



Staff Report for Council Meeting

Date of Meeting: September 9, 2020

Report Number: SRPRS.20.114

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.114 – Request for Approval – Zoning By-law Amendment Application – Vivian Risi – City Files D02-19009**

Owner:

Vivian Risi
2A Roosevelt Drive
Richmond Hill, Ontario
L4C 6V3

Agent:

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

Location:

Legal Description: Part of Lot 1, Plan 3403
Municipal Address: 2A Roosevelt Drive

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to permit a temporary office use within the existing two (2) storey single detached dwelling located on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment application submitted by Vivian Risi for lands known as Part of Lot 1, Plan 3403 (Municipal Address: 2A Roosevelt Drive), City File D02-19009 (related City File D06-19034), be approved, subject to the following:**
 - (i) **that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.20.114; and,**

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

Contact Person:

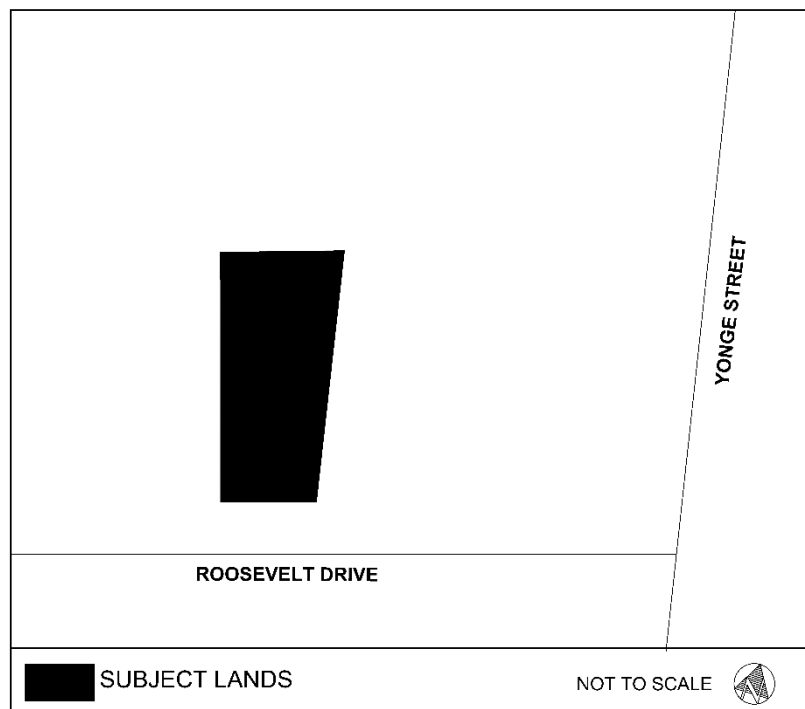
Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

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.



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Background Information:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on November 6, 2019 wherein Council received Staff Report SRPRS.19.177 for information purposes and referred all comments back to staff (refer to Appendix “A”). There were no members of the public who responded to the Chair’s invitation to address Council on this matter. All comments provided by City departments and external agencies with respect to the applicant’s development proposal have been satisfactorily addressed. In this regard, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Roosevelt Drive, west of Yonge Street, and have a total lot area of 0.098 hectares (0.24 acres) (refer to Maps 1 and 2). The lands currently support a single detached dwelling and abut commercial uses to the north and east, residential uses to the west, and Roosevelt Drive to the south.

Revised Development Proposal

The applicant is seeking Council’s approval of a Zoning By-law Amendment application to permit a temporary office use within the existing two storey single detached dwelling located on the subject lands (refer to Map 5). The proposal does not contemplate any exterior changes to the existing building. However, a paved parking area providing eight parking spaces has already been constructed, while two parking spaces in the front yard as well as a reconfigured driveway are being proposed in conjunction with a related Site Plan application.

It should be noted that the applicant’s development proposal has been revised since the Council Public Meeting in order to address comments made by City staff and external agencies. Key revisions include changes to the Landscape Plan in order to ensure that the proposed landscaping shall not interfere with proposed grading and servicing works as well as the existing hydro wires located along the public boulevard abutting the lands. Revisions have also been made on several engineering plans in order to satisfy technical comments provided by the City’s Development Engineering Division.

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

- **Total Lot Area:** 0.098 hectares (0.24 acres)
- **Existing Gross Floor Area:** 349.70 square metres (3,764 square feet)
- **Proposed Office Area:** 182.87 square metres (1,968 square feet)
- **Existing Lot Coverage:** 17%
- **Existing Building Height:** 6.09 metres (19.98 feet)
- **Parking Spaces:** 10 spaces

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Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Richmond Hill Centre** in accordance with Schedule A2 – Land Use of the City’s Official Plan (the “Plan”) (refer to Map 4). **Richmond Hill Centre** is intended to develop as a compact, mixed-use urban centre supported by a high quality public realm, walkable streets and transit-oriented development. A wide range of uses are permitted within the **Richmond Hill Centre** designation including major office, office, commercial and retail, in addition to high density residential, medium density residential, community uses, parks and open spaces, and live-work units uses subject to specific policy criteria as outlined in Chapter 3 and 4 of the Plan.

In accordance with **Section 4.2.1.2** of the Plan, all development applications shall conform with the guidelines found in the Council endorsed Richmond Hill Regional Centre Design and Land Use Study Final Recommendations Report, February 2010 (the “Report”) as a Secondary Plan for **Richmond Hill Centre** is not yet in place. As per **Section 5.3** and **Schedule 4** of the Report, the subject lands are located within a development block that requires a minimum base height of three storeys and minimum density of 2.0 FSI. The subject application proposes a new use within an existing two-storey building having an FSI of 0.23. As such, the proposed development does not meet the height and density recommendations of the Report.

Section 5.10 of the Plan sets out policies concerning the enactment of a Temporary Use By-laws. These include **Section 5.10.2.a** which requires the proposal to be in **“conformity with the general intent of the policies of this Plan and maintain the long term viability of the lands for the uses permitted in this Plan”** and **Section 5.10.2.b** which states that the proposal must be **“compatible with adjacent land uses”**. Further, **Section 5.10.2.c** states that the proposed use must be suitable for the site.

Staff has undertaken a comprehensive review of the policies of the Plan that are relevant to the consideration of the applicant’s development proposal. In this regard, the office use as proposed by the subject application is consistent with the uses contemplated within the **Richmond Hill Centre**, conforms with the general intent of the Plan, and is compatible with adjacent land uses. However, the proposed development does not meet the minimum height and density recommendations found in the Report. Thus, the enactment of a Temporary Use By-law to facilitate the proposed office use within the existing residential dwelling is considered appropriate as it will allow an interim use within an existing building while maintaining the long term viability of these lands for more intensified land uses in the future.

Revised Zoning By-law Amendment Application

The subject lands are zoned **Third Density Residential (R3) Zone** under By-law 2523, as amended. Permitted uses include a single detached dwelling and do not include office uses as proposed by the subject application (refer to Map 3). Accordingly, the

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applicant is seeking to amend the by-law to permit a temporary business and professional office use on its land holdings. If approved, the amending by-law will include a provision that the temporary use will be permitted for a period not exceeding three (3) years from the date of enactment of the by-law. A related Site Plan application (City File D06-19034) has been submitted in conjunction with the subject Zoning By-law Amendment application.

Outlined below are the proposed development standards relative to those of the **R3 Zone** category. Proposed site specific exceptions are highlighted in bold below and outlined in the draft By-law found at Appendix “B” of this report

Development Standard	R3 Zone Standard	Proposed Standard
Minimum Lot Frontage (Interior)	12.0 metres (39.4 feet)	Complies
Minimum Lot Area (Interior)	402.0 square metres (4,327.09 square feet)	Complies
Maximum Lot Coverage	40%	Complies
Minimum Front Yard	4.5 metres (14.7 feet)	Complies
Minimum Side Yard	1.5 metres (4.9 feet)	Complies
Minimum Flankage Yard	3.0 metres (9.8 feet)	Complies
Minimum Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	11.0 metres (36.1 feet)	Complies
Maximum number of parking spaces permitted in front yard	0	2
Minimum number of parking spaces for a Business and Professional Office use	N/A	2.0 spaces per 100 square metres (1,076.4 square feet) of Gross Floor Area used for a Business and Professional Office use
Minimum setback between the nearest side of a driveway and a side lot line	1.52 metres (5.0 feet)	Requirement to be removed
Minimum landscape strip along the front lot line abutting a parking area	2.44 metres (8.0 feet)	Requirement to be removed
Maximum Gross Floor Area occupied by a Business and Professional Office use	0	185 square metres (1,991.3 square feet)

Planning staff has undertaken a comprehensive review and analysis of the applicant’s development proposal and is of the opinion that it is considered appropriate and good planning for the following reasons:

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- as Business and Professional Office Uses are not generally a permitted use under By-law 2523, development standards based on the existing Residential use and zone category will be applied. This is considered appropriate as the proposed Business and Professional Office Use will be temporarily housed within the existing residential dwelling;
- staff has reviewed the proposed parking rate of 2.0 spaces per 100 square metres of Gross Floor Area typically utilized for a Business and Professional Office Use and considers it to be appropriate. As the applicant is proposing that a maximum of 185 square metres (1,991.32 square feet) of non-residential floor area be permitted, the proposed 10 parking spaces would meet the minimum parking requirements given the proposed parking rate;
- the two parking spaces proposed in the front yard are appropriate as they will replace an existing driveway that is to be decommissioned and landscaped on the site. Given the temporary nature of the proposed Business and Professional Office Use, the proposed parking spaces will not be expected to have a negative impact on the streetscape or compatibility of the site;
- the proposed removal of the minimum setback requirement on a temporary basis between the nearest side of a driveway and a side lot line is considered appropriate as it will facilitate access into the parking area at the rear of the building; and,
- the removal of the minimum landscape strip requirement on a temporary basis along the front lot line abutting the proposed parking area is acceptable as the requirement is generally applied to commercial uses and not single detached residential dwellings. Given the fact that the proposed temporary Business and Professional Office Use will be housed within the existing single detached dwelling, the temporary removal of this requirement is considered appropriate.

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 Zoning By-law Amendment application. Further technical comments have been provided through the review of this application and will be addressed through the related Site Plan Application still under review. Staff will ensure all technical comments are addressed before providing Site Plan approval.

Sustainability Metrics:

Staff has reviewed the Sustainability Metrics submission provided by the applicant in support of its development proposal. The overall application score is 30 out of 106 points. A score of 32 to 45 points represents a "good" score and is generally required for

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approval. However, given the temporary nature of the proposed by-law facilitating the proposed use and the fact that no major alterations are being proposed to the existing building which will revert back to a residential dwelling after three years, staff considers the overall score of 30 to be appropriate. Staff continues to work with the applicant to explore opportunities to further achieve more points prior to finalization of the related Site Plan application for the development.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The applicant's development proposal aligns with **Goal Two – Better Choice in Richmond Hill** by providing land for a small scale office use in an appropriate location on a temporary basis, while protecting for the potential redevelopment of this site for a use that aligns better with the height and density for the subject lands as contemplated by the City's Official Plan.

Conclusion:

The applicant is seeking Council's approval of a Zoning By-law Amendment to permit a temporary office use within the existing two storey single detached dwelling located on its land holdings. Planning staff has carefully reviewed the applicant's development proposal and advise that the submitted Zoning By-law Amendment application conforms to the City's Official Plan, is appropriate and represents good planning. On the basis of the preceding, staff recommends that Council approve the submitted Zoning By-law Amendment application as outlined and described in this report.

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.

- Appendix A, Extract from Council Public Meeting C#39-19 held November 6, 2019
- Appendix B, Draft Zoning By-law
- Map 1, Aerial Photography
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Site Plan

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Report Approval Details

Document Title:	SRPRS.20.114 - 2A Roosevelt Drive - D02-19009 (VIVIAN RISI).docx
Attachments:	<ul style="list-style-type: none">- SRPRS.20.114 - Appendix A - CPM Extract.pdf- SRPRS.20.114 - Appendix B - Draft By-law 107-20.pdf- SRPRS.20.114 - Map_1_Aerial_PhotoGraph.pdf- SRPRS.20.114 - MAP_2_NEIGHBOURHOOD_CONTEXT_S219009A.pdf- SRPRS.20.114 - MAP_3_EXISTING_ZONING_S219009A.pdf- SRPRS.20.114 - MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.20.114 - MAP_5_SITE_PLAN.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 - 12:39 PM

Kelvin Kwan - Aug 19, 2020 - 1:12 PM

MaryAnne Dempster - Aug 19, 2020 - 1:50 PM