



Staff Report for Council Meeting

Date of Meeting: September 9, 2020

Report Number: SRPRS.20.116

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Comments – Site Plan Application –
155 King Road – L & W Properties Ltd. – City
File D06-17032

Owner:

L & W Properties Ltd.
246 Riverstone Drive
Toronto, Ontario
M6S 4X9

Agent:

Milenov Associates, Architects and Planners
63 St. Clements Avenue
Toronto, Ontario
M4R 1H1

Location:

Legal Description: Part of Lot 8, Plan 136
Municipal Address: 155 King Road

Purpose:

A request for comments concerning a Site Plan application to facilitate the construction of a two storey office building on the subject lands.

Recommendation:

- a) That SRPRS.20.116 regarding a Site Plan application submitted by L & W Properties Ltd. for lands known as Part of Lot 8, Plan 136, municipally known as 155 King Road, City File D06-17032, be received and that all comments be referred back to staff.

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Contact Person:

Amanda Dunn, Planner II – Site Plans, phone number 905-747-6480 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

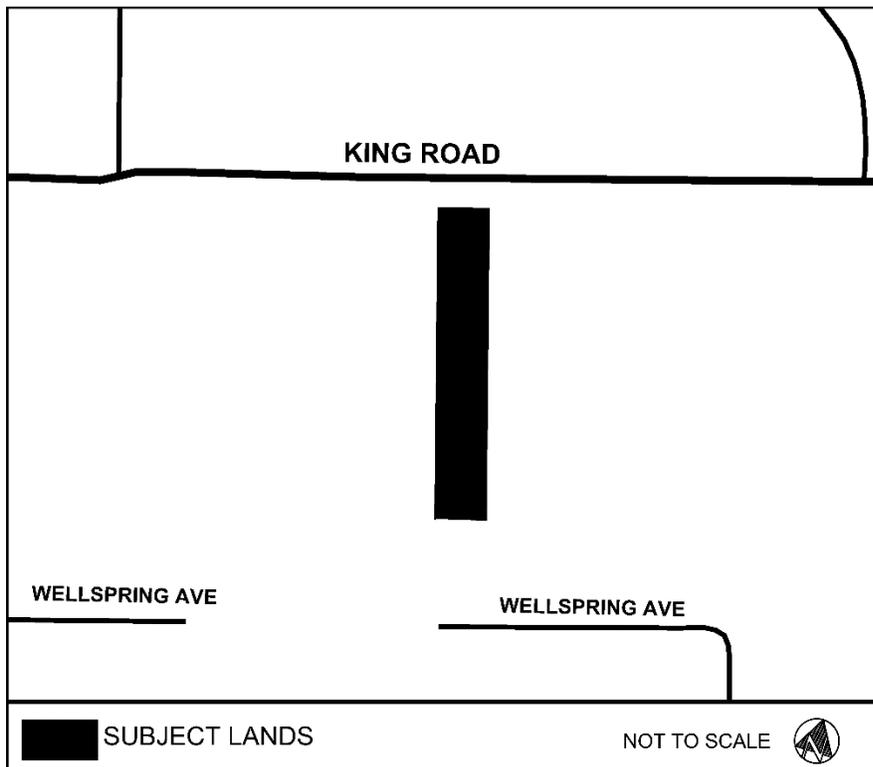
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.

Location Map:

Below is a map displaying the property location. Should you require an alternative format call the person listed under “Contact Person” above.



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Background:

The subject Site Plan application was received by the City on April 21, 2017 and deemed complete on August 21, 2018. The applicant submitted a revised proposal to address comments on March 6, 2020, and the application was subsequently circulated to relevant City Departments and external agencies for review and comment. The purpose of this report is to seek comments from Council with respect to the applicant's Site Plan Application.

Summary Analysis

Site Location and Adjacent Uses

The subject lands are located on the south side of King Road, west of Yonge Street and have a lot area of approximately 0.27 hectares (0.66 acres). The lands currently support a converted dwelling which is being used as a dental office (Bright Life Dental), which is proposed to be demolished. The lands abut King Road to the north, a commercial shopping plaza to the east, a single detached dwelling to the south and a daycare centre to the west (refer to Map 2).

Development Proposal

The applicant is seeking approval of its proposal to construct a two storey office building comprised of 10 units. The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.27 hectares (0.66 acres)
- **Building Height:** 2 storeys or 9.83 metres (32.2 feet)
- **Gross Floor Area:** 1,075.80 square metres (11,579.81 square feet)
- **Total Number of Units:** 10 units
- **Size of Units:** 51.77 square metres (557.3 square feet) to 525.91 square metres (5,660.9 square feet)
- **Number of Parking Spaces:** 33 spaces (3 accessible)
- **Bicycle Parking Spaces:** 10

The proposed building is to front onto King Road and will include signage as well as architectural features such as aluminum composite panels, parapets and canopies. The majority of the parking area is proposed to be located at the rear of the building, whilst three accessible parking spaces are proposed near the front entrance of the building. A 1.5 metre (4.92 feet) sidewalk is proposed along the frontage of the property that will connect to a pedestrian walkway that will continue to the main entrance. Further, a concrete walkway is proposed to wrap around the perimeter of the building (refer to Map 5).

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Supporting Documentation/Reports

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

- Site Plan;
- Elevation Plans;
- Floor Plans;
- Site Grading Plan;
- Site Servicing Plan;
- Exterior Lighting Plan;
- Tree Inventory and Preservation Plan;
- Landscape Plan; and,
- Transportation Mobility Plan.

Planning Analysis: City of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** in accordance with Schedule A2 – Land Use of the City of Richmond Hill Official Plan (the Plan) (refer to Map 3). Uses permitted within the **Oak Ridges Local Centre** include medium density residential, office, commercial, retail and community uses. The subject proposal is for an office building and is therefore a permitted use under this designation.

In accordance with the policies of the Plan, buildings within the **Oak Ridges Local Centre** shall have a maximum building height of four storeys, with the tallest massing of buildings towards Yonge Street or King Road. The maximum permitted density of a development block within the **Oak Ridges Local Centre** shall be 1.0 Floor Space Index (FSI). The applicant's development proposal contemplates a building height of two storeys and a maximum site density of 0.4 FSI, which is well below the maximum building height and maximum site density of as set out in the Plan for this area of the City. Therefore, staff considers the proposal to conform with the applicable policies of the Plan.

Further, development within the **Oak Ridges Local Centre** is required to enhance the character and identity of the **Oak Ridges Local Centre** through landscaping and built form design inspired by the natural features of the Oak Ridges Moraine area through such measures as maintaining views to the skyline to the south, views and connections to natural features and the inclusion of low impact development technologies. Surface parking areas are to be designed to include native, non-invasive landscaping and low impact development techniques that enhance the ecological character of the Oak Ridges Moraine in relation to the subject proposal.

In this regard, the massing and height of the proposed office building is appropriate in consideration of the existing context and its location on King Road. The proposed development includes design elements that meet the criteria established within the Plan

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such as implementing low impact development features such as bio-retention swales along the northern side property line. Details related to design, landscaping treatments and low impact development (LID) techniques will continue to be reviewed by the respective technical departments and agencies as part of the related Site Plan approval process.

The subject lands are also located within the **Settlement Area** of the Oak Ridges Moraine, as defined in the *Oak Ridges Moraine Conservation Plan (ORMCP)*. In accordance with **Policy 3.2.1.1(18)** of the Plan, all uses which are otherwise permitted under this Plan and applicable Secondary Plans, as amended from time to time shall be permitted for lands within the **Settlement Area**, subject to the requirements of Sections 19(3) and 31(4) of the ORMCP and **Section 3.2.1.1** of the Plan.

Zoning

The subject lands are zoned **General Commercial Two (GC2)**, under By-law 1275, as amended by By-law 434-88 (refer to Map 4). The **GC2 Zone** permits a range of commercial uses, including a business or professional office as proposed by the subject application. However, some deficiencies with regards to the development standards have been identified, such as interior side yard setbacks. In this regard, a Minor Variance application will be required to facilitate the proposed development prior to Site Plan Approval.

Site Plan Application

As noted previously, the subject Site Plan application and associated drawings and reports submitted in support of same have been circulated to various City departments and external agencies for their review and comment. The applicant will be required to address outstanding matters identified through the remaining Site Plan review process. Staff will continue to work with the applicant towards finalization and execution of the Site Plan Agreement.

Departments and External Agency Comments:

The following is a summary of the comments received with respect to the applicant's development proposal:

Development Engineering Division

Development Engineering staff has reviewed the proposal and provided technical comments with respect to on-site circulation, parking and loading space requirements, stormwater management, water balance, proposed sidewalk, servicing and grading, and erosion and sediment control. Further, Transportation Planning staff has noted that the Region of York has requested an interconnection to the adjacent lands and has advised should a future vehicular interconnection be provided to the adjacent properties to the east and the west, the City will require the proponent to grant access easements to abutting landowners to facilitate the interconnected private road design.

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Fire and Emergency Services

Fire and Emergency Services staff has reviewed the applicant's most recent Site Plan submission and has indicated that additional information pertaining to the location of fire routes in accordance with the *Ontario Building Code*, location of fire hydrants, location of the building address, fire route signage and siamese connections must be included in the plans.

Regional Municipality of York

The Region has reviewed the applicant's Site Plan application and requires that a portion of the lands be conveyed in support of a road widening along King Road. Further, the Region has provided technical comments with respect to the landscaping, and has identified that the proponent demonstrate that the proposed development will protect and provide for a vehicular interconnection to the lands to the east and the west. The Regional has advised that they will be a party to the Site Plan Agreement.

Toronto and Region Conservation Authority (TRCA)

The TRCA has advised that the subject lands are located within a Regulated Area of the Humber River watershed under Ontario Regulation 166/06 and, as such, a permit is required prior to any development taking place on the subject lands. Further, application specific comments have been provided relating to the proposed drainage and the requirement for a site-specific Water Balance Assessment.

Other Departments and External Agencies

Comments have also been received from Alectra Utilities, Canada Post, Enbridge, the City's Corporate and Financial Services Division, the City's Urban Design and Heritage Section, the City's Park and Natural Heritage Planning Section, and the City's Public Works Operations Division. These departments and external agencies have no objections to the application and/or have provided comments to be considered by the applicant during a more detailed implementation stage. All comments received by the City at the time of writing this report have been forwarded to the applicant for consideration but have not been appended to this report.

Sustainability Performance Metrics Tool

On, February 24, 2014, Council adopted the recommendations of Staff Report SRPRS.14.004 with respect to threshold scores for the implementation of the City's Sustainability Metrics. Council has directed that staff use the threshold scores to ensure that a consistent performance level is met. Accordingly, for Site Plan applications, the minimum threshold score range is 32 to 45 points.

The applicant has submitted a completed Sustainability Metrics Implementation tool with a score of 32 points which is consistent with the approved threshold range. The Metrics Tool has been circulated to relevant departments and is currently under review by City Staff.

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Financial/Staffing/Other Implications:

The recommendation does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The applicant's revised development proposal aligns with **Goal Four – Wise Management of Resources in Richmond Hill** by creating increased opportunities for live/work balance within the City by utilizing land responsibly.

Conclusion:

The applicant has submitted a Site Plan application to the City to facilitate the construction of a two-storey office building on the subject lands. All comments received from circulated City departments and external agencies are to be addressed by the applicant prior to the City's approval of the plans submitted in support of the proposed development. In consideration of the preceding, it is recommended that this Staff Report be received by Council and that all comments regarding the proposed development be referred back to staff.

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.

- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Designation
- Map 4 - Existing Zoning
- Map 5 – Proposed Site Plan
- Map 6 – Proposed Elevations

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Report Approval Details

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|----------------------|--|
| Document Title: | SRPRS.20.116 - Request for Comments - Site Plan Application - L and W Properties Ltd. - 155 King Road.docx |
| Attachments: | <ul style="list-style-type: none">- SRPRS.20.116_MAP_1_Aerial_PhotoGraph.pdf- SRPRS.20.116_MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- SRPRS.20.116_MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.20.116_MAP_4_EXISTING_ZONING.pdf- SRPRS.20.116_MAP_5_PROPOSED_SITE PLAN.pdf- SRPRS.20.116_MAP_6_PROPOSED_ELEVATIONS.pdf |
| Final Approval Date: | Aug 28, 2020 |

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

Gus Galanis - Aug 27, 2020 - 2:15 PM

Kelvin Kwan - Aug 27, 2020 - 2:24 PM

MaryAnne Dempster - Aug 28, 2020 - 12:00 PM