



Staff Report for Council Public Meeting

Date of Meeting: September 23, 2020

Report Number: SRPRS.20.121

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.121 – Request for Comments –
Zoning By-law Amendment and Draft Plan of
Subdivision Applications – Libang
Developments Inc. – City Files D02-18015 and
D03-18008**

Owner:

Libang Developments Inc.
7100 Woodbine Avenue, Suite 111
Markham, ON L3R 5J2

Agent:

Weston Consulting
201 Millway Avenue, Suite 19
Vaughan, ON L4K 5K8

Location:

Legal Description: Part of Lots 125 and 126, and Lots 127 and 128, Plan 1960
Municipal Addresses: 159, 169, 177, 181 and 189 Carrville Road

Purpose:

A request for comments concerning proposed revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a medium density residential development comprised of 36 townhouse dwelling units on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.20.121 with respect to the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Libang Developments Inc. for lands known as Part of Lots 125 and 126, and Lots 127 and 128, Plan 1960 (Municipal Addresses: 159, 169, 177, 181 and**

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189 Carrville Road), City Files D02-18015 and D03-18008, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Leigh Ann Penner, Senior Planner – Subdivisions, phone number 905-771-2462 and/or Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

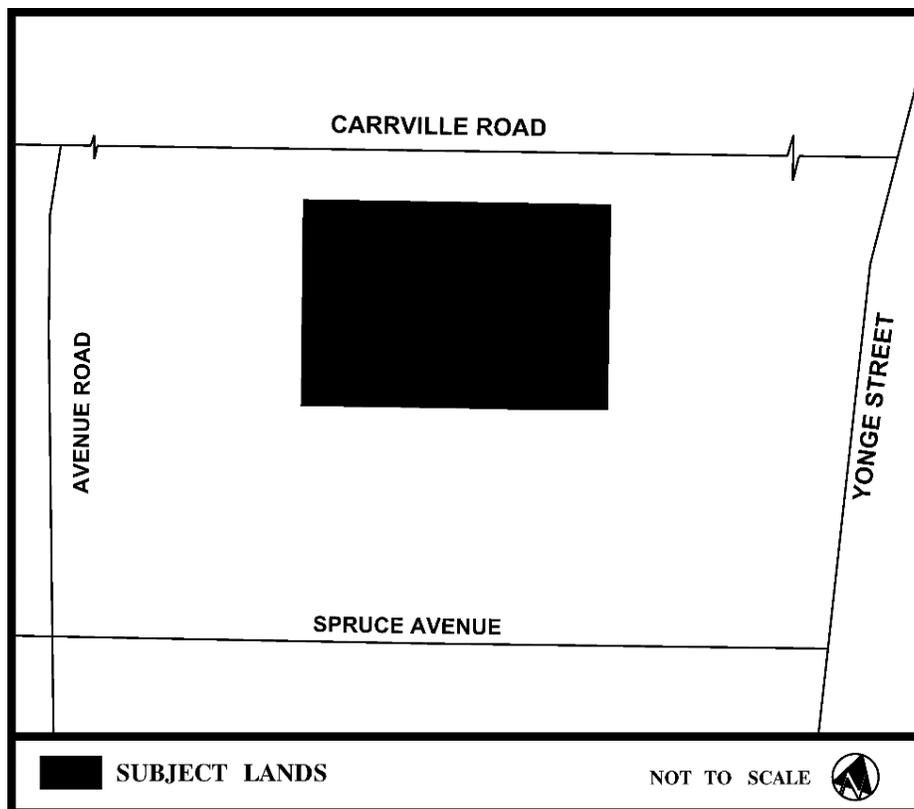
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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:

Zoning By-law Amendment and draft Plan of Subdivision applications were originally submitted to the City by 189 Carrville Development Inc., 169 Carrville Development Inc. and 159 Carrville Development Inc. on May 23, 2018 and deemed complete on June 11, 2018. The applications sought approval of a medium density residential development comprised of 40 townhouse dwelling units to be accessed by a private condominium lane with an overall site density of 49.4 units per hectare. A statutory Council Public Meeting was scheduled for March 20, 2018; however, the land owners requested a deferral to a future meeting date in order to allow additional time to review the initial comments received from City departments and to bring forward an updated plan to be presented at a future Council Public Meeting.

Ownership of the subject lands changed to Libang Developments Inc. in June 2019. The current owner formally submitted revised Zoning By-law Amendment and draft Plan of Subdivision applications to the City on April 7, 2020. The revised applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment and are the basis for this report. The revised applications seek approval of a medium density residential development comprised of 36 townhouse dwelling units which are to be accessed by a private condominium lane having an overall site density of 44.5 units per hectare (refer to Map 6).

The purpose of this report is to seek comments from Council and the public with respect to the revised development proposal 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 Carrville Road, west of Yonge Street. The lands have a total combined lot area of 0.81 hectares (2.0 acres) and a total lot frontage of 109.75 metres (360.07 feet) along Carrville Road. The land holding is rectangular in shape and consists of five contiguous parcels, each of which presently support single detached dwellings that are to be demolished to facilitate the proposed development (refer to Map 1).

Adjacent land uses include townhouse dwellings and a regional shopping centre (Hillcrest Mall) to the north and single detached dwellings to the south, east and west (refer to Map 2). It is noted that applications to permit high density mixed-use residential/commercial developments have been filed on lands to the east of the subject lands by 2514099 Ontario Limited respecting 119 Carrville Road (City Files D01-17003, D02-17011 and D06-19015) and Goldenville Development Inc. respecting 39-97 Carrville Road (City Files D01-17001 and D02-17003).

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Development Proposal

The applicant is seeking Council's approval of revised Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a medium density residential development comprised of 36 townhouse dwelling units on its land holdings (refer to Map 6). The development proposal includes two rear lane townhouse blocks fronting onto Carrville Road and five townhouse blocks fronting onto an internal 6.0 metre private lane. Access to the site is proposed by way of a right-in/right-out private lane onto Carrville Road.

The 3 storey townhouses within Blocks 1 and 2 are designed with principal front entrances facing Carrville Road with individual walkway connections to the existing sidewalk, rear facing garages to be accessed from an internal private lane, and outdoor amenity space for each unit to be provided by way of above-grade patios over the garages (refer to Maps 6, 7 and 9). The 3 storey street townhouses within Blocks 3 to 7 are designed with principal front entrances and garages to be accessed from an internal private lane and outdoor amenity space for each unit to be provided by way of rear yards (refer to Maps 6, 8 and 9).

The following is a summary outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City (refer to Maps 6 to 8):

- **Total Site Area:** 0.81 hectares (2.0 acres)
- **Total Lot Frontage:** 109.75 metres (360.07 feet)
- **Number of Blocks:** 7
- **Number of Units:** 36
- **Dwelling Unit Widths:**
 - 6.05 metres (19.85 feet): 10 lots
 - 6.10 metres (20.01 feet): 7 lots
 - 6.25 metres (20.50 feet): 4 lots
 - 5.90 metres (19.36 feet): 15 lots
- **Number of Storeys:** 3
- **Building Height (pitched roof):** 14.32 metres (46.98 feet)
- **Total Parking Spaces:** 102
 - Residential: 92 (2.5 spaces per dwelling unit)
 - Visitor: 10 (0.27 spaces per unit, incl. 2 H/C spaces)
- **Density:** 44.5 units per hectare (18 units per acre)

Applications for Site Plan approval, draft Plan of Condominium and Part Lot Control Exemption will be required to facilitate the intended form and tenure of the development proposal. At the time of preparation of this report, the aforementioned applications had not been submitted to the City.

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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;
- Draft Zoning By-law Amendment;
- Property Surveys;
- Adjacent Property Plan;
- Concept Plan;
- Draft Plan of Subdivision;
- Site Plan;
- Building Elevations;
- Landscape Concept Plan;
- Urban Design Brief;
- Arborist Report;
- Tree Inventory and Preservation Plan;
- Phase 1 Environmental Site Assessment;
- Functional Servicing and Stormwater Management Report;
- Hydrogeology Investigation;
- Water Balance Analysis;
- Site Servicing Plan, Site Grading Plan and Erosion Control Plan;
- Transportation Impact Study; and,
- Noise Impact Study.

Zoning By-law Amendment Application

The subject lands are zoned **Third Density Residential - A (R3A) Zone** under By-law 2523, as amended, which permits single detached dwellings and home occupations (refer to Map 3). It should be noted that By-law 2523 does not include a zoning category that permits the proposed medium density residential uses as contemplated by the subject applications.

Accordingly, the applicant is requesting to rezone its land holdings to **Multiple Family One (RM1) Zone** under By-law 2523, as amended, with site specific provisions to implement its development proposal. Specifically, the Zoning By-law Amendment application seeks to permit the following:

- to add *Street Townhouse Dwelling* and *Rear Lane Townhouse Dwelling* as an additional permitted use; and,
- to permit site specific development standards and general provisions that allow for flexibility in design which include, but are not limited to, the following:

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Development Standard (Street Townhouses)	Proposed RM1 Zone Standard (Parcels of Tied Land)
Minimum Lot Frontage Interior Lot: Corner Lot:	5.90 metres (19.36 feet) 6.05 metres (19.85 feet)
Minimum Lot Area Interior Lot: Corner Lot:	133 to 142 square metres (1,431.60 to 1,528.48 square feet) 158 to 228 square metres (1,700.70 to 2,454.17 square feet)
Maximum Lot Coverage	50% - 55%
Minimum Required Front Yard	2.50 metres (8.20 feet)
Minimum Required Interior Side Yard	1.55 metres (5.09 feet) - 1.69 metres (5.44 feet)
Minimum Required Exterior Side Yard	0.89 metres (2.92 feet) - 3.35 metres (10.99 feet)
Minimum Required Rear Yard	6.05 metres (19.85 feet) - 7.55 metres (24.77 feet)
Maximum Building Height	14.32 metres (46.98 feet)
Maximum Number of Storeys	3
Maximum Driveway Width	6.00 metres (19.68 feet)
Minimum Parking Requirements <ul style="list-style-type: none"> • Resident: • Visitor: 	1.5 parking spaces per dwelling unit 0.2 parking spaces per dwelling unit

Development Standard (Rear Lane Townhouses)	Proposed RM1 Zone Standard (Parcels of Tied Land)
Minimum Lot Frontage Interior Lot: Corner Lot:	6.10 metres (20.01 feet) 6.25 metres (20.51 feet)
Minimum Lot Area Interior Lot: Corner Lot:	129 square metres (1,388.54 square feet) 194 square metres (2,088.20 square feet)
Maximum Lot Coverage	70%
Minimum Required Front Yard	1.55 metres (5.09 feet)
Minimum Required Interior Side Yard	3.05 metres (10.01 feet)
Minimum Required Exterior Side Yard	1.65 metres (5.41 feet)
Minimum Required Rear Yard	6.03 metres (19.78 feet)
Maximum Building Height	14.32 metres (46.98 feet)
Maximum Number of Storeys	3
Maximum Driveway Width	6.00 metres (19.68 feet)
Minimum Parking Requirements <ul style="list-style-type: none"> • Resident: • Visitor: 	1.5 parking spaces per dwelling unit 0.2 parking spaces per dwelling unit

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In addition to the above, site specific development standards relating to front yard landscaping and front yard step encroachments are also proposed for the subject development. The draft Zoning By-law submitted in support of the development proposal is currently under review. The site specific provisions and exceptions relating to the layout of the proposed townhouse blocks shall be considered and refined in conjunction with revisions made to the subject applications through the detailed review process. It is also noted that the applicant's draft Zoning By-law contemplates site specific development standards with respect to the future parcels of tied land to facilitate the registration of a future common element condominium.

Draft Plan of Subdivision Application

The applicant's draft Plan of Subdivision application proposes to create a road widening block and a development block for residential purposes (refer to Map 5). The purpose of the draft Plan of Subdivision is to place the subject lands within a registered Plan of Subdivision in order to facilitate the approval of a future Part Lot Control Exemption application to create the parcels of tied land as part of the proposed common element condominium.

Planning Analysis:

City of Richmond Hill Official Plan (2010)

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 - (Land Use) of the Plan (refer to Map 4). In addition, the subject lands fall within a **Priority Infill Area** for low density residential development in accordance with **Policy 4.9.1.1(c)** of the Plan. Permitted uses within the **Neighbourhood** designation include low-density residential uses such as single detached, semi-detached and duplex dwellings, medium density residential uses such as townhouses and walk-up apartments, neighbourhood 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. Furthermore, development within the **Neighbourhood** designation shall have building heights of up to 3 storeys and where development is located on an arterial road, the maximum building height may be 4 storeys.

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 and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

In accordance with **Section 4.9.1.2**, medium density residential uses such as townhouses are permitted within the **Neighbourhood** designation fronting onto an arterial street and on a local or collector street as identified as part of a priority infill area pursuant to **Policy 4.9.1.1(1)** or a Tertiary Plan undertaken by the City and approved by Council. Pursuant to **Policy 4.9.1.2(3)** and where permitted in accordance with the policy criteria outlined in the Plan, a maximum site density of 50 units per hectare (20

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units per acre) is permitted for medium density residential uses within the **Neighbourhood** designation.

A more detailed review and evaluation of the submitted applications in the context of applicable policies of the Plan will be completed following the receipt of comments from Council, the public and City departments/external agencies.

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.

Urban Design and Heritage Section

The City's Urban Design Section has advised that the submitted Concept Plan does not account for property boundaries and existing community infrastructure such as the north-south oriented pedestrian walkway located to the west of the subject lands, between Carrville Road and Spruce Avenue, that are deterrents to development (refer to Appendix "A"). Staff has also advised that the applicant's development proposal does not appropriately address **Section 4.9.2** of the Official Plan, which stipulates that ***"site design which would inhibit future infill development" shall not be permitted***. A detailed architectural review will be required and undertaken through the Site Plan Approval process.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has indicated that an increased setback to abutting properties along the southerly limit of the lands is necessary to preserve and protect large caliper native trees located on the subject lands and neighbouring properties, and to provide the opportunity for a landscaped buffer to visually separate the development and provide privacy to the abutting landowners (refer to Appendix "B"). In this regard, Parks staff has advised that the proposed retaining wall along the westerly and southerly limits of the lands should be set back from the property line in order to accommodate a minimum protection zone for existing trees.

Furthermore, the submission of detailed Landscape Plans in support of the development proposal will be required as part of a future Site Plan application. Staff has also provided a recommendation with respect to cash-in-lieu of parkland dedication.

Community Services Department

The City's Community Services Department has provided technical comments with respect to waste management for the proposed development (refer to Appendix "C"). Staff has advised that the proposed site layout is not in compliance with the access route requirements stipulated in the City's Standards and Specifications Manual for

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Waste Management Design and Collection Standards for Development. The provision of additional dimensions on the submitted drawings are required in order to demonstrate compliance regarding site ingress/egress for waste collection vehicles and a Waste Management Plan is required.

Development Engineering Division

The City's Development Engineering Division has provided technical comments with respect to stormwater management, sanitary services, water balance, grading and hydrogeological matters. Staff has also advised that comments from the Transportation Section regarding the subject development proposal are forthcoming.

Regional Municipality of York

The Region of York has reviewed the applicant's development proposal and advised that while a public east-west road is no longer required, vehicular interconnections through the provision of easements in favour of the properties to the east, west and south are required (refer to Appendix "D"). Access provisions for the adjacent properties to the south are now a requirement, as the original requirement of an east-west public road would have provided access for these lands. The grading of the site must also ensure that the vehicular interconnection is not precluded at each proposed interconnection. Additionally, 5.0 by 5.0 metre daylight triangles at the right-in/right-out access onto Carrville Road must be provided.

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. In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- medium density residential uses such as townhouses are permitted within the **Neighbourhood** designation (**Policy 4.9.1.2(b)**), subject to the policies of **Section 4.9.1.2** of the Plan. The lands are also located within a **Priority Infill Area** and an Infill Study for this area may be required. In this regard, further review of the submitted applications in consideration of the submitted Concept Plan and locational criteria for medium density residential development is required;
- in accordance with **Policy 4.9.1(4)** of the Plan, the **Neighbourhood** designation permits a maximum building height of 3 storeys, except on an arterial street (i.e. Carrville Road) where the maximum building height shall be 4 storeys. The subject development proposal contemplates a building height of 3 storeys, which meets the maximum height requirement of the Plan;
- in accordance with **Policy 4.9.1.2(3)**, the **Neighbourhood** designation permits a maximum density of 50 units per hectare (20 units per acre) for medium density residential development. The subject development proposal contemplates a density

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of 44.5 units per hectare (18 units per acre), which meets the density criteria as set out in the Plan;

- the **Neighbourhood** policies direct that site design shall not inhibit future infill development of adjacent lands (**Policy 4.9.2(1)**). The submitted Concept Plan does not contemplate an integrated development scheme or protect for future vehicular and pedestrian interconnections to adjacent properties to the east, west and south;
- the applicant will be required to demonstrate conformity with the urban design policies of the Plan (**Section 4.9.2**) and the proposed development will be assessed on the basis of the City-wide Urban Design Guidelines;
- appropriate development standards will be required to accommodate appropriate landscaping, building separation and outdoor amenity space;
- comments have not been received from the City's Development Engineering Division – Transportation Section. These comments are critical with respect to access operations, on-site circulations, transportation demand management measures and the provision for future vehicular interconnections to adjacent properties;
- an application for Site Plan approval will be required to facilitate the proposed development. The required Site Plan application shall be submitted prior to finalizing the implementing Zoning By-law;
- the applicant will be required to submit a revised Sustainability Performance Metrics Tool in support of its proposal that satisfies the minimum threshold score for Site Plans;
- applications for draft Plan of Condominium, Part Lot Control Exemption and Private Street Naming will be required to facilitate the creation of individual lots for the townhouse blocks and private street;
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal; and,
- 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 proposed development. The appropriateness of the site specific provisions will continue to be reviewed with regard to compatibility, design and function.

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 Alectra Utilities, Canada Post, Enbridge Gas, Hydro One, Rogers Cable, the York Catholic District School Board, the York Region District School Board and the Toronto and Region Conservation Authority, in addition to the City's Fire and Emergency Services Division and Financial Services Division. These

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City Departments and external agencies have no objections to the applications and/or have provided comments 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 remain outstanding from the City's Development Engineering Division – Transportation Section and Building Services Division – Zoning Section, as well as Bell Canada.

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.

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 medium density residential development consisting of 36 townhouse dwelling units on its land holdings. 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.

- Appendix A – Memo from the Urban Design and Heritage Section dated June 29, 2020
- Appendix B – Email from the Park and Natural Heritage Planning Section dated July 3, 2020
- Appendix C – Memo from the Community Services Department dated July 6, 2020
- Appendix D – Letter from The Regional Municipality of York dated May 28, 2020
- Map 1, Aerial Photography
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Schedule A2 – Land Use
- Map 5, Proposed Draft Plan of Subdivision
- Map 6, Proposed Conceptual Site Plan
- Map 7, Proposed Townhouse Elevations (Rear Lane – Type A)
- Map 8, Proposed Townhouse Elevations (Street Facing – Type B)
- Map 9, Proposed Landscape Plan
- Map 10, Proposed Concept Plan

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Report Approval Details

Document Title:	SRPRS.20.121 - Request for Comments - Libang Developments Inc. - D02-18015 and D03-18008.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- Appendix B.pdf- Appendix C.pdf- Appendix D.pdf- Map_1_AERIAL_PHOTOGRAPHY.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- MAP_3_EXISTING_ZONING.pdf- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_5_PROPOSED_DRAFT_SUBDIVISION.pdf- MAP_6_PROPOSED_CONCEPTUAL_SITE_PLAN.pdf- MAP_7_PROPOSED_TOWNHOUSE_ELEVATIONS_(Rear Lane).pdf- MAP_8_PROPOSED_TOWNHOUSE_ELEVATIONS_(Street).pdf- MAP_9_PROPOSED_LANDSCAPE_PLAN.pdf- MAP_10_PROPOSED_CONCEPT_PLAN.pdf
Final Approval Date:	Sep 4, 2020

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

Gus Galanis - Sep 2, 2020 - 5:02 PM

Kelvin Kwan - Sep 2, 2020 - 5:09 PM

MaryAnne Dempster - Sep 4, 2020 - 9:43 AM