



Staff Report for Council Public Meeting

Date of Meeting: February 19, 2020

Report Number: SRPRS.20.020

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.020 – Request for Comments –
Zoning By-law Amendment and Draft Plan of
Subdivision Applications - 2702485 Ontario Inc.
– City Files D02-19022 and D03-19006**

Owner:

2702485 Ontario Inc.
5400 Yonge Street, Suite 403
Toronto, Ontario
M2N 5R5

Agent:

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

Location:

Legal Description: Part of Lot 47, Concession 1, E.Y.S.
Municipal Address: 178 Centre Street East

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 22 semi-detached and 2 single detached dwelling units on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.20.020 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 2702485 Ontario Inc. for the lands known as Part of Lot 47, Concession 1, E.Y.S. (Municipal Address: 178 Centre Street East), City Files D02-19022**

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and D03-19006, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Doris Cheng, Senior Planner – Site Plans, phone number 905-771-5563 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

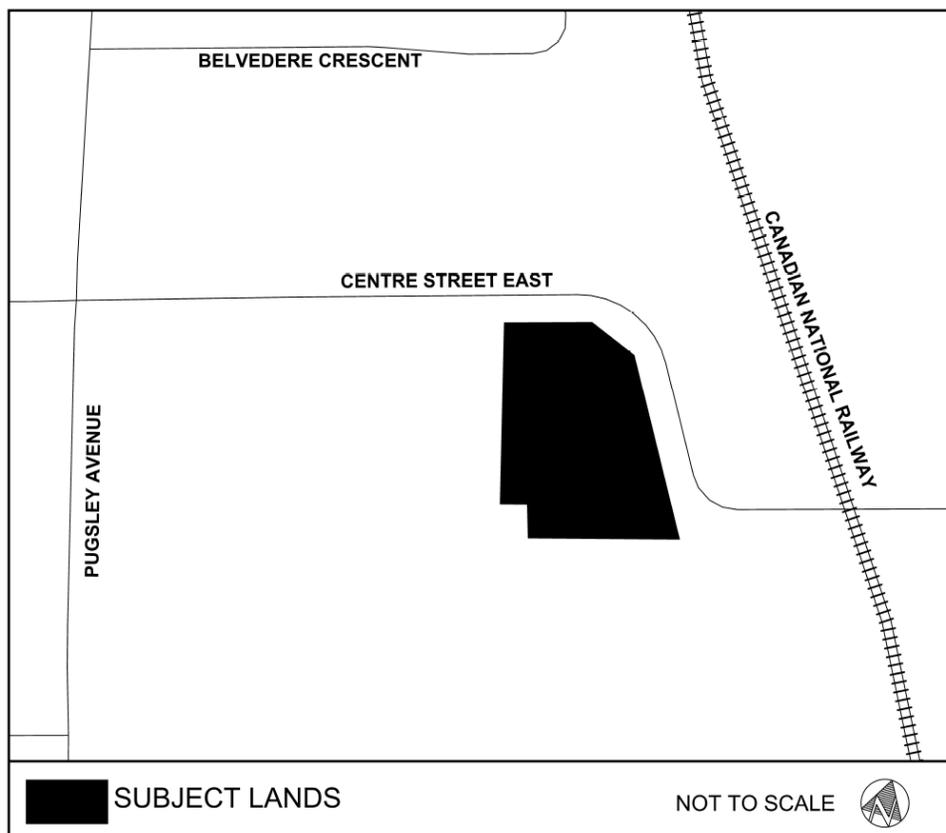
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 and draft Plan of Subdivision applications were received by the City on December 9, 2019 and deemed complete on December 16, 2019. The applications 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 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 south side of Centre Street East, east of Pugsley Avenue, and have a total area of approximately 0.62 hectares (1.53 acres) (refer to Maps 1 and 2). The lands presently support a single storey automotive service building and associated outdoor storage of vehicles. The existing building is proposed to be demolished to facilitate the proposed development.

The site abuts an unopened road allowance (Station Street) and the Canadian National Rail Line to the east. Centre Green Cooperative Housing residential townhouses and a door manufacturing warehouse are located west of the site, and industrial commercial buildings and an existing low density residential subdivision are located north of the subject lands. Vacant industrial/commercial lands are located to the northeast and southeast of the site. The lands to the south include a municipal park (Unity Park) and natural heritage lands containing a woodlot, German Mills Creek, and associated floodplain.

Beyond the CN Rail Line is the Newkirk Business Park area, containing businesses such as the Lafarge aggregate concrete and cement processing plant and a number of industrial/commercial offices, including Branch 375 of the Royal Canadian Legion. German Mills Creek runs parallel along the east side of the CN Rail Line, travels southward under the tracks and Centre Street, and emerges as an open channel into the woodlot to the south of the subject lands. Beyond Unity Park is a low density residential subdivision, the Richmond Hill Ecumenical Homes Corporation rental apartments and the Richmond Hill GO Train Station.

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a residential development comprised of 22 semi-detached and 2 single detached dwelling units, to be accessed from a private road on the subject lands. The property has frontage and access on Centre Street East, and a vehicular access is proposed from an internal condominium road (refer to Maps 5, 6 and 7).

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

Total Area:	0.62 hectares (1.53 acres)
Number of Residential Units:	24 residential units comprised of 2 single detached and 22 semi-detached units
Building Height:	3 storeys
Total Gross Floor Area (GFA):	4,630 square metres (49,840 square feet)
Total Lot Coverage:	23.5%
Residential Parking Spaces:	48 spaces (2 spaces per unit)
Visitor Parking Spaces:	6 spaces (0.25 spaces per unit)

At the time of preparation of this report, related Site Plan and draft Plan of Condominium applications have not been submitted in support of the subject Zoning By-law Amendment and draft Plan of Subdivision applications. These applications will be required in the future to facilitate the proposed development.

Supporting Documentation/Reports

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

- Planning and Justification Statement;
- Draft Plan of Subdivision;
- Draft Zoning By-law Amendment;
- Plan of Survey;
- Topographic Plan;
- Site Plan;
- Perspective Views;
- Floor Plans;
- Elevations;
- Street View Elevations;
- Landscape Plan;
- Urban Design Brief;
- Arborist Report;
- Sustainability Metrics;
- Exterior Lighting Plan;
- Transit Demand Management, Access and Parking Assessment;
- Functional Servicing Report;
- Hydrogeological Assessment;
- Geotechnical Assessment;
- Site Grading Plan;
- Geotechnical Investigation;
- Phase 1 & Phase 2 Environmental Site Assessment;
- Noise and Vibration Impact Study; and,

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- Pre-Development and Post- Development Sanitary Drainage Plan.

Zoning By-law Amendment Application

The subject lands are currently zoned **Industrial Class 1 (I-C1) Zone** under By-law 66-71, as amended (refer to Map 4). The **I-C1 Zone** permits manufacturing and industrial operations, warehousing and storage uses, banks, restaurants and one (1) apartment unit for a caretaker in an establishment permitted in **Section 8.2.1.1** of the By-law.

The applicant is seeking Council's approval to rezone the subject lands from **Industrial Class 1 (I-C1) Zone** to **Residential Multiple First Density – Special (RM1-S)** under By-law 66-71, as amended, with site specific provisions to reduce the requirements of the development standards, including lot area, lot frontage, and rear and side yard setbacks to facilitate the proposed development. The following is a summary table outlining the relevant statistics of the applicant's development proposal with site specific provisions highlighted in bold:

Development Standards	Proposed RM1-S Zone By-law 66-71, as amended	Proposed Semi-Detached Units	Proposed Single Detached Units
Minimum Lot Area	275 square metres (2,960 square feet)	110 square metres (1,184 square feet)	200.0 square metres (2,154 square feet) for Interior Lot 210.0 square metres (2,260.0 square feet) for Corner Lot
Minimum Lot Frontage	9.0 metres (29.5 feet)	6.2 metres (20.34 feet)	8 metres (26.24 feet) for Interior Lot 10.0 metres (32.80 feet) for Corner Lot
Minimum Front Yard Setback	6.0 metres (19.68 feet)	6.0 metres (19.68 feet)	6.0 metres (19.68 feet) for Interior Lot
Minimum Side Yard Setback (Exterior)	4.0 metres (13.12 feet)	N/A	3.0 metres (9.84 feet)
Minimum Side Yard Setback (Interior)	1.0 metres (3.28 feet)	0.6 metres (1.96 feet)	0.6 metres (1.96 feet)
Minimum Flankage Yard Setback	N/A	N/A	3.0 metres (9.84 feet)
Maximum Building Height	10.67metres (35.0 feet)	10.5 metres (34.45 feet)	10.5 metres (34.45 feet)
Minimum Rear Yard Setback	7.62 metres (25.0 feet)	5.0 metres (16.4 feet)	5.0 metres (16.40 feet)
Maximum Lot Coverage	35%	51%	35 %
Parking Spaces	1 space per dwelling	2 spaces per unit	2 spaces per unit
Visitor Parking	N/A	0.25 spaces per unit	0.25 spaces per unit

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Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application which will be required to be revised to establish a development block, an open space block and a park block to accommodate the proposed development (refer to Map 5). Once revised, the draft Plan of Subdivision will facilitate the applicant's use of the Part Lot Control Exemption process to permit the future division of the lands into "parcels of tied land". The applicant will be required to submit future Site Plan and draft Plan of Condominium Applications to facilitate the proposal.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 – Land Use of the City's Official Plan ("Plan") (refer to Map 3). Permitted uses in the **Neighbourhood** designation includes low and medium density residential uses, neighbourhood commercial and community uses, park and open spaces, and automotive service commercial uses subject to specific policy criteria as defined in the Plan. Development within this designation has 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 street patterns, blocks and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

A portion of the site is designated **Natural Core** which is associated with the floodplain of German Mills Creek and the natural heritage features to the south. Permitted uses in the **Natural Core** include wildlife and forest management, conservation projects for flood and erosion control, essential infrastructure, low intensity recreational uses and unserviced parks. The limit of the **Natural Core** area will be subject to the completion of a Natural Heritage Evaluation to the satisfaction of the City and the Conservation Authority.

While the proposed development is permitted within the **Neighbourhood** designation, a more detailed review and evaluation of the submitted application will be completed following the receipt of comments from Council, the public, City departments and external agencies.

Department and External Agency Comments:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications and the 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 of this report.

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Development Planning Division

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

- the subject lands are designated **Neighbourhood** and **Natural Core** by the Plan;
- the proposed low density residential use which includes single detached and semi-detached dwellings is permitted in the **Neighbourhood** designation in accordance with **Section 4.9.1 – Land Use** policies of the Plan;
- the proposal contemplates a building height of 3 storeys. In this regard, the proposed 3 storey units meet the maximum height criteria as outlined in **Section 4.9.1.4** of the Plan;
- the subject proposal contemplates an overall density of 45 units per hectare, which is consistent with the permitted lot density within the proposed **RM1-S Zone** in By-law 66-71, as amended;
- the proposal includes an internal private road from Centre Street East. Further review of the proposed private road will be required to ensure that its design is consistent with City Development standards;
- a portion of the site is designated **Natural Core** which permits wildlife and forest management, conservation projects for flood and erosion control, essential infrastructure, low intensity recreational uses and unserviced parks. The limit of the **Natural Core** is subject to **Sections 4.10.5.1.6** and **5.24** of the Plan to the satisfaction of the City and the Conservation Authority;
- the site abuts German Mills Creek and its associated floodplain. The TRCA has provided preliminary comments, noting the site is within their regulatory jurisdiction. Further comments are required from the TRCA to determine the extent of the floodplain and the extent of the natural heritage system, of which an appropriate environmental setback in accordance with the Plan will be required;
- a Natural Heritage Evaluation and a Floodplain Assessment were not provided in support of the proposal. As a portion of the subject lands are within the Regional Floodplain, the proposal must demonstrate conformity with **Sections 3.2.2.3.5, 3.2.2.3.6** and **3.2.2.3.7** of the Plan;
- the proposed development will be assessed on the basis of the City-wide Urban Design Guidelines;
- the proposed site design may require revisions to address the limit of the development block with respect to relevant land use and environmental policies of the Plan. Staff continue to review the proposal as it relates to the appropriateness of the proposed density, site coverage, setbacks, parkland dedication, and the conveyance of any applicable environmental buffers to the City;
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal. In this regard, it should be noted that a number of

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comments from the City departments and external agencies remain outstanding at the time of writing this report;

- the site is required to be included in the City's Site Plan Control Area to facilitate the proposed Common Element Condominium;
- formal Site Plan, draft Plan of Condominium, Part Lot Control Exemption, and Private Street Naming applications will be required to facilitate the proposed development; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment, and the appropriateness of the site-specific provisions proposed by the applicant.

A comprehensive review of the subject Zoning By-law Amendment and draft Plan of Subdivision applications 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.

City Department and External Agency Comments

Comments have been received from Alectra Utilities, Canada Post, Enbridge Gas Inc., Hydro One, Bell Canada, Rogers Cable, the York Catholic District School Board and the York Region District School Board, in addition to the City's Financial Services Division and Community Services Department. These departments and external agencies have no objection to the applications subject to their technical comments or conditions being addressed by the applicant through a future Site Plan application.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the Toronto and Region Conservation Authority, the Regional Municipality of York, the Canadian National Railway, in addition to the City's Park and Natural Heritage Planning Section, Development Engineering Division, Urban Design and Heritage Section, Zoning and Building Sections, and Fire and Emergency Services 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 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.

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Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 22 semi-detached and 2 single detached 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 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.

- Map 1: Aerial Photograph
- Map 2: Neighbourhood Context
- Map 3: Official Plan Designation
- Map 4: Existing Zoning
- Map 5: Proposed Draft Plan of Subdivision
- Map 6: Conceptual Site Plan
- Map 7: Conceptual Elevations

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Report Approval Details

Document Title:	SRPRS.20.020 Request for Comments– 2702485 Ontario Inc.–178 Centre Street East–City Files D02-19022 and D03-19006.docx
Attachments:	<ul style="list-style-type: none">- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- MAP_3_OFFICIAL_PLAN_SECONDARY_PLAN_DESIGNATION.pdf- MAP_4_EXISTING_ZONING_S219022_319006.pdf- MAP_5_PROPOSED_DRAFT_PLAN_OF_SUBDIVISION.pdf- MAP_6_CONCEPTUAL_SITE_PLAN.pdf- MAP_7_PROPOSED_ELEVATIONS.pdf
Final Approval Date:	Feb 3, 2020

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

Gus Galanis - Feb 3, 2020 - 10:01 AM

Kelvin Kwan - Feb 3, 2020 - 10:05 AM

Neil Garbe - Feb 3, 2020 - 10:41 AM