



Staff Report for Council Public Meeting

Date of Meeting: September 9, 2020

Report Number: SRPRS.20.122

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.122 – Request for Comments –
Zoning By-law Amendment and Draft Plan of
Subdivision Applications – Zonix Developments
Inc. – City Files D02-20008 and D03-20004

Owner:

Zonix Developments Inc.
44 Steeles Avenue East
Thornhill, Ontario
L3T 1A2

Agent:

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

Location:

Legal Description: Part of Lot 149, Plan 202

Municipal Address: 47 Elm Grove Avenue

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 3 single detached dwellings and the extension of a public road on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.20.122 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Zonix Developments Inc. for lands known as Part of Lot 149, Plan 202 (Municipal Address: 47 Elm Grove Avenue), City Files D02-20008 and D03-20004, be

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

Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

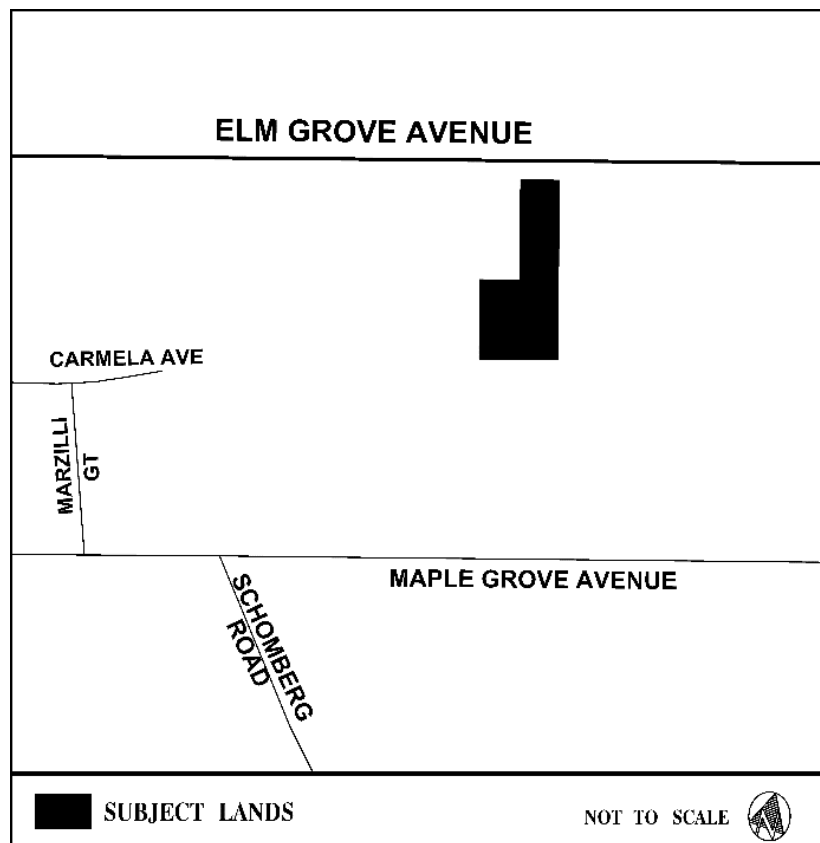
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, City Manager

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 April 29, 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 Elm Grove Avenue and west of Yonge Street, and have a total lot area of 0.293 hectares (0.73 acres) (refer to Map 1). The lands currently support an existing single detached dwelling which is to be retained. Abutting uses include existing single detached dwellings to the north, east, west, and south. It is noted that the lands to the east are subject to active Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of 13 single detached dwellings (City Files D02-20003 and D03-20001), and to the south is a draft approved Plan of Subdivision comprised of 12 single detached dwellings (City File D03-16014).

Development Proposal

The applicant is seeking Council's approval to permit the construction of 3 single detached dwellings and the extension of a new public road on the subject lands (refer to Maps 5 and 6). Outlined below are the relevant statistics for the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **0.293 hectares (0.724 acres)**
 - **Residential Lots:** **0.146 hectares (0.361 acres)**
 - **Future Road:** **0.043 hectares (0.106 acres)**
 - **Lands to be Rezoned Outside the Limits of Draft Plan:** **0.104 hectares (0.256 acres)**
- **Total Number of Units:** **3**
- **Proposed Lot Frontages:** **14.0 metres (45.93 feet) to 14.14 metres (46.39 feet)**
- **Proposed Lot Areas:** **459.97 square metres (4,951 square feet) to 520.31 square metres (5,601 square feet)**
- **Proposed Building Height:** **2 storeys**
- **Proposed Density:** **15.87 units per hectare (6.43 units per acre)**

The proposed extension of Carmela Avenue will provide access between the subject lands, the adjacent draft approved Plan of Subdivision to the south (City Files D03-16014) and the proposed draft Plan of Subdivision to the east (City File D03-20001), in addition to future residential development to the west of the applicant's land holdings.

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Supporting Documentation/Reports

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

- Planning Justification Report;
- Grading Plan and Siltation Control Plan;
- Draft Zoning By-law Amendment;
- Draft Plan of Subdivision;
- Architectural Design Control Guidelines (Addendum);
- Arborist Report and Tree Preservation Plan;
- Hydro-geological Site Assessment;
- Phase I Environmental Site Assessment;
- Functional Servicing Report;
- ORMCP Conformity Report;
- Site Circulation and Waste Management Review;
- Water Budget Analysis;
- Conceptual Floor Plans and Elevation Plans;
- Conceptual Site Plan and Lotting Plan;
- Street Tree Planting and Detail Plan; and,
- Sustainability Metrics.

Zoning By-law Amendment Application

The subject lands are zoned **Residential Urban (RU) Zone** under By-law 1275, as amended (refer to Map 3) which permits single detached dwellings among other uses. The applicant is seeking to rezone the subject lands to **Single Detached Five (R5) Zone** under By-law 313-96, as amended, with site specific provisions in order to facilitate its development proposal (refer to Maps 5 and 6).

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 Standard	R5 Zone Standards, By-law 313-96, as amended	Proposed R5 Zone Standards
Minimum Lot Frontage (Interior)	13.5 metres (44.29 feet)	Complies
Minimum Lot Area (Interior)	450 square metres (4,844 square feet)	Complies
Maximum Lot Coverage	40%	45%
Minimum Front Yard Setback	4.5 metres (14.8 feet)	Complies
Minimum Side Yard Setback	1.5 metres (4.9 feet)	1.2 metres (3.9 feet)
Minimum Rear Yard Setback	7.5 metres (24.6 feet)	Complies
Maximum Height	11 metres (36.09 feet)	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 3 single detached dwelling lots and the extension of a future public road (refer to Map 5). The proposed lots are to range in size from 459.97 square metres (4,951 square feet) to 520.31 square metres (5,601 square feet), with lot frontages between 14.00 metres (45.93 feet) and 14.14 metres (46.39 feet).

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). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”), and form part of the **Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study area**.

The **Neighbourhood** designation generally permits low-density and medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, as well as automotive service commercial uses, subject to specific policy criteria as outlined in Chapter 4 of the Plan. Further, development must be compatible with the character of the adjacent and surrounding area, in accordance with **Policy 4.9.2.4** of the Plan. It is noted that the **Neighbourhood** designation further allows for small-scale infill development that enhances and strengthens the character of the existing area and promotes connectivity and high-quality design.

The subject lands are located within a Priority Infill Area as identified under **Policy 4.9.1.1.1 (p)** of the Plan and therefore, the subject development proposal must be evaluated on the basis of the guidelines contained within the Council-approved Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study (discussed in greater detail below), in accordance to **Policy 4.9.1.1.3** of the Plan.

Policy 4.9.2 of the Plan states that applications for development may be required to submit concept plans, in accordance with **Section 5.2** of the Plan which demonstrate how the development meets the land use and design policies of the Plan. In this regard, a Lotting Plan has been submitted by the applicant in support of its development proposal (refer to Map 7).

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

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Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study

The subject lands are located within the boundaries of the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study (the “Infill Study”) area approved by Council in 1999. This study area is generally bounded by Parker Avenue to the west, George Street to the south, the rear lot line of properties west of Yonge Street on the east, and Regatta Avenue to the north (refer to Map 8). The primary objective of the Infill Study is to guide infill development within the area through urban design principles as well as recommended street network layouts, residential housing types and lot sizes.

As per the provisions of the Infill Study, single detached dwellings are permitted throughout the study area. Further, the Infill Study identifies minimum lot sizes for single detached lots, which are to have a minimum lot frontage of 13.5 metres (44.3 feet) and a minimum lot area of 450 square metres (4,843.8 square feet). The proposed development proposes a variety of lot sizes, with a minimum lot frontage of 14.00 metres (45.93 feet) and a minimum lot area of 459.97 square metres (4,951 square feet), which exceed the minimum lot frontage and lot area recommended in the Infill Study.

The Infill Study also provides a recommended Concept Plan to demonstrate how the overall area may develop. This Concept Plan includes the potential for backlotting for the properties south of Elm Grove Avenue and a proposed east/west road pattern along the rear lots lines of those properties (refer to Map 8). The proposed draft Plan of Subdivision is consistent with the anticipated backlotting along the rear lots of Maple Grove Avenue and Elm Grove Avenue and with the proposed east/west road connection that could support additional backlotting westward towards Carmela Avenue.

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 provided comments with respect to the requirements for tree removal/compensation, the removal or injury of trees on neighbouring properties, and the provision of sediment control fencing (refer to Appendix A).

Development Planning Division

Planning staff has completed 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

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evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed single detached lots are permitted under the **Neighbourhood** designation of the Plan and the **Settlement Area** policies of the ORMCP;
- the proposed building heights of two storeys are consistent with building heights contemplated within the **Neighbourhood** designation;
- the proposed lotting pattern and development standards appear to be in keeping and compatible with the proposed and approved development in the surrounding neighbourhood, in accordance with **Policy 4.9.2.4** of the Plan;
- the applicant's development proposal meets the minimum lot frontages and lot sizes recommended in the Infill Study for the area;
- the applicant has provided a Lotting Plan illustrating how the proposed development is to be integrated with adjacent lands including the draft approved Plan of Subdivision (City File D03-16014) to the south, and proposed Plan of Subdivision to the east (City File D03-20001) as well as future residential development in the area (refer to Map 7). Thus, the proposed development would not inhibit other properties in the area from development in the future. It is further noted that the proposal is consistent with the proposed and existing patterns of development in the area;
- the proposed development is not subject to Site Plan Control but 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 development complies with the provisions of the **Single Detached Five (R5) Zone** under By-law 313-96, as amended, with the exception of the proposed minimum side yard setback and maximum lot coverage, for which the applicant has requested site specific provisions;
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment and the 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 any issues identified by City departments and external agencies that have been requested to review the subject development proposal.

Other City Department and External Agency Comments

Comments have also been received from the City's Fire and Emergency Services Division, Financial Services Division and Urban Design Section, in addition to the Regional Municipality of York, Alectra Utilities, Hydro One, the Conseil scolaire viamonde, Bell Canada, Rogers Communications, Enbridge Gas Distribution and Canada Post. These City departments and external agencies have no objections to the applications and/or have provided technical comments to be considered by the applicant during the more detailed implementation stage of the approval process.

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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, Building Services Division – Zoning Section and Community Services Department, in addition to the Toronto and Region Conservation Authority, the York Region District School Board, and the Conseil scolaire catholique MonAvenir.

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. The applicant has proposed an Overall Application score of 23 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 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 Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 3 single detached dwellings and the extension of Carmela Avenue on its land holdings. The purpose of this report is to provide Council and the public with an overview of the applicant's 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 Photography
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Draft Plan of Subdivision
- Map 6, Proposed Elevations
- Map 7, Applicant's Lotting Plan
- Map 8, Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study Area
- Appendix A, Memo from the City's Park and Natural Heritage Planning Section dated June 10, 2020

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Report Approval Details

Document Title:	SRPRS.20.122 - 47 Elm Grove Avenue - D02-20008 and D03-20004 (Zonix Developments Inc.).docx
Attachments:	<ul style="list-style-type: none">- SRPRS.20.122 - Appendix A - Memo from the City's Park and Natural Heritage Planning.pdf- SRPRS.20.122 - Map_1_Aerial_PhotoGraph.pdf- SRPRS.20.122 - MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- SRPRS.20.122 - MAP_3_EXISTING_ZONING.pdf- SRPRS.20.122 - MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.20.122 - MAP_5_DRAFT_PLAN_SUBDIVISION.pdf- SRPRS.20.122 - MAP_6_PROPOSED_ELEVATION.pdf- SRPRS.20.122 - MAP_7_APPLICANT'S_LOTTING_PLAN.pdf- SRPRS.20.122 - MAP_8_Elm Grove_Maple Grove_Aubrey Avenue_Residential Infill Study.pdf
Final Approval Date:	Aug 19, 2020

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

Gus Galanis - Aug 19, 2020 - 9:04 AM

Kelvin Kwan - Aug 19, 2020 - 9:40 AM

MaryAnne Dempster - Aug 19, 2020 - 11:51 AM