



Staff Report for Council Public Meeting

Date of Meeting: June 3, 2020

Report Number: SRPRS.20.061

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.061– Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Silver Spring Homes Development Inc. – City Files D02-20004 and D03-20002**

Owner:

Silver Spring Homes Development Inc.
305 16th Avenue
Richmond Hill, Ontario
L4C 7A6

Agent:

Ramin Jalalpour (c/o Silver Spring Homes Development Inc.)
305 16th Avenue
Richmond Hill, Ontario
L4C 7A6

Location:

Legal Description: Part of Lots 11, 12, 13, 32, 35 and 36 and Lots 33 and 34, Plan 3805 and Part of Lots 13 and 53, Plan 3806
Municipal Addresses: 265 and 305 16th Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential infill development comprised of 14 single detached and 20 semi-detached dwelling units on the subject lands.

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Recommendation:

- a) That Staff Report SRPRS.20.061 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Silver Spring Homes Development Inc. for lands known as Part of Lots 11, 12, 13, 32, 35 and 36 and Lots 33 and 34, Plan 3805 and Part of Lots 13 and 53, Plan 3806 (Municipal Addresses: 265 and 305 16th Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road), City Files D02-20004 and D03-20002, be received for information purposes only and that all comments be referred back to staff; and,
- b) That Council authorize the inclusion of City-owned lands (previously acquired for future road allowance purposes) as part of the submitted Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the comprehensive design and construction of proposed Street “A” as shown on Map 5 to Staff Report SRPRS.20.061.

Contact Person:

Amanda Dunn, Planner II – Site Plans, phone number 905-747-6480 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

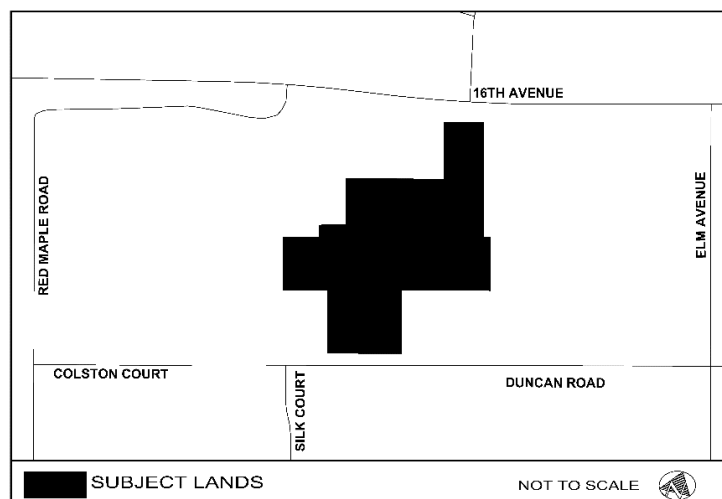
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 and draft Plan of Subdivision applications were received and deemed complete by the City on February 4, 2020. 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 16th Avenue and the north side of Duncan Road, west of Elm Avenue, and have a total lot area of 1.87 hectares (4.62 acres) (refer to Map 1). The lands are comprised of multiple properties including the rear portion of lands municipally known as 86, 98, 102 and 106 Duncan Road, and presently support three (3) single detached dwellings that are proposed to be demolished in order to facilitate the applicant's development proposal.

The lands abut 16th Avenue to the north, single detached dwellings to the east, Duncan Road and single detached dwellings to the south, and single detached and semi-detached dwellings, a commercial music school, a private school and a place of worship to the west. The lands are also adjacent to a townhouse development proposal recently approved by the Local Planning Appeal Tribunal (LPAT) at 243 16th Avenue (City Files D01-17007, D02-14013, D03-14002, D05-14003 and D06-14038) to the west, and partially within the Regulatory Storm Flood Plain of the German Mills Creek, a tributary of the Don River (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval to permit the construction of a residential development comprised of 14 single detached and 20 semi-detached dwelling units, in addition to a new public street from 16th Avenue (opposite Berwick Crescent) on its land holdings (refer to Maps 5 to 7). The applications propose one (1) single detached dwelling unit with frontage onto 16th Avenue, four (4) single detached dwelling units with frontages onto Duncan Road, and nine (9) single detached and twenty (20) semi-detached dwelling units with frontages on a new public road accessed from 16th Avenue.

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

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- **Total Lot Area:** 1.87 hectares (4.62 acres)
 - **Area of Residential Lots:** 1.41 hectares (3.48 acres)
 - **Area of Road:** 0.46 hectares (1.14 acres)
- **Total Number of Units:** 34
 - **Single Detached Dwelling Units:** 14
 - **Semi-Detached Dwelling Units:** 20
- **Proposed Lot Frontages:**
 - **Single Detached Dwelling Units:** 12.43 metres (40.78 feet) to 15.70 metres (51.50 feet)
 - **Semi-Detached Dwelling Units:** 15.24 metres (50 feet) to 19.34 metres (63.45 feet)
- **Proposed Building Height:** 12 metres (39.37 feet)
- **Proposed Number of Storeys:** 2 to 3
- **Proposed Density:** 18.18 units per hectare (7.35 units per acre)

* The proposed density is subject to change pending further delineation of the development limits on the subject lands.

Supporting Documentation/Reports

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

- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Draft Plan of Subdivision;
- Site Plan;
- Elevation Plans;
- Floor Plans;
- Concept Plan;
- Coloured Renderings/3D Perspective Elevations;
- Section Drawings;
- Urban Design Brief;
- Phase One Environmental Site Assessment;
- Sustainability Metrics;
- Transportation Study;
- Tree Inventory and Preservation Plan/Report;
- Functional Servicing and Stormwater Management Report; and,
- Hydrogeological Assessment.

Zoning By-law Amendment Application

The subject lands are zoned **Low Density Residential Six (R6) Zone**, **Low Density Residential Seven (R7) Zone** and **Special Residential One (SR-1) Zone** under Zoning By-law 255-96, as amended (refer to Map 4). These three existing zone

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categories permit single detached dwellings; however semi-detached dwellings are only permitted within the **Special Residential One (SR-1) Zone** where driveways have direct access to an arterial road. The applicant is seeking Council's approval to rezone the majority of its land holdings to **Low Density Residential Six (R6) Zone** with site specific development standards and permissions for semi-detached dwellings, and to add site specific exceptions to the existing **Low Density Residential Seven (R7) Zone** along Duncan Road, in order to facilitate its development proposal.

The following is a summary table outlining the relevant statistics of the applicant's development proposal relative to the typical **R6 and R7 Zone** requirements for single detached dwellings. The applicant's proposed site specific provisions are highlighted in bold:

Development Standards	Existing R6 Zone Standards (By-law 255-96)	Existing R7 Zone Standards (By-law 255-96)	Development Proposal		
			Proposed R6 Zone Standards		Proposed R7 Zone Standards
			Single Detached Dwellings	Semi-Detached Dwellings	Single Detached Dwellings
Minimum Lot Frontage (Interior Lot)	15 metres (49.21 feet)	16.5 metres (54.13 feet)	12.40 metres (40.68 feet)	15.24 metres (50 feet)	15.72 metres (51.57 feet)
Minimum Lot Frontage (Corner Lot)	17 metres (55.77 feet)	18 metres (59.05 feet)	13.28 metres (43.56 feet)	19.34 metres (63.45 feet)	n/a
Minimum Lot Area (Interior Lot)	502 square metres (5,403.48 square feet)	553 square metres (5,952.44 square feet)	457.12 square metres (4,920.40 square feet)	570.00 square metres (3,078.4 square feet)	Complies
Minimum Lot Area (Corner Lot)	569 square metres (6,124.67 square feet)	603 square metres (6,490.64 square feet)	Complies	726.44 square metres (7,820 square feet)	n/a
Maximum Lot Coverage	40%	40%	58%	58%	58%
Minimum Front Yard	4.5 metres (14.76 feet)	4.5 metres (14.76 feet)	Complies	4.5 metres (14.76 feet)	Complies
Minimum Side Yard	1.5 metres (4.92 feet)	1.5 metres (4.92 feet)	Complies	1.2 metres (3.93 feet)	Complies
Minimum Flankage Yard	3 metres (9.84 feet)	3 metres (9.84 feet)	Complies	3 metres (9.84 feet)	Complies
Minimum Rear Yard	7.5 metres (24.60 feet)	7.5 metres (24.60 feet)	Complies	7.5 metres (24.60 feet)	Complies
Maximum Height	11 metres (36.09 feet)	11 metres (36.09 feet)	12 metres (19.37 feet)	12 metres (19.37 feet)	12 metres (19.37 feet)
Parking Requirements	2.0 spaces per unit		Complies		

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Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that proposes the establishment of 14 single detached dwelling lots, 10 semi-detached dwelling lots and a new public road (refer to Map 5). The proposed single detached lots range in size from 457.12 square metres (4,920.39 square feet) to 821.34 square metres (8,840.83 square feet), with lot frontages ranging from 12.43 metres (40.78 feet) to 15.70 metres (51.50 feet). The proposed semi-detached lots range in size from 570 square metres (6,135.4 square feet) to 726.44 square metres (7,820 square feet), with lot frontages ranging from 15.24 metres (50 feet) to 19.34 metres (63.45 feet).

The draft Plan of Subdivision proposes a new public road (“Street A”) with a right-of-way width of 18.0 metres along its north/south leg and 20.0 metres along its east/west leg, terminating at the westerly limits of the subject lands. Additionally, four 0.3 metre (1 foot) reserves (Blocks 1, 2, 3 and 4) are also included in the draft Plan of Subdivision to protect for a future extension of the internal public road to future development to the east and west.

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 3). Permitted uses within the **Neighbourhood** designation include low-density residential uses such as single detached, semi-detached, duplex dwellings and medium density residential uses such as townhouses and walk-up apartments, neighborhood commercial and community uses, parks and urban open spaces, and automotive service commercial uses subject to specific policy criteria as defined in Chapter 4 of the Plan.

Development within the **Neighbourhood** designation shall have a maximum building height of 4 storeys on an arterial street and a maximum building height 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, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks.

The lands are also located within a Priority Infill Area in accordance with **Section 4.9.1.1 (f)** of the Plan; which serves to facilitate primarily low density residential development through individual severances and backlot plans of subdivision. In this regard, the **Neighbourhood** designation allows for infill development that enhances and strengthens the character of the existing area and promotes connectivity and high-quality design.

Lastly, based on recent floodplain modeling for the area, the westerly portion of the subject lands is located within the TRCA Regulatory Storm Flood Plain of the German Mills Creek. Section 3.2.2.3 of the Plan prohibits development, site alteration and/or lot

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creation within hazardous lands such as floodplains, and requires minimum buffers from hazardous lands. The potential impacts of the floodplain on the applicant's development proposal will be assessed upon the receipt of comments from the TRCA.

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 this report.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided comments with respect to tree removal/compensation and the applicant requiring the consent of adjacent landowners to injure or destroy any trees that are either co-owned or are located on adjacent properties.

Urban Design Section

The City's Urban Design Section has provided comments with respect to the Architectural Control Guidelines submitted by the applicant, including the need for a greater variety of elevation treatments for the proposed semi-detached dwelling units.

Regional Municipality of York

The Regional Municipality of York has provided a number of technical comments including the requirement for additional road widening, daylighting and reserve requirements along 16th Avenue that will trigger the need for revisions to the submitted draft Plan of Subdivision (refer to Appendix A). Furthermore, the Region is recommending that the applicant's development proposal protect for a future rear laneway to be accessed from the new public street on the subject lands in order to provide alternative access opportunities for future development on adjacent properties to the west and to ultimately consolidate/close existing accesses onto 16th Avenue. City staff will work with the applicant and the Region to assess laneway/access opportunities through the subject lands.

Development Planning Division

Planning staff has 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 Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed single detached and semi-detached residential uses are permitted in the **Neighbourhood** designation of the Plan, while the proposed building heights of

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two and three storeys are consistent with the building heights permitted within the **Neighbourhood** designation;

- the subject lands are located within an identified Priority Infill Area for low-density residential development and will be evaluated based on the compatibility and design policies of the Plan. Although there is no current Council-approved Infill Plan or Tertiary Plan for this area, the subject lands were previously part of the 16th Avenue/Duncan Road Area Secondary Plan (OPA 156) that was repealed upon approval of the City's current Official Plan. OPA 156 previously provided detailed policy direction for infill development and backlot plans of subdivision within the 16th Avenue/Duncan Road neighbourhood, including new infill streets, and the City has acquired various vacant parcels of land for future road allowance purposes as part of other development approvals over the years. The proposed east-west local street on the applicant's draft Plan of Subdivision is consistent with the mid-block infill street contemplated from Elm Avenue in the now repealed Secondary Plan and is supported by the Priority Infill Area and transportation policies in the current Official Plan;
- the applicant has included City-owned lands (previously acquired for future road allowance purposes) within the limits of its draft Plan of Subdivision without formal City authorization, while other City-owned lands have been excluded from the draft Plan of Subdivision despite the fact that they are proposed to form part of the east-west local street design (refer to lands identified as "0" on Map 1, abutting 255 and 305 16th Avenue). As these lands are proposed to form part of a new public street, staff recommends that Council provide authorization for the applicant to include those lands within the limits of its draft Plan of Subdivision in order to facilitate a comprehensive road and servicing design;
- the north/south leg of proposed Street "A" on the applicant's draft Plan of Subdivision has a right-of-way width of 18 metres (59 feet) which is less than the City's typical standard of 20 metres (65.6 feet) for new public streets. Comments are required from the City's Development Engineering Division to determine the acceptability of the proposed right-of-way width; however, it is noted that York Region has requested an increased daylighting triangle of 15 by 15 metres at the intersection of 16th Avenue and the new public street;
- updated floodplain modelling for the German Mills Creek was recently completed in support of a medium density residential development proposal at 243 16th Avenue. On this basis, the westerly portion of the subject lands is within a floodplain, which may impact the ultimate design of the draft Plan of Subdivision and westerly extension/terminus of proposed Street "A". The potential impacts of any floodplain on the development limits of the applicant's development proposal will be assessed upon the receipt of comments from the TRCA;
- the applicant has submitted a Concept Plan in accordance with **Section 4.9.2.2** of the Plan to demonstrate how the proposed development could integrate with future redevelopment of adjacent lands to the east and west of the subject lands (refer to Map 8). The proposed Concept Plan is subject to change pending the receipt of comments from the TRCA with regards to the floodplain to the west of the subject lands and the Region's comments with regards to the provision of a interior lane;

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- the subject lands are not located within a Site Plan Control Area; however the proposed development will be assessed for compatibility with the existing character of surrounding areas in accordance with **Section 4.9.2** of the Plan and for consistency with the City's Urban Design Guidelines;
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment and draft Plan of Subdivision. The appropriateness of the site-specific provisions proposed by the applicant will continue to be reviewed with regard to compatibility, design and function; and,
- the applicant must satisfactorily address the comments and issues identified by various City departments and external agencies who have provided comments as part of the circulation of the applications submitted in support of the proposed development.

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 Department and External Agency Comments

Comments have also been received from the City's Financial Services Division, Fire and Emergency Services Division and Energy and Waste Division, in addition to Bell Canada, Canada Post and the York Region District School Board. These City departments and external agencies have no objections to the applications and/or have provided comments or conditions to be considered by the applicant during the more detailed implementation stage of the approval process.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments have yet to be received from the City's Building Services Division and Development Engineering Division, in addition to Alectra Utilities, Enbridge Gas, the Conseil Scolaire Catholique MonAvenir, the York Catholic District School Board and the Toronto and Region Conservation Authority.

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.*

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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. The applicant has proposed an Overall Application score of 25 points on the basis of its initial submission, which would satisfy the required threshold of 21-35 points for a “good” score. Staff will review and confirm that the proposed sustainability measures are achievable prior to bringing forward a recommendation report.

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 do 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 the construction of a residential infill development comprised of 14 single detached and 20 semi-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.

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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 Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Proposed Draft Plan of Subdivision
- Map 6, Proposed Preliminary Site Plan
- Map 7, Proposed Renderings
- Map 8, Proposed Concept Plan
- Appendix A, Letter from the Regional Municipality of York dated April 20, 2020

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Report Approval Details

Document Title:	SRPRS.20.061 - Request for Comments - Silver Spring Homes Development Inc - City Files D02-20004 and D03-20002.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.20.061 - MAP_1_AERIAL_PHOTOGRAPH.pdf- SRPRS.20.061 - MAP_2_NEIGHBURHOOD_CONTEXT.pdf- SRPRS.20.061 - MAP_3_EXISTING_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.20.061 - MAP_4_EXISTING_ZONING.pdf- SRPRS.20.061 - MAP_5_PROPOSED DRAFT PLAN OF SUBDIVISION.pdf- SRPRS.20.061 - MAP_6_PROPOSED SITE PLAN.pdf- SRPRS.20.061 - MAP_7_PROPOSED RENDERINGS.pdf- SRPRS.20.061 - MAP_8_PROPOSED CONCEPT PLAN.pdf- SRPRS.20.061 - Appendix A - Regional Municipality of York Comments.pdf
Final Approval Date:	May 14, 2020

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

Gus Galanis - May 13, 2020 - 12:39 PM

Kelvin Kwan - May 14, 2020 - 9:23 AM

MaryAnne Dempster - May 14, 2020 - 12:34 PM