



## **Staff Report for Council Public Meeting**

**Date of Meeting:** May 20, 2020  
**Report Number:** SRPRS.20.060

**Department:** Planning and Regulatory Services  
**Division:** Development Planning

**Subject:** Request for Comments - Zoning By-law  
Amendment Application - 2051984 Alberta Ltd. -  
City File D02-20002 (Related File D06-20002)

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### **Owner:**

2051984 Alberta Ltd.  
236 Desert Blume Drive  
Desert Blume, Alberta  
T1B 0H5

### **Agent:**

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

### **Location:**

**Legal Description:** Lot 23, Plan 2300  
**Municipal Address:** 170 Lucas Street

### **Purpose:**

A request for comments concerning a Zoning By-law Amendment application to permit the construction of two semi-detached dwelling units on the subject lands.

### **Recommendation:**

- a) That Staff Report SRPRS.20.060 with respect to the Zoning By-law Amendment application submitted by 2051984 Alberta Ltd. for the lands known as Lot 23, Plan 2300 (Municipal Address: 170 Lucas Street), City File D02-20002, be received for information purposes only and that all comments be referred back to staff.

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### Contact Person:

Joseph M. Liberatore, Planning Technician, phone number 905-747-6354 and/or  
Denis Beaulieu, Manager of Development - Subdivisions, phone number 905-771-2540

### Report Approval:

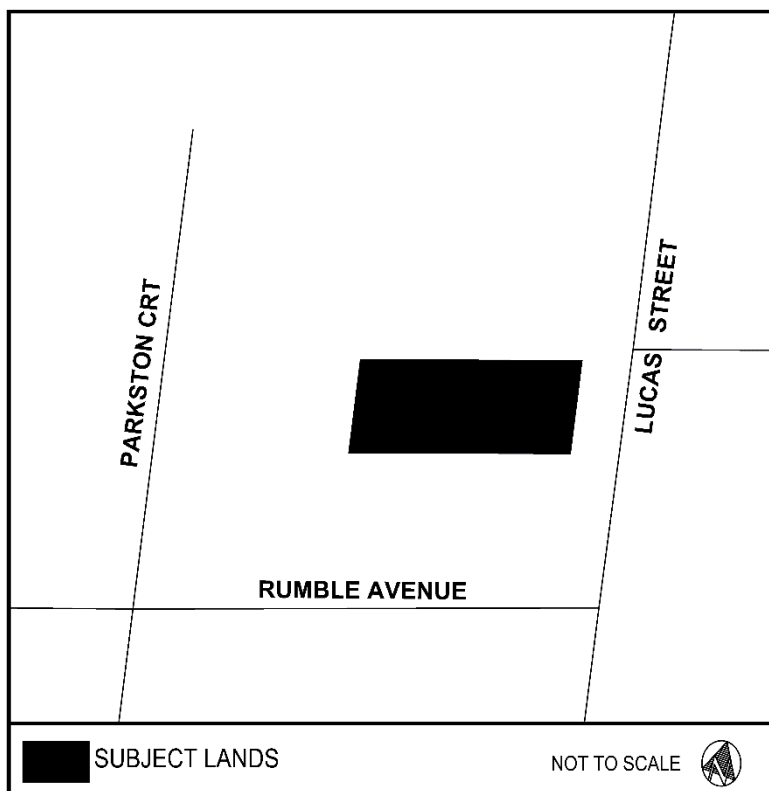
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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.



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### Background Information:

The subject Zoning By-law Amendment application and related Site Plan application (City File D06-20002) were received by the City and deemed complete on February 7, 2020. The applications 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 Zoning By-law Amendment application, pursuant to the statutory Public Meeting and associated requirements of the *Planning Act*.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the west side of Lucas Street, north of Rumble Avenue and have a total lot area of 0.09 hectares (0.22 acres) (refer to Maps 1 and 2). The lands currently support a one storey single detached dwelling and are surrounded by a mix of low and medium density residential uses, with single detached dwellings located on the abutting lands to the north and west, a single detached dwelling located on the lands directly to the south and Lucas Street to the east.

#### Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to facilitate the construction of two semi-detached dwelling units on its land holdings (refer to Maps 6 to 8). Below is a summary of the pertinent development statistics for the applicant's proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.09 hectares (0.22 acres)
- **Total Lot Frontage:** 19.51 metres (64.01 feet)
- **Proposed Lot 1 (North):**
  - **Lot Area:** 442.65 square metres (4,764.65 square feet)
  - **Lot Frontage:** 9.75 metres (31.99 feet)
  - **Gross Floor Area:** 261.05 square metres (2,809.93 square feet)
- **Proposed Lot 2 (South):**
  - **Lot Area:** 442.65 square metres (4,764.65 square feet)
  - **Lot Frontage:** 9.76 metres (32.02 feet)
  - **Gross Floor Area:** 261.05 square metres (2,809.93 square feet)
- **Proposed Number of Units:** 2
- **Proposed Number of Storeys:** 3
- **Proposed Building Height:** 8.5 metres (27.89 feet)

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### Supporting Documentation/Reports

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

- Planning Justification Statement;
- Draft Zoning By-law Amendment;
- Site Plan;
- Elevation Plans;
- Exterior Materials and Colour Schedule;
- Landscape Plan;
- Site Servicing and Grading Plan;
- Tree Preservation Plan;
- Arborist Report; and,
- Village Core Neighbourhood Design Guidelines Checklist.

### Zoning By-law Amendment Application

The subject lands are zoned **Residential Second Density (R2) Zone** under Zoning By-law 66-71, as amended (refer to Map 3). Permitted uses under the **Residential Second Density (R2) Zone** includes residential, institutional, recreational and home occupation uses. Semi-detached dwellings are not permitted under the **R2 Zone** category which restricts residential uses to single family detached dwellings. Accordingly, the applicant is seeking Council’s approval to rezone the subject lands to **Residential Multiple First Density (RM1) Zone** under By-law 66-71, as amended by By-laws 371-90 and 372-90, to permit the construction of a semi-detached dwelling (2 units), with site specific exceptions for reduced minimum lot frontage, reduced minimum front yard and side yard setbacks, increased maximum number of storeys in height, and increased maximum gross floor area.

The following table provides a summary of development standards applicable to the existing **Residential Second Density (R2) Zone** and the proposed **Residential Multiple First Density (RM1) Zone** categories under Zoning By-law 66-71, as amended, in addition to proposed development standards and site specific exceptions highlighted in bold.

Development Standard	Existing “R2” Zone under By-law 66-71, as amended	Proposed “RM1” Zone under By-law 66-71, as amended	Proposed Development
<b>Permitted Residential Uses</b>	Single Family Detached Dwelling	Single Family Detached Dwelling, Semi-Detached Dwelling and Duplex Dwelling	Complies
<b>Minimum Lot Area</b>	464.52 square metres (5,000 square feet)	278.70 square metres (3,000 square feet)	Complies
<b>Minimum Lot Frontage</b>	15.24 metres (50 feet)	10.67 metres (35 feet) per unit	<b>9.75 metres (31.99 feet) per unit</b>

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<b>Maximum Lot Coverage</b>	30%	35%	Complies
<b>Minimum Front Yard Setback</b>	Established Building Line 6.39 metres (20.97 feet)	Established Building Line 6.39 metres (20.97 feet)	Complies
<b>Minimum Front Yard Setback (Top of 2<sup>nd</sup> Storey)</b>	9.1 metres (29.85 feet)	9.1 metres (29.85 feet)	<b>7.58 metres (24.87 feet)</b>
<b>Minimum Interior Side Yard Setback (Top of 1<sup>st</sup> Storey)</b>	1.52 metres (5 feet)	1.52 metres (5 feet)	Complies
<b>Minimum Interior Side Yard Setback (Top of 2<sup>nd</sup> Storey)</b>	3 metres (9.84 feet)	3 metres (9.84 feet)	<b>1.52 metres (5 feet)</b>
<b>Minimum Rear Yard Setback</b>	7.62 metres (25 feet)	7.62 metres (25 feet)	Complies
<b>Maximum Height</b>	8.5 metres (27.9 feet)	8.5 metres (27.9 feet)	Complies
<b>Maximum Number of Storeys</b>	2	2	3
<b>Maximum Gross Floor Area</b>	264.1 square metres (2,842.75 square feet)	296.48 square metres (3,191.24 square feet)	<b>522.1 square metres (4,619.84 square feet)</b>

### Site Plan Application

The applicant has submitted a related Site Plan application (City File D06-20002) to facilitate the construction of a semi-detached dwelling on the subject lands. The related application is presently being reviewed by City staff through a technical review of the aforementioned supporting materials and documents in relation to all applicable City policies and regulations. An overview of the received comments is provided in the following sections of this staff report.

### 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 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. In addition, the subject lands are situated within the boundaries of the Benson/Hunt Tertiary Plan approved by Council for this area of the City.

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, and the general pattern of yard setbacks. Where development is subject to an Infill Plan or Tertiary Plan, development shall be evaluated on the basis of the criteria as set out in the applicable Infill Plan or Tertiary Plan approved by Council for the area.

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### **Benson/Hunt Tertiary Plan**

The subject lands are located within the study area boundaries of the Benson/Hunt Tertiary Plan (“Tertiary Plan”) (refer to Map 5). The Benson Hunt neighbourhood is undergoing considerable development pressures and is generally characterized by mature trees, unique landscaping features, and a blend of older and newer dwellings with a trend towards larger dwellings and higher density residential development. The objective of the Tertiary Plan is to guide intensification of the neighbourhood and to address the appropriate transition from low to medium density built form within the context of the existing development patterns in the area. In addition to providing direction on the appropriate location and design guidelines for medium density residential development, the Tertiary Plan identifies areas of low density development that are to be protected. In accordance with Policy 4.9.2 (4) of the Plan, development shall conform with the criteria described in the Tertiary Plan approved by Council for the area.

In accordance with **Section 4.0** of the Tertiary Plan, the subject lands are located within the **Low-Density Area** (refer to Map 5) which permits single detached dwellings. Semi-detached dwellings are also permitted subject to the approval of a Zoning By-law Amendment, which this application seeks to achieve. The **Low-Density Area** allows for a maximum building height of 2 storeys and new buildings are subject to applicable design criteria as set out in **Section 5.0** of the Tertiary Plan. In this regard, garage widths are limited to a maximum of 50% of the total front facade for semi-detached dwelling units. In addition, the front yard setback must reflect the general setbacks of adjacent dwellings and the building height must be compatible with adjacent built form.

### **Department and External Agency Comments:**

The subject Zoning By-law Amendment and Site Plan applications, and the associated background studies and reports that have been 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 this report.

### **Park and Natural Heritage Planning Section**

The City’s Park and Natural Heritage Planning Section has identified conflicts with trees located on the neighbouring properties being critically injured with the construction of the proposed retaining wall within the identified tree protection zone (TPZ) along the south and west property lines of the lands. These concerns are required to be addressed as part of the Site Plan approval for the development (refer to Appendix A).

### **Development Engineering Division**

The City’s Development Engineering staff has provided preliminary comments with respect to the applicant’s proposed Site Servicing and Grading Plan. These comments are to be addressed as part of Site Plan approval.

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### Development Planning Division

Development Planning staff has undertaken a preliminary review of the applicant's development proposal, including plans and materials submitted in support of the proposed development. Staff provides the following preliminary comments:

- the proposed semi-detached dwelling use is permitted within the **Neighbourhood** designation of the Plan and within the **Low-Density Area** of the Benson/Hunt Tertiary Plan approved by Council;
- the design, massing, setbacks and footprint of the proposed semi-detached dwelling will be assessed on the basis of the guidelines contained within the Tertiary Plan and shall maintain general compatibility with adjacent and surrounding development;
- the applicant's current design is considered to be a 3 storey semi-detached dwelling, whereas the Zoning By-law and the Tertiary Plan restrict dwellings to a maximum height of 2 storeys within the **Low-Density Area**;
- the subject application is located on Lucas Street, north of Rumble Avenue, which currently consists of a mix of housing types including single and semi-detached dwellings, townhouse dwellings, low-rise apartment dwellings and duplex dwellings. The proposed semi-detached dwelling contributes to the variety of housing options as a small-scale infill intensification opportunity by providing an additional dwelling unit on the subject lands;
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment required to implement the proposal; and,
- the applicant shall satisfactorily address any issues identified by various City departments and external agencies that have provided or will provide comments as part of the circulation of the development applications.

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. It should be noted that a subsequent submission of the Site Plan application is required for further review in response to all City department and external agency comments. 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 Department and External Agency Comments

Comments have also been received from Alectra Utilities, the Regional Municipality of York, Enbridge Gas Distribution, the Toronto and Region Conservation Authority and Canada Post, in addition to the City's Financial Services Division, Fire and Emergency Services Division, Community Services Department, Urban Design and Heritage Section, Zoning Section and Building Services Division. These City departments and external agencies have no objections to the proposed Zoning By-law Amendment application and/or have provided comments or conditions to be addressed by the applicant during a more detailed implementation stage of the approval process.

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### **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 proposed Zoning By-law Amendment application to permit the construction of one semi-detached dwelling (2 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 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 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Benson/Hunt Tertiary Plan
- Map 6 Proposed Site Plan
- Map 7 Proposed Front Elevation
- Map 8 Conceptual Rendering
- Appendix A – Memo from the Park and Natural Heritage Planning Section dated March 2, 2020



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### Report Approval Details

Document Title:	SRPRS.20.060 - Request for Comments - Zoning By-law Amendment Application - 2051984 Alberta Ltd. - D02-20002.docx
Attachments:	<ul style="list-style-type: none"><li>- MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- MAP_2_NEIGHBOURHOOD_CONTEXT_S220002A_S620002A REVISED.pdf</li><li>- MAP_3_EXISTING_ZONING_S220002A_S620002A.pdf</li><li>- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- MAP_5_BENSON_HUNT_TERTIARY_PLAN_BOUNDARY.pdf</li><li>- MAP_6_PROPOSED SITE PLAN.pdf</li><li>- MAP_7_PROPOSED FRONT ELEVATION.pdf</li><li>- MAP_8_CONCEPTUAL RENDERING.pdf</li><li>- APPENDIX A.pdf</li></ul>
Final Approval Date:	May 7, 2020

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

**Gus Galanis - May 5, 2020 - 11:57 AM**

**Kelvin Kwan - May 6, 2020 - 10:34 AM**

**MaryAnne Dempster - May 7, 2020 - 1:29 PM**