



Staff Report for Council Public Meeting

Date of Meeting: February 19, 2020

Report Number: SRPRS.20.019

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.019 - Request for Comments –
Zoning By-law Amendment and Draft Plan of
Subdivision Applications – 101 Bloomington
Development Inc. – City Files D02-19020 and
D03-19005**

Owner:

101 Bloomington Development Inc.
279 Sheppard Avenue West
Toronto, Ontario
M2N 1N4

Agent:

Brutto Consulting
999 Edgeley Boulevard
Vaughan Ontario
L4K 5Z4

Location:

Legal Description: Part of Lot 70, Concession 1, W.Y.S.
Municipal Address: 101 Bloomington Road West

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development comprised of 18 townhouse dwelling units on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.20.019 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by 101 Bloomington Development Inc. for the lands known as Part of Lot 70, Concession 1, W.Y.S. (Municipal Address: 101 Bloomington Road West),**

Page 2

City Files D02-19020 and D03-19005, 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:

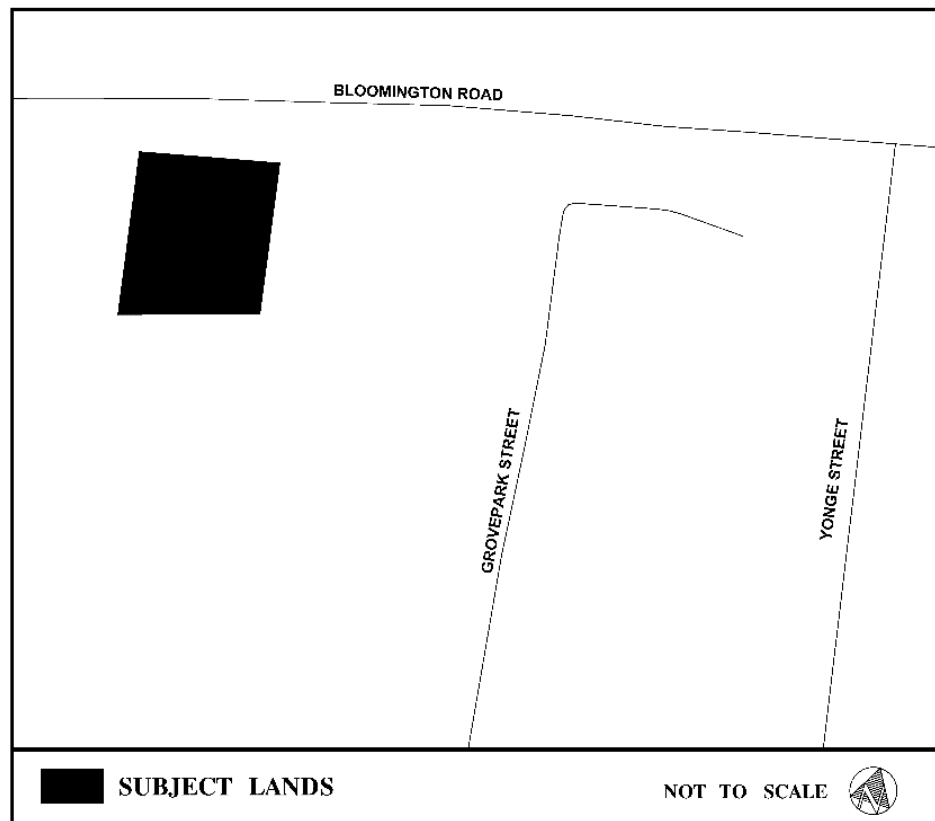
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



Page 3

Background Information:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were received by the City on November 14, 2019 and deemed complete on November 22, 2019. The applications and supporting materials were 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 Bloomington Road West, west of Yonge Street, with an area of approximately 0.41 hectares (1.02 acres) (refer to Map 1 and 2). The lands have frontage onto Bloomington Road West and presently support a single detached dwelling, accessory structures and an outdoor pool, which are proposed to be demolished in order to facilitate the applicant's development proposal.

The lands immediately to the west and south include the natural heritage lands owned by the City of Richmond Hill, known as Briar Nine Park and Reserve which contains woodlands and wetland features. To the east is a vacant remnant block from a registered Plan of Subdivision (19T-81038) which also contain a portion of a woodland, and beyond this parcel is a low density residential neighbourhood with access from Yonge Street. The lands to the north in the Town of Aurora consist of the York Catholic District School Board head office, Cardinal Carter Catholic High School, a water tower, and land owned by the Province. These Provincially owned lands contain a number of natural heritage features, offices for the Ministry of Natural Resources and Forestry and the Ministry of Environment, Conservation and Parks offices, Service Ontario offices, the Land Registry Office, and a separate building for the Ontario Provincial Police offices.

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 medium density residential development comprised of 18 townhouse dwelling units on the subject lands. The property has frontage and access on Bloomington Road West, of which, a private vehicular access is proposed from an internal private condominium road (refer to Maps 6 and 7).

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:

Page 4

Total Area:	0.41 hectares (1.02 acres)
Number of Residential Units:	18 townhouse units
Building Height:	3 storeys
Total Gross Floor Area (GFA):	296.07 square metres (3,186.88 square feet)
Residential Parking Spaces:	2 spaces per unit
Visitor Parking Spaces:	5 spaces
Proposed Site Density:	45 units per hectare (18 units per acre)

The applicant's proposal will be subject to future Site Plan and draft Plan of Condominium applications. At the time of preparation of this report, a related Site Plan application has 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;
- Sections;
- Landscape Plan and Details;
- Urban Design Brief;
- Landform Conservation Assessment;
- Natural Heritage Evaluation;
- Tree Inventory and Preservation Plan;
- Environmental Noise Feasibility Study;
- Sustainability Metrics;
- Transit Demand Management, Access and Parking Study;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Investigation;
- Water Budget Analysis;
- Erosion and Sediment Control Plan;
- Lot Grading Plan;
- Phase One Environmental Site Assessment; and,
- Record of Site Condition.

Page 5

Zoning By-law Amendment Application

The subject lands are currently subject to the provisions of former Township of King By-law 986, as amended, which contains general land use provisions in the absence of specific zoning categories (refer to Map 4). The applicant is seeking Council's approval to rezone the subject lands to **Multiple Residential One (RM-1) Zone** under By-law 313-96 as amended, with site specific provisions including an increase in lot coverage, reduction in the front and rear yard setbacks, a reduction in the required buffer to the adjacent natural heritage feature, and other site specific provisions to facilitate a common element condominium townhouse development as described below. The following is a summary table outlining the relevant statistics of the applicant's development proposal:

Development Standards	RM1 Zone, (Block Townhouses) By-law 313-96, as amended	Proposed Development
Minimum Lot Frontage	30.0 metres (98.43 feet)	60.0 metres (196.85 feet)
Minimum Lot Area	N/A	0.41 hectares (1.01 acres)
Maximum Lot Coverage	50%	65.0%
Minimum Front Yard Setback (North)	4.5 metres (14.76 feet)	2.0 metres (6.56 feet)
Minimum Side Yard Setback (West)	1.5 metres (4.92 feet)	9.5 metres (31.17 feet)
Minimum Side Yard Setback (East)	1.5 metres (4.92 feet)	5.5 metres (18.05 feet)
Minimum Rear Yard Setback (South)	7.5 metres (24.60 feet)	2.50 metres (8.20 feet)
Maximum Building Height	11 metres (36.09 feet)	10.7 metres (35.10 feet)
Maximum Lot Density	25-75 UPH	45 UPH
Parking Spaces	2 spaces per dwelling	2 spaces per dwelling
Visitor Parking	0.25 spaces per dwelling	0.25 spaces per dwelling

Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application which will need to be revised to establish a development block and an open space block to accommodate the proposed development (refer to Map 5). 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 also be required to submit future Site Plan and draft Plan of Condominium Applications to facilitate the proposal.

Page 6

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 within 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 Chapter 4 of 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 patterns of streets, blocks and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

Medium density residential development is permitted within the **Neighbourhood** designation fronting onto an arterial road and on a local or collector road as identified as part of a priority infill area pursuant to **Policy 4.9.1.1(1)** or a tertiary plan undertaken by the City and approved by Council. Pursuant to **Policy 4.9.1.2 (3)** and where permitted in accordance with the policy criteria outlined in the Plan, a maximum site density of 50 units per hectare (20 units per acre) is permitted for medium density residential uses within the **Neighbourhood** designation.

A small portion of the site is also designated **Natural Core** which is associated with the natural heritage features abutting the property to the south. Permitted uses in **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 delineation of the natural heritage feature, and supported by an approved Natural Heritage Evaluation to the satisfaction of the City and the Conservation Authority. Furthermore, the report will be evaluated to determine if the proposed development complies with **Sections 3.2.1.1.21** and **3.2.1.1.27** with respect to an appropriate vegetative protection zones.

The subject lands are also located within the **Settlement Area** of the Oak Ridges Moraine (**ORM**) as defined in accordance with the *Oak Ridges Moraine Conservation Plan (ORMCP)*. In accordance with **Section 3.2.1.1 (18)** of the City's Official Plan, all uses which are otherwise permitted under the City's Official Plan shall be permitted within the **Settlement Area**. The applicant has provided a Landform Conservation Assessment in accordance with **Section 3.2.1.1.35** of the Plan, as well as a Water Budget Analysis in accordance with **Section 3.2.1.1.33**. These reports will be reviewed and evaluated to determine if the applications address landform / natural topography conservation, erosion potential and water balance with respect to the applicable provisions within the ORMCP review and will be further addressed as part of a recommendation report to be prepared for a future Council meeting.

Page 7

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.

Environment and Infrastructure Services Department

The City's Environment and Infrastructure Services Department has determined the proposed development does not meet the City's Waste Management Design and Collection Standards for Development of the City's Standards and Specifications Manual, and as such, cannot support the configuration as currently proposed.

Fire and Emergency Services Department

The City's Fire and Emergency Services Department has indicated the fire route and dimensions with respect to the turning radii has not be provided on the plans. Further, the required fire route signage and locations of hydrants were not included in this submission, and will be required to be illustrated on the site plan in the future.

Regional Municipality of York

The Regional Municipality of York notes that the applicant is proposing to directly connect to the Region's trunk servicing system, of which, the Region advises direct connections for individual developments are not permitted, and are to be serviced through a local municipal distribution system (refer to Appendix A). The Region notes that the applicant is proposing to obtain water servicing from across Bloomington Road, into a Town of Aurora watermain, which is also not permitted. Further, the Region has also expressed safety concerns pertaining to the lack of visibility from the development onto Bloomington Road. Additionally, a portion of the driveway is located within the Regional right-of-way, resulting in any road work impacting access to this development.

Based on the above, the applicant is advised to contact the Region and the City to discuss alternatives for site servicing, as well as operational and safety issues associated with vehicular access to the proposed development.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority has advised that according to detailed topographic mapping, the subject lands may contain a slope hazard and woodlands (refer to Appendix B). As such, TRCA staff have requested a site visit and feature

Page 8

staking to confirm the presence of any features which may be within TRCA's jurisdiction. In addition, the subject lands are located on the Oak Ridges Moraine and are subject to the Source Water Protection Plan in accordance with the *Clean Water Act*. In accordance with the Memorandum of Understanding between the TRCA and the Region of York, TRCA will be providing further technical review comments, as well as any regulatory comments, which will be determined subsequent to a site visit, tentatively scheduled for February 5, 2020.

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 proposed medium density residential use (townhouses) is permitted in accordance with **Section 4.9.1 – Land Use** policies of the **Neighbourhood** designation of the Plan and has frontage on an arterial road (Bloomington Road West). As such, the proposed development meets the locational criteria for medium density residential development in accordance with **Section 4.9.1.2** subsection 2 of the City's Official Plan;
- the proposal contemplates a building height of 3 storeys. In this regard, the proposed 3 storey dwelling units meet the maximum height criteria outlined in **Section 4.9.1** subsection 4 of the Plan being 4 storeys;
- the subject proposal contemplates a density of 45 units per hectare, which meets the maximum density permitted for medium density residential development in the **Neighbourhood** designation in **Section 4.9.1.2** subsection 3 of the Plan, being 50 units per hectare;
- the proposed development will be assessed on the basis of the City-wide Urban Design Guidelines;
- the proposal includes an internal private lane from Bloomington Road West which will need to meet the design criteria for waste collection and the requirements of the Building Code and Fire Code;
- the lands are designated **Settlement Area** under the Plan and the *Oak Ridges Moraine Conservation Plan (ORMCP)* and are subject to **Section 3.2.1.1** of the Plan and constitutes major development;
- the lands are further designated as **Landform Conservation Area Category 1** of the **ORMCP**. A Landform Conservation Assessment was provided in support of the application in accordance with **Sections 3.2.1.1.18** and **3.2.1.1.35** of the Plan. In addition, a Water Budget Analysis in accordance with **Section 3.2.1.1.33** of the Plan was provided in support of the application. These reports will be evaluated to determine if the proposed development addresses landform / natural topography conservation, erosion potential and water balance with respect to the applicable provisions within the **ORMCP** and in accordance with the ORM Technical Papers;

Page 9

- a portion of lands are designated **Natural Core**, of which is not identified on the Conceptual Site Plan; however the Conceptual Site Plan provides a 4 metre buffer from an unidentified feature. The delineation of the natural heritage features has yet to be evaluated. Once delineated, the proposal will be required to demonstrate compliance with **Sections 3.2.1.1.21** and **3.2.1.1.27** with respect to an appropriate vegetative protection zone on lands on the **ORM**;
- a portion of the site contains a slope to be staked by the TRCA and City staff as part of the natural heritage system, of which an appropriate environmental setback in accordance with **ORMCP** and City policies will be required. The draft plan will be required to be revised to capture these lands as a separate block;
- the 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;
- the applicant must contact the adjacent landowner to the east (Calgas Investments Limited) to determine the potential to undertake a joint development with the said lands. The abutting property contains lands approximately 0.18 hectares (0.44 acres) in size forming a remnant block from the adjacent subdivision (19T-81038) that was registered in August 2019. The subject development should be coordinated with these vacant lands;
- staff continue to review the proposal as it relates to the appropriateness of the proposed density, site coverage, setbacks, parkland dedication, the proposed minimum vegetation protection zones, and the conveyance of the environmental lands to the City, in accordance with **Sections 3.2.1.8** and **3.2.1.9** of the Plan;
- 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;
- 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,
- City 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.

Other City Departments and External Agency Comments

Comments have also been received from the City's Financial Services Division, as well as Alectra Utilities, Canada Post, Enbridge Gas Inc., Bell Canada, and Rogers Cable. These external agencies have no objection to the applications subject their comments or conditions being addressed by the applicant through a future Site Plan application.

Page 10

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the City's Urban Design and Heritage Section, Development Engineering Division, Zoning and Building Sections and Park and Natural Heritage Planning Section.

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 its Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development comprised of 18 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 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 contact person listed in this document.

- Appendix A – Regional Municipality of York comments
- 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 / Sections

Page 11

Report Approval Details

Document Title:	SRPRS.20.019 - Request for Comments - Zoning and Subdivision Applications – 101 Bloomington Developments Inc.docx
Attachments:	<ul style="list-style-type: none">- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_4_EXISTING_ZONING_S219020A_S319005A.pdf- MAP_5_PROPOSED_DRAFT_PLAN OF SUBDIVISION.pdf- MAP_6_CONCEPTUAL_SITE_PLAN.pdf- MAP_7_CONCEPTUAL_ELEVATIONS_SECTIONS.pdf- Appendix A Region of York.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 - 9:58 AM

Kelvin Kwan - Feb 3, 2020 - 10:04 AM

Neil Garbe - Feb 3, 2020 - 10:44 AM