighbourhood** designation shall have a maximum building height of 4 storeys on an arterial street and a maximum of 3 storeys in all other areas. In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, and lots, landscaped areas and treatments, and the general pattern of yard setbacks. In accordance with **Section 4.9.1.2** of the Plan, medium density residential development is permitted within the **Neighbourhood** designation for lands fronting onto an arterial road at a maximum site density of 50 units per hectare (20 units per acre).

The subject lands are also situated within 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 which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area**.

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 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.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has advised that if approved, the applicant's development proposal would result in the loss of 22 native and non-native trees. Parks staff have advised that the City will seek to restore the tree canopy within the development by securing tree planting and/or compensation for the loss of the trees. Staff have also advised that the proposed development does not provide adequate landscaping or sufficient space for trees to mature. Furthermore, Parks staff recommends that Council accept cash-in-lieu of parkland dedication at the Building Permit stage. Comments have also been provided with respect to the technical matters

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which will be addressed through further development applications (refer to Appendix “A”).

Regional Municipality of York

The Regional Municipality of York has advised that it has no objection to the applicants proposed Zoning By-law Amendment application. However, comments have been provided through the Pre-Submission process, which may affect the proposed development and content of the proposed Zoning By-law. It is advised that technical comments concerning the required road widening along Elgin Mills Road West and the proposed access for the development and road layout will be provided through the formal submission of a Site Plan application.

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 in the City's Official Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the subject lands have frontage on an arterial street (Elgin Mills Road West), and therefore, meet the locational criteria for the consideration of medium density residential development within the **Neighbourhood** designation as described in the Plan;
- the proposed development contemplates a site density of 42.85 units per hectare which meets the maximum density of 50 units per hectare in accordance with the **Neighbourhood** designation of the Plan;
- the proposed development contemplates a building height of 3 storeys which meets the maximum height permitted of 4 storeys for development fronting on an arterial street within the **Neighbourhood** designation in accordance with the Plan;
- the proposed development is subject to Site Plan Control and will be assessed for compatibility with the existing character of the surrounding area in accordance with **Policy 4.9.2** of the Plan and on the basis of the City-wide Urban Design Guidelines;
- the potential for an interconnected private roadway system with the adjoining lands will be explored. If it is determined that shared private roads are required, as a condition of condominium approval, the City may require the proponent to grant access easement(s) to abutting landowner(s), to facilitate the interconnected private roadway design;
- a concept plan demonstrating how this development proposal may impact and incorporate future development on the abutting lands to the east shall be required;
- in accordance with Council's municipal addressing policies, the proposed private road will have to be named in order to provide for an appropriate addressing of the townhouse units;

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- the subject lands have been deemed not to be within a Plan of Subdivision. In this regard, a draft Plan of Subdivision application is required to facilitate approval of the future draft Plan of Condominium and Part Lot Control Exemption applications;
- future Site Plan, draft Plan of Subdivision, draft Plan of Condominium, Part Lot Control Exemption and Private Street Naming applications will be required to facilitate the proposed development. The applicant is encouraged to submit an application for Site Plan Approval prior to the finalization of the Zoning By-law Amendment;
- technical comments from the City's Development Engineering Division concerning the proposed on-site circulation, as well as the design and access off of Elgin Mills Road West are critical in determining the acceptability of the proposed site design;
- the applicant shall satisfactorily address any issues identified by City departments and external agencies that have been requested to review the subject development proposal;
- the form and content of the proposed Zoning By-law will be affected by the final design, additional details and development standards that come from the review of the proposed development application; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law.

A comprehensive review of the subject application will be conducted following the 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 Council meeting.

Other City Department and External Agency Comments

Comments have been received from the City's Building Services Division, Fire and Emergency Services Division, Community Services Department and Financial Services Division, in addition to Enbridge Gas Inc., Canada Post and Alectra Utilities. These City departments and external agencies have no objections to the application and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the approval process. These comments have not been appended to this report.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the City's Building Services Division – Zoning Section, Urban Design and Heritage Section and Development Engineering Division, in addition to the Toronto and Region Conservation Authority (TRCA), the York Region District School Board, the York Catholic District School Board, le Conseil Scolaire de District Catholique MonAvenir, Rogers, and Bell Canada.

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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 its Zoning By-law Amendment application to permit a medium density residential development 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 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.

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.

- Appendix A – Memo from the Park and Natural Heritage Planning Section, dated December 6, 2019
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Development Plan
- Map 6 Conceptual Elevations – Semi-Detached Dwellings
- Map 7 Conceptual Elevations – Townhouse Dwellings

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Report Approval Details

Document Title:	SRPRS.20.006 - Request for Comments - Zoning By-law Amendment Application - D02-19018.docx
Attachments :	<ul style="list-style-type: none">- APPENDIX A - MEMO FROM THE PARK AND NATURAL HERITAGE PLANNING SECTION.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- MAP_3_EXISTING_ZONING.pdf- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_5_PROPOSED_DEVELOPMENT_PLAN.pdf- MAP_6_CONCEPTUAL_ELEVATIONS_SEMI-DETACHED_DWELLINGS.pdf- MAP_7_CONCEPTUAL_ELEVATIONS_TOWNHOUSE_DWELLINGS.pdf
Final Approval Date:	Jan 7, 2020

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

Gus Galanis - Jan 7, 2020 - 1:11 PM

Kelvin Kwan - Jan 7, 2020 - 1:18 PM

Neil Garbe - Jan 7, 2020 - 1:38 PM