



Staff Report for Council Public Meeting

Date of Meeting: January 22, 2020

Report Number: SRPRS.20.007

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.007 – Request for Comments –
Zoning By-law Amendment Application –
2575563 Ontario Inc. – City File D02-19017**

Owner:

2575563 Ontario Inc.
7300 Warden Avenue, Suite 405
Markham, Ontario
L3R 9Z6

Agent:

Goldberg Group
2098 Avenue Road
Toronto, Ontario
M5M 4A8

Location:

Legal Description: Lots 59 and 86, and Part of Lots 57, 58, 87 and 88, Plan 1883
Municipal Addresses: 152, 160, 166, 172 and 178 Major Mackenzie Drive East and 123 Ruggles Avenue

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a medium density residential development comprised of 35 back-to-back townhouse dwelling units on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.20.007 with respect to the Zoning By-law Amendment application submitted by 2575563 Ontario Inc. for the lands known as Lots 59 and 86, and Part of Lots 57, 58, 87 and 88, Plan 1883 (Municipal Addresses: 152, 160, 166, 172 and 178 Major Mackenzie Drive East and 123 Ruggles Avenue), City File D02-19017, be received for information purposes only and that all comments be referred back to staff.**

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Contact Person:

Simone Fiore, Planner II – Subdivisions, phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

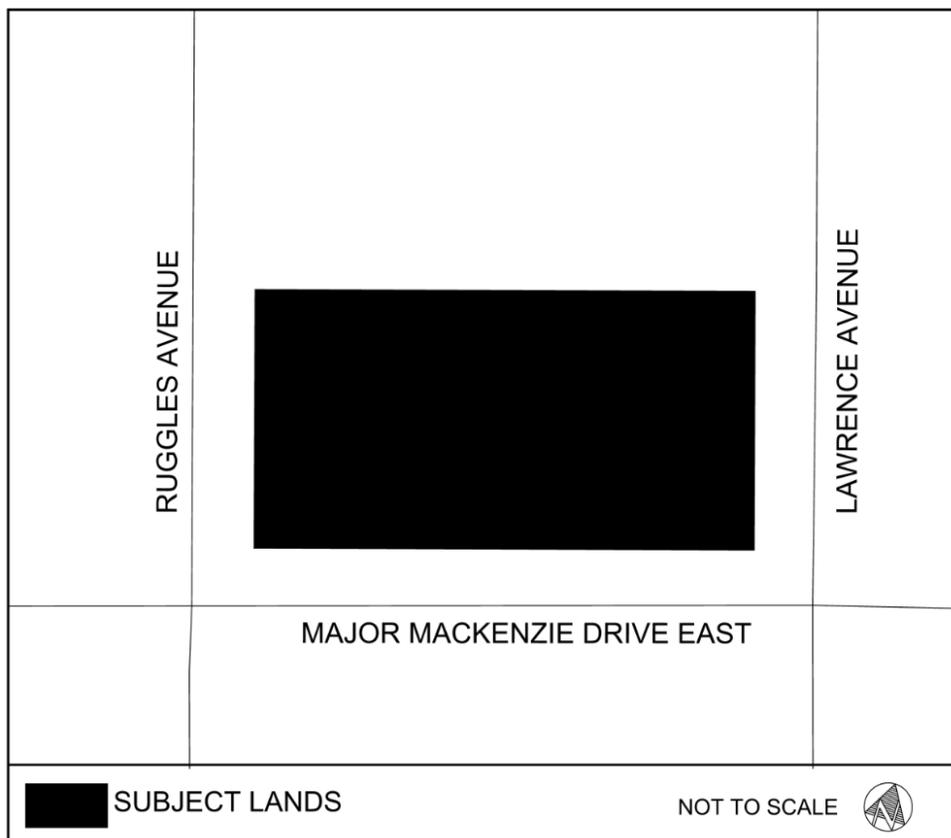
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 October 25, 2019 and deemed complete on October 30, 2019. The application and supporting materials were 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 Major Mackenzie Drive East between Ruggles Avenue and Lawrence Avenue (refer to Map 1). The lands have a total combined lot area of 0.351 hectares (0.867 acres) and a combined lot frontage of 82.31 metres (270.05 feet). The lands are comprised of 6 existing residential lots, each of which presently supports a single detached dwelling. The lands abut low density residential uses to the north, Major Mackenzie Drive East to the south, Ruggles Avenue to the west, and Lawrence Avenue to the east.

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a medium density residential development comprised of 35 back-to-back townhouse dwelling units on its land holdings. The proposed development includes at-grade parking beneath the building. Access to the development is proposed via a private driveway that enters the lands from Ruggles Avenue and is to provide access to the at-grade parking below the building. The proposed driveway is to include parallel parking spaces for both residents and visitors (refer to Maps 4 to 6).

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

- **Total Gross Lot Area:** 0.351 hectares (0.867 acres)*
- **Total Lot Frontage:** 82.31 metres (270.05 feet)
- **Number of Buildings:** 1
- **Number of Units:** 35
- **Number of Storeys:** 4
- **Maximum Building Height:** 12 metres (39.37 feet)
- **Parking (Resident):** 35 spaces (1 space per unit)
- **Parking (Visitor):** 5 spaces (0.14 spaces per unit)
- **Lot Coverage:** 55.3%
- **Floor Space Index (FSI):** 1.5*

*prior to road widening(s)

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Supporting Documentation/Reports

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

- Draft Zoning By-law;
- Planning Justification Report;
- Urban Design Brief;
- Site Plan;
- Elevation Plans;
- Cross Section Plan;
- Floor Plans;
- Tree Inventory and Preservation Plan;
- Arborist Report;
- Landscape Plans;
- Noise Report;
- Transportation Study;
- Geotechnical Report;
- Functional Servicing Report;
- Stormwater Management Report;
- Hydrogeological Report; and,
- Phase 1 Environmental Site Assessment.

Zoning By-law Amendment Application

The subject lands are currently zoned **Residential Multiple Third Density (RM3) Zone** under By-law 66-71, as amended, which permits an apartment dwelling as well as various recreational, institutional and public uses (refer to Map 3). In this regard, the applicant is seeking Council's approval to amend the current **RM3 Zone** under By-law 66-71, as amended, to:

- add Multiple Attached Dwelling as a permitted use;
- add or amend various definitions including *daylighting triangle*, *gross floor area*, *floor area ratio*, *established grade*, *height of building*, *lot coverage*, and *mechanical penthouse*;
- amend the applicable parking space provisions; and,
- establish site specific development standards to permit the proposed development on the subject land.

The following table outlines the applicable development standards for the applicant's proposed development:

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| Development Standard | Proposed Standard, RM3 Zone under By-law 66-71, as amended |
|----------------------------------|---|
| Maximum Gross Floor Area | 5,275 square metres (56,779.63 square feet) |
| Maximum Floor Area Ratio | 150% |
| Maximum Lot Coverage | 55% |
| Minimum Front Yard | 2.0 metres (6.56 feet) |
| Minimum Exterior Side Yard | 3.0 metres (9.84 feet) |
| Minimum Interior Side Yard | 3.0 metres (9.84 feet) |
| Minimum Rear Yard | 10.65 metres (34.94 feet) |
| Maximum Building Height | 12 metres (39.37 feet) / 4 storeys |
| Maximum Number of Dwelling Units | 35 |
| Minimum Drive Aisle Width | 6.0 metres (19.69 feet) |

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Local Mixed Use Corridor** 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 **Local Mixed Use Corridor** designation is for mixed-use, transit-oriented development and permitted uses include medium density residential, office, small-scale commercial and small-scale retail uses, community uses, parks/urban open spaces and live-work units subject to specific policy criteria. Development shall have a maximum site density of 1.5 Floor Space Index (FSI) and a maximum building height of 4 storeys.

In accordance with Section 4.7.2 of the Plan, the submission of a Concept Plan may be required in accordance with Section 5.2 of the Plan to demonstrate how the proposed development meets the land use and design policies of the Plan and how the proposed development fits with the existing context of the site and surrounding area. Where possible, built form may be designed to create breaks in the street wall to provide pedestrian-oriented parks, urban open spaces, other pedestrian amenities or access routes.

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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/external agencies.

Department and External Agency Comments:

The subject Zoning By-law Amendment application and the associated background studies and reports submitted in support of the proposal 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 of this report.

Building Services Division

The City's Building Services Division has provided comments with respect to the proposed development being designed in accordance with the Ontario Building Code, and has provided technical comments related to the applicant's Hydrogeological Assessment (refer to Appendix A1).

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided comments with respect to the lack of internal landscaping, cash-in-lieu of parkland dedication and tree replacement planting (refer to Appendix A2).

Development Planning Division

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

- the proposed medium density residential built form is permitted within the **Local Mixed Use Corridor** designation of the Plan;
- on the basis of the plans submitted to the City, the proposed development conforms with the maximum building height of 4 storeys. The subject application will continue to be reviewed with respect to the proposed design, including the proposed roof top terraces and architectural features, as it relates to massing, privacy and compatibility with abutting land uses;
- the appropriateness of the requested proposed/revised definitions of gross floor area and floor area ratio are being reviewed by staff;
- staff recommends that the applicant consider rezoning the lands to **Residential Multiple Second Density (RM2) Zone** under By-law 66-71, as amended. The **RM2 Zone** permits medium density uses including row houses and multiple attached dwellings and provides the development standards for these uses. Given that the existing **RM3 Zone** only permits apartments, staff is of the opinion that the **RM2 Zone** is a more appropriate zone category;

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- the proposed development is subject to Site Plan Control and will be assessed on the basis of the City-wide Urban Design Guidelines;
- future Site Plan and draft Plan of Condominium applications will be required to facilitate the proposed development. The applicant is encouraged to submit an application for Site Plan Approval prior to finalization of the Zoning By-law;
- staff will continue to work with the applicant to address all technical comments received with respect to the applications;
- the applicant must satisfactorily address issues and requirements identified by the City departments and external agencies that have been requested to review the applicant's development proposal; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment.

Other City Department and External Agency Comments

Comments have also been received from the City's Corporate Asset Management Planning and Environment Services Division, Fire and Emergency Services Division and Building Services Division – Zoning Section, the Regional Municipality of York, the York Region District School Board, the York Catholic District School Board, Rogers Communication and Enbridge Gas Distribution. 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.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from Bell Canada, Alectra Utilities, Canada Post, the Toronto and Region Conservation Authority, and the City's Urban Design and Heritage Section and Development Engineering Division.

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 facilitate the construction of 35 back-to-back townhouse dwelling units 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 this planning application. This report has been structured for information

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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.

- Map 1 Aerial Photograph
- Map 2 Official Plan Designation
- Map 3 Existing Zoning
- Map 4 Proposed Site Plan
- Map 5 Proposed Elevation Plans
- Map 6 Proposed Elevation Plans
- Appendix A1, Memo from the City's Building Services Division, dated November 22, 2019
- Appendix A2, Memo from the City's Park and Natural Heritage Planning Section, dated December 9, 2019

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Report Approval Details

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|----------------------|--|
| Document Title: | SRPRS.20.007 - Request for Comments - 152 to 178 Major Mackenzie Drive East and 123 Ruggles Avenue.docx |
| Attachments: | <ul style="list-style-type: none">- SRPRS.20.007, Appendix A1.pdf- SRPRS.20.007, Appendix A2.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_3_EXISTING_ZONING.pdf- MAP_4_PROPOSED_SITE_PLAN.pdf- MAP_5_PROPOSED_ELEVATION_PLANS.pdf- MAP_6_PROPOSED_ELEVATION_PLANS.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 - 12:34 PM

Kelvin Kwan - Jan 7, 2020 - 12:41 PM

Neil Garbe - Jan 7, 2020 - 1:53 PM