



Staff Report for Council Meeting

Date of Meeting: April 8, 2020

Report Number: SRPRS.20.051

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.051 – Request for Approval – Zoning
By-law Amendment Application – King East
Developments Inc. – City File D02-19004

Owner:

King East Developments Inc.
181 Eglinton Avenue East
Toronto, Ontario
M4P 1J4

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Lot 23, Plan M-807
Municipal Address: 52 Puccini Drive

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to permit the creation of three additional building lots on the subject lands.

Recommendations:

- a) That the Zoning By-law Amendment application submitted by King East Developments Inc. for the lands known as Lot 23, Plan M-807 (Municipal Address: 52 Puccini Drive), City File D02-19004, be approved, subject to the following:
 - (i) that the subject lands be rezoned from Residential Suburban “A” (RSA) Zone under By-law 1275, as amended, to Single Detached Four

Page 2

(R4) Zone and Single Detached Six (R6) Zone under By-law 313-96, as amended; and,

- (ii) that the amending Zoning By-law be brought forward to Council for consideration and enactment.**

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:

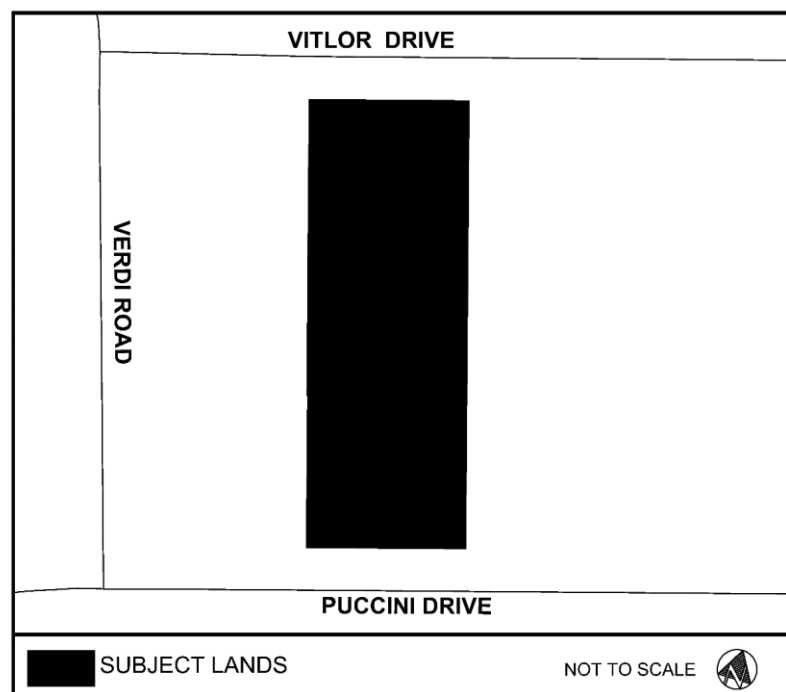
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, Interim 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:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on September 18, 2019 wherein Council received Staff Report SRPRS.19.144 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). No concerns were raised by Council or members of the public at the Council Public Meeting with respect to the subject proposal.

All comments from internal departments and external agencies have now been satisfactorily addressed by the applicant. As a result, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands form a through lot with frontage on the north side of Puccini Drive and the south side of Vitlor Drive, east of Verdi Road (refer to Maps 1 and 2). The lands have a total lot area of approximately 0.40 hectares (1.0 acre) and have lot frontages of 38.09 metres (124.97 feet) on Puccini Drive and 38.18 metres (125.26 feet) on Vitlor Drive. The lands currently support one single detached dwelling that is proposed to be demolished to facilitate the applicant’s development proposal. Additionally, a drainage easement approximately 15 metres (49.21 feet) in width exists along the easterly and northerly property lines of the subject lands.

The lands are located within an area undergoing significant infill development and are surrounded by single detached dwellings. The site is also located in close proximity to lands designated **Natural Linkage** and **Natural Core** (refer to Map 4) in accordance with the City’s Official Plan which encompasses a Provincially Significant Wetland (PSW) and a tributary of the East Humber River. The lands are separated from the environmentally significant lands by Vitlor Drive, as well as existing low-density development along the north side of Vitlor Drive.

Revised Development Proposal

The applicant is seeking Council’s approval to rezone the subject lands to facilitate the creation of three additional building lots on its land holdings (refer to Maps 6 and 7). In order to facilitate the proposed development, the applicant is proposing a reduction of the existing drainage easement contained within the property from 15 metres (49.21 feet) in width to 6 metres (19.7 feet) in width. In this regard, the lot frontages for Lots 2 and 4 are larger in comparison to the existing surrounding and proposed development in order to accommodate the revised drainage easement (refer to Map 6).

Page 4

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

- **Total Lot Area:** 0.40 hectares (1.0 acre)
- **Total Lot Frontage:**
 - **Puccini Drive:** 38.09 metres (124.97 feet)
 - **Vitlor Drive:** 38.18 metres (125.26 feet)
- **Number of Dwellings:** 4 Single Detached Dwellings
- **Proposed Lot 1 (North West)**
 - **Lot Area:** 887.0 square metres (9,547.59 square feet)
 - **Lot Frontage:** 16.54 metres (54.3 feet)
- **Proposed Lot 2 (North East)**
 - **Lot Area:** 1,157 square metres (12,453.84 square feet)
 - **Lot Frontage:** 21.64 metres (71.0 feet)
- **Proposed Lot 3 (South West)**
 - **Lot Area:** 881.0 square metres (9,483.01 square feet)
 - **Lot Frontage:** 16.64 metres (54.6 feet)
- **Proposed Lot 4 (South East)**
 - **Lot Area:** 1,137.0 square metres (12,238.6 square feet)
 - **Lot Frontage:** 21.45 metres (70.4 feet)

The revised development proposal intends to establish larger lots on Vitlor Drive, with similar lot areas along Puccini Drive (refer to Map 6). This differs from the original proposal which contemplated smaller lots fronting Vitlor Drive (refer to Map 5). The proposed lot frontages and areas comply with the standards required for the proposed **R4** and **R6 Zones** under By-law 313-96, as amended. Further, the applicant is no longer seeking site specific development standards for the portion of the lands to be rezoned **R4 Zone**.

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 (the "Plan") (refer to Map 4). Uses permitted within the **Neighbourhood** designation include low density residential uses, provided that development is compatible with the character of adjacent and surrounding areas with respect to 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 this regard, single detached dwellings are permitted within the **Neighbourhood** designation and existing single detached dwellings surround the subject lands.

The subject lands are also situated within *the Oak Ridges Moraine Conservation Plan* ("ORMCP") area and within the **Settlement Area** designation of the ORMCP.

Page 5

Additionally, the lands are located within the 120 metre Minimum Area of Influence (MAI) and the 30 metre Minimum Vegetation Protection Zone of Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF), including a Provincially Significant Wetland (PSW) and a tributary of the East Humber River located to the north of the property. In accordance with **Section 3.2.1.1 (18)** of the Plan, all uses including the creation of new lots, which are otherwise permitted by the Plan shall be permitted within the **Settlement Area** subject to conformity with the ORMCP with respect to the consideration of KNHFs and KHF.

An Oak Ridges Moraine Conformity Statement, prepared by Groundwater Environmental Management Services Inc. was submitted in support of the proposed development. It was determined that no KNHFs or KHF have been identified on the subject lands. Further, the subject lands are situated approximately 200 metres away from a KNHF and approximately 70 metres from a stormwater management pond located to the north. Additionally, the lands are separated from the natural features to the north by Vitlor Drive and existing residential development.

Given all of the above, Planning staff is of the opinion that the subject Zoning By-law Amendment application is in conformity with the **Neighbourhood** policies of the Plan and the **Settlement Area** policies of the ORMCP.

Puccini Drive Neighbourhood Infill Study

The subject lands are situated within the boundaries of the Puccini Drive Neighbourhood Infill Study (“Study”) endorsed by Council in 1998. With respect to the proposed residential lots on Puccini Drive, the Study recommends a minimum lot frontage of 15.0 metres (50.0 feet), a minimum side yard of 1.5 metres (5.0 feet) and a minimum front yard setback of 4.5 metres (15.0 feet). With respect to the proposed residential lots on Vitlor Drive, the minimum required lot frontage and minimum lot depth are 12.0 metres (40.0 feet) and 25.0 metres (82.0 feet), respectively. In addition, the Study recommends that the front face of the garage shall not extend beyond the front face of the living area for dwellings on both new and existing streets.

The proposed lot frontages along both Puccini Drive and Vitlor Drive are approximately 16.54 metres (54.3 feet) and 21.45 metres (70.4 feet) which exceed the recommended lot frontages set out in the Infill Study, and the proposed lot depths exceed the recommended depths outlined in the Study. Additionally, the applicant is no longer proposing a reduction to the side yard setbacks. Lastly, the submitted Concept Elevations (Map 7) are in keeping with the Study’s recommendation for front façades. In this regard, staff is of the opinion that the proposed development is consistent with the recommendations of the infill Study.

Revised Zoning By-law Amendment Application

The subject lands are zoned **Residential Suburban “A” (RSA) Zone** under By-law 1275, as amended (refer to Map 3). The applicant is seeking Council’s approval to rezone the lands to **Single Detached Four (R4) Zone** and **Single Detached Six (R6)**

Page 6

Zone under By-law 313-96, as amended, to facilitate the future severances and construction of new single detached dwellings.

Permitted uses within the **R4** and **R6 Zones** include a single detached dwelling, home occupation, private home daycare, group foster home and group home. The two proposed lots with frontages on Vitlor Drive are proposed to be rezoned to the **R4 Zone** and the **R6 Zone** is proposed for the southern portion of the property to facilitate the creation of two new lots with frontages on Puccini Drive.

The following table provides a summary of development standards applicable to the proposed **R4** and **R6 Zone** categories under By-law 313-96, as amended:

Development Standard	Permitted Standards (R4 Zone) By-law 313-96, as amended	Permitted Standards (R6 Zone) By-law 313-96, as amended
Minimum Lot Frontage	12.0 metres (39.4 feet)	15.0 metres (49.21 feet)
Minimum Lot Area	400.0 square metres (4,305.6 square feet)	500.0 square metres (5,381.96 square feet)
Maximum Lot Coverage	40%	40%
Minimum Front Yard Setback	4.5 metres (14.8 feet)	4.5 metres (14.8 feet)
Minimum Side Yard Setback	1.5 metres (4.9 feet)	1.5 metres (4.9 feet)
Minimum Rear Yard Setback	7.5 metres (24.6 feet)	7.5 metres (24.6 feet)
Maximum Height	11.0 metres (36.1 feet)	11.0 metres (36.1 feet)

The original application proposed site specific provisions in the **R4 Zone** for increased maximum lot coverage from 40% to 47.5% and reduced side yard setbacks from 1.5 metres (4.9 feet) to 1.2 metres (3.94 feet) and 0.6 metres (2.0 feet). The applicant has revised the proposal and is no longer seeking site specific development standards.

Given the above, staff is of the opinion that the applicant's revised Zoning By-law Amendment application is considered appropriate for the lands and constitutes good planning.

City Department and External Agency Comments:

Comments received through the circulation of the applicant's development proposal from City departments and external agencies have been satisfactorily addressed. City departments and external agencies have no further comments or objections with respect to the proposed Zoning By-law Amendment application. Technical comments will be addressed through the subsequent Consent applications process.

Page 7

The following sections provide an overview of the comments received from the circulated City departments and external agencies for consideration of the future Consent applications.

Development Engineering Division

Development Engineering staff are satisfied with the proposed reduction to the drainage easement resulting in the proposed 6 metre easement and proposed box culvert. The more technical component will be reviewed through the subsequent Consent applications and Servicing Agreement.

Park and Natural Heritage Planning Section

Park Planning staff are satisfied with the proposed Zoning By-law Amendment and advise that the tree preservation, removal, replacement and compensation requirements will be further refined through the subsequent Consent applications. The applicant will be required to apply for tree removal permits, as applicable. The City will seek to restore the tree canopy within the development by securing tree planting and/or compensation for the loss of these trees through the City's Tree Preservation By-law permitting process.

Toronto and Region Conservation Authority (TRCA)

The TRCA has provided their clearance for the subject Zoning By-law Amendment application and have identified stormwater quality and quantity control measures and erosion and sediment control measures to be considered in the future development process. Further, a TRCA permit will be required prior to any works occurring on the subject property.

Development Planning Division

Planning staff is satisfied that the proposed Zoning By-law amendment is in keeping with the development pattern of the neighbourhood. In review of the submitted Concept Plan, the applicant is encouraged to construct the proposed dwellings within the established building line of the existing dwellings along Puccini Drive and Vitlor Drive.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The recommendations of this report are aligned with **Goal Two – Better Choice in Richmond Hill** in expanding options for housing within the City, as well as **Goal Four – Wise Management of Resources in Richmond Hill** in supporting responsible use of available land.

Page 8

Conclusion:

The applicant is seeking Council's approval of its proposed Zoning By-law Amendment application to permit the creation of three additional building lots on its land holdings. Staff is of the opinion that the submitted Zoning By-law Amendment application conforms with the Oak Ridges Moraine Conservation Plan and the City's Official Plan, and that the development proposal is appropriate and represents good planning. On the basis of the preceding, it is recommended that Council approve the subject Zoning By-law Amendment application as outlined and described in this report.

Attachments:

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 – Extract of Council Public Meeting #34-19 held September 18, 2019
- Appendix B – Draft Zoning By-law
- Map 1 – Aerial Photo
- Map 2 – Neighbourhood Context
- Map 3 – Existing Zoning
- Map 4 – Official Plan Designation
- Map 5 – Original Lotting Pattern
- Map 6 – Proposed Lotting Pattern
- Map 7 – Conceptual Front Elevations

Page 9

Report Approval Details

Document Title:	SRPRS.20.051 - Request for Approval - D02-19004 - 52 Puccini Drive.docx
Attachments:	<ul style="list-style-type: none">- APPENDIX A - EXTRACT OF COUNCIL PUBLIC MEETING.pdf- APPENDIX B - DRAFT BY-LAW.pdf- MAP 1 - AERIAL PHOTO.pdf- MAP 2 - NEIGHBOURHOOD CONTEXT.pdf- MAP 3 - EXISTING ZONING.pdf- MAP 4 - OFFICIAL PLAN DESIGNATION.pdf- MAP 5 - ORIGINAL LOTTING PATTERN.pdf- MAP 6 - PROPOSED LOTTING PATTERN.pdf- MAP 7 - CONCEPTUAL FRONT ELEVATIONS.pdf
Final Approval Date:	Mar 19, 2020

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

Gus Galanis - Mar 18, 2020 - 5:14 PM

Kelvin Kwan - Mar 19, 2020 - 11:23 AM

MaryAnne Dempster - Mar 19, 2020 - 2:30 PM