



Staff Report for Council Public Meeting

Date of Meeting: March 4, 2020

Report Number: SRPRS.20.039

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.039 – Request for Comments –
Zoning By-law Amendment and Draft Plan of
Subdivision Applications – George and Rosette
Mansour – City Files D02-19013 and D03-19004**

Owners:

George Mansour and Rosette Mansour
46 Bond Crescent
Richmond Hill, ON
L4E 3K1

Agent:

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

Location:

Legal Description: Lot 9, Plan 412
Municipal Address: 46 Bond Crescent

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the creation of two single detached dwelling lots and the easterly extension of Wellspring Avenue on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.20.039 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by George Mansour and Rosette Mansour for the lands known as Lot 9, Plan 412 (Municipal Address: 46 Bond Crescent), City Files D02-19013 and D03-**

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19004, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Kelsey Prentice, Planner I – Zoning, phone number 905-771-2470 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

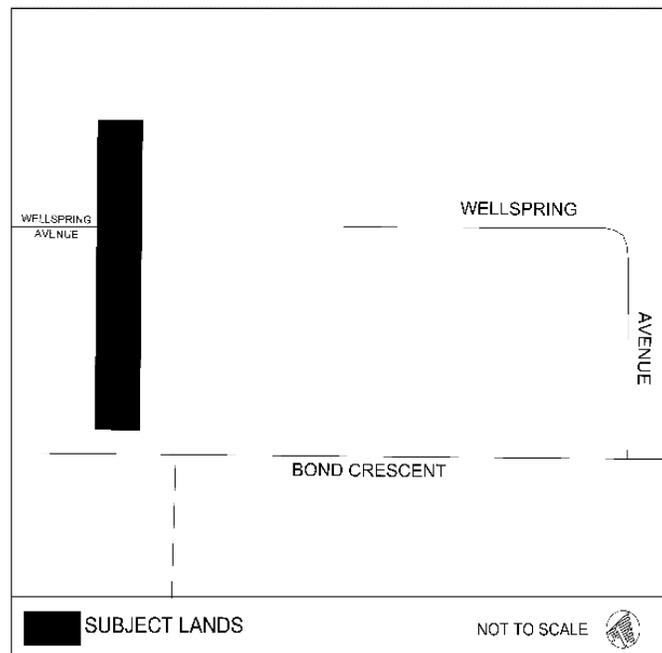
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, City Manager (Acting)

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 and deemed complete on October 25, 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 at the easterly terminus of Wellspring Avenue, north of Bond Crescent and east of Elles Street (refer to Map 1). The lands are comprised of the rear portion of the lands municipally known as 46 Bond Crescent, which are approximately 0.159 hectares (0.39 acres) in size. The lands are presently vacant. Uses abutting the property include existing low density residential uses to the east and west, commercial uses to the north and a single detached dwelling to the south which is located on other lands owned by the applicant that are not subject to the development applications.

Development Proposal

The applicant is seeking Council's approval to permit the construction of a residential development comprised of two single detached dwelling lots fronting on the proposed easterly extension of Wellspring Avenue (refer to Map 5). The following is a summary of the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **0.159 hectares (0.39 acres)**
 - **Area of Wellspring Avenue Extension:** **0.033 hectares (0.08 acres)**
 - **Area of Residential Lots:** **0.126 hectares (0.31 acres)**
- **Total Number of Units:** **2**
- **Proposed Lot Frontages:** **18.5 metres (60.69 feet)**
- **Proposed Lot Areas:** **630 square metres (6,781 square feet)**
- **Proposed Building Height:** **10.87 metres (35.66 feet)**
- **Proposed Density:** **12.57 units per hectare (5.12 units per acre)**

Supporting Documentation/Reports

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

- Draft Plan of Subdivision;
- Tree Inventory and Protection Plan;

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- Phase 1 Environmental Assessment;
- Elevation Plans;
- Floor Plans;
- Site Plan;
- Draft Zoning By-law Amendment;
- Functional Servicing Report; and,
- Site Servicing and Grading Plan.

Zoning By-law Amendment Application

The subject lands are zoned **Residential Urban (RU) Zone** under By-law 1275, as amended (refer to Map 3). Permitted uses include single detached dwellings, municipal uses and parks, among other uses.

The applicant is seeking Council’s approval to rezone the lands from **Residential Urban (RU) Zone** under By-law 1275, as amended, to **Single Detached Six (R6) Zone** under By-law 313-96, as amended, to facilitate the creation of two additional residential lots that will accommodate single detached dwellings through the easterly extension of Wellspring Avenue which currently terminates along the west limits of the subject lands.

The following table provides a comparison of the proposed development standards relative to those of the associated parent zone category, with required site specific exceptions highlighted in bold:

Development Standards	R6 Standards, By-law 313-96, as amended	Proposed R6 Zone Standards
Minimum Lot Frontage (interior lot)	15.0 metres (49.21 feet)	Complies
Minimum Lot Frontage (corner lot)	17.0 metres (55.77 feet)	Complies
Minimum Lot Area (interior lot)	500 square metres (5,381.95 square feet)	Complies
Minimum Lot Area (corner lot)	565 square metres (6,081.60 square feet)	Complies
Maximum Lot Coverage	40%	Complies
Minimum Front Yard Setback	4.5 metres (14.76 feet)	Complies
Minimum Side Yard Setback (interior lot)	1.5 metres (4.92 feet)	1.20 metres (3.94 feet)
Minimum Flankage Yard Setback	3.0 metres (9.84 feet)	1.20 metres (3.94 feet)
Minimum Rear Yard Setback	7.5 metres (24.6 feet)	Complies
Maximum Height	11 metres (36.08 feet)	Complies

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Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that proposes the creation of two single detached dwelling lots and the easterly extension of Wellspring Avenue (refer to Map 4). The proposed lot frontages are to be approximately 18.5 metres (60.69 feet) and the proposed lot areas are to be approximately 630 square metres (6,781.26 square feet). The draft Plan of Subdivision consists of Wellspring Avenue, two new single detached dwelling lots, and a 0.3 metre (1 foot) reserve (Block 3). The reserve is implemented in order to protect for the future extension of Wellspring Avenue through subsequent development applications.

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 3). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”) and are located within a priority infill area, in accordance with **Policy 4.9.1.1.1(m)** of the Plan as the lands are located within ***“the area bounded by Grovewood Street, Timervalley Avenue, Yonge Street and King Road, within the Bond Crescent Neighbourhood Infill Development Report which is approved by Council.”***

Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Plan. As required by **Policy 4.9.1(3)** of the Plan, new infill development must be compatible with the character of the adjacent and surrounding area, in accordance with **Policy 4.9.2.4** of the Plan. In particular, infill development must be compatible with the predominant building forms and types, massing, general patterns of streets, blocks and lanes, landscaped areas and treatments, and the general pattern of yard setbacks within the area. Additionally, **Policy 4.9.2.1** states that the site design which would inhibit future infill development shall not be permitted.

The subject lands are located within the **Settlement Area** of the Oak Ridges Moraine as defined in accordance with the *Oak Ridges Moraine Conservation Plan*. In accordance with **Section 3.2.1.1(18)** of the Plan, all uses which are otherwise permitted under the City’s Official Plan shall be permitted within the **Settlement Area**.

A more detailed review of the subject applications will be undertaken to ensure the proposed development is in keeping with the policies of the ORMCP and the Plan.

Bond Crescent Neighbourhood Infill Study

In 1998, Council endorsed design guidelines and a preferred concept plan as a result of the Bond Crescent Neighbourhood Infill Study (Infill Study). Generally, the design

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guidelines recommend preservation of existing vegetation and environmental features, planting of trees, construction of new streets with rights-of-way between 18 metres (59.06 feet) to 20 metres (65.62 feet) with curbs, sidewalks and boulevards, providing appropriate screening and location for utility boxes and other design guidelines for stormwater management facilities. In addition to the Council-endorsed guidelines, the Infill Study also suggested that single detached dwellings are appropriate within the infill area along existing streets or newly constructed streets. The recommended lot frontage for infill development along newly constructed streets is 12.2 metres (40 feet).

An update to the Infill Study was approved by Council on April 25, 2016, which builds upon the newer policy framework of the Plan, the City-wide Urban Design Guidelines (2013) and the Sustainability Metrics (2013). The updated Infill Study contemplates the east-west connection of Wellspring Avenue to Elles Street and the construction of low density development along the connection. The existing lotting of this area is generally comprised of lots with frontages of approximately 17.0 metres (55.0 feet). Additionally, the Infill Study contemplates the extension of Littleaside Street northward from Bond Crescent to King Road (refer to Map 8). Depending on the final design and alignment of the future road extension the proposed lots on the subject lands may become corner lots and this will need to be taken into consideration as part of the submitted applications.

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.

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 8 native and non-native trees on the lands. Parks staff have advised that the City will seek to restore the tree canopy by either replanting trees within the site and/or providing compensation for the loss of the trees. Staff have also advised that while the submitted Arborist's Report proposes to preserve trees numbered 9 to 14, it is unlikely that these trees will be retainable in the current scenario. Furthermore, Parks staff recommends that Council accept cash-in-lieu of parkland dedication at the Building Permit stage (refer to Appendix A).

Development Planning Division

In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

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- the proposed single detached dwellings are permitted within the **Neighbourhood** designation of the Plan and within the Infill Study approved by Council;
- the area in which the subject lands are located is a Priority Infill Area in accordance with **Section 4.9.1.1.1(m)** of the Plan. In this regard, the development proposal is to be assessed on the basis of conformity with the infill and design recommendations of the Infill Study;
- the Infill Study contemplates the extension of Littleaside Street northward to connect Bond Crescent and King Road (refer to Map 8). As such, the proposed single detached dwellings will be corner lots flanking a public street and this must be reflected in the proposed setbacks and design of the dwellings;
- the Infill Study Design Guidelines states that lots at key locations, such as corner lots, shall be designed in accordance to **Section 4.3.4** of the Richmond Hill Urban Design Guidelines. In general, these lots act as landmark buildings within the neighbourhood and should be designed to provide visual interest;
- as required by **Policy 4.9.1(3)** of the Plan, new infill development must be compatible with the character of the adjacent and surrounding area, in accordance with **Policy 4.9.2.4** of the Plan;
- the proposed development complies with the provisions of the **Single Detached Six (R6) Zone** under By-law 313-96, with the exception of the proposed minimum side yard setbacks, for which the applicant has requested a site-specific exception;
- the proposed development is not subject to Site Plan Control. However, the proposed development will be reviewed for compliance with the City's approved Urban Design Guidelines and is subject to the existing Architectural Control Guidelines for the area;
- the proposed lotting pattern and development standards are in keeping with the character of the surrounding neighbourhood; and,
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal.

A comprehensive review of the subject 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 a part of a recommendation report to be prepared for a future Council meeting.

Other City Department and External Agency Comments

Comments have also been received from the City's Building Services Division (Zoning Section), Environment Services Division (Waste Management), Financial Services Division, in addition to the Regional Municipality of York, Enbridge and Canada Post. These City departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. These comments have not been appended to this report.

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Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the City's Development Engineering Division, the Toronto and Region Conservation Authority and Alectra Utilities.

Interim Growth Management Strategy

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

As part of the review of the above noted IGMS Criteria Number 5 (Sustainable and Innovative Community and Building Design), the applicant has submitted a Sustainability Performance Metrics Tool in support of its proposed draft Plan of Subdivision application demonstrating an Overall Application score of 24 points, which would satisfy the required threshold of 21-35 points for a "good" score. The Sustainability Performance Tool submitted is currently under review by Staff. Staff will continue to work with the applicant to revise and update the Sustainability Performance Metrics Tool in coordination with revisions to the proposal to ensure that the proposal meets the performance level required.

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 proposed draft Plan of Subdivision and Zoning By-law Amendment applications to facilitate the creation of two (2) single detached dwelling lots and the easterly extension of Wellspring Avenue 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 Official Plan Designation
- Map 3 Existing Zoning
- Map 4 Proposed Draft Plan of Subdivision
- Map 5 Site Plan
- Map 6 Lot 1 Front Elevation
- Map 7 Lot 2 Front Elevation
- Map 8 Bond Crescent Infill Study – Preferred Concept Plan
- Appendix A – Email from the Park and Natural Heritage Planning Section dated December 6, 2019

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Report Approval Details

Document Title:	SRPRS.20.039.docx
Attachments:	<ul style="list-style-type: none">- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_3_EXISTING_ZONING_S319004A-S219013A.pdf- MAP_4_PROPOSED_DRAFT PLAN OF SUBDIVISION.pdf- MAP_5_SITE PLAN.pdf- MAP_6_LOT 1 FRONT ELEVATION.pdf- MAP_7_LOT 2 FRONT ELEVATION.pdf- MAP_8_BOND CRESCENT INFILL STUDY.pdf- Appendix A.pdf
Final Approval Date:	Feb 18, 2020

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

Gus Galanis - Feb 14, 2020 - 3:08 PM

Kelvin Kwan - Feb 14, 2020 - 3:12 PM

MaryAnne Dempster - Feb 18, 2020 - 10:39 AM