



Staff Report for Council Public Meeting

Date of Meeting: September 23, 2020

Report Number: SRPRS.20.133

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.133 – Request for Comments –
Zoning By-law Amendment Application –
Yangping Bao and Yanpy Development Inc. –
City File D02-20013

Owners:

Yangping Bao and Yanpy Development Inc.
72 Park Lane Circle
Toronto, Ontario
M4C 2N5

Agent:

The Biglieri Group Ltd.
20 Leslie Street, Suite 121
Toronto, Ontario
M4M 3L4

Location:

Legal Description: Part of Lots 14 and 15, Plan 1931
Municipal Addresses: 181 and 187 Elgin Mills Road West

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a medium density residential development comprised of 15 townhouse dwelling units on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.20.133 with respect to the Zoning By-law Amendment application submitted by Yangping Bao and Yanpy Development Inc. for the lands known as Part of Lots 14 and 15, Plan 1931 (Municipal Addresses: 181 and 187 Elgin Mills Road West), City File D02-

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20013, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Sarah Mowder, Planner I – Subdivisions, phone number 905-771-5475 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540.

Report Approval:

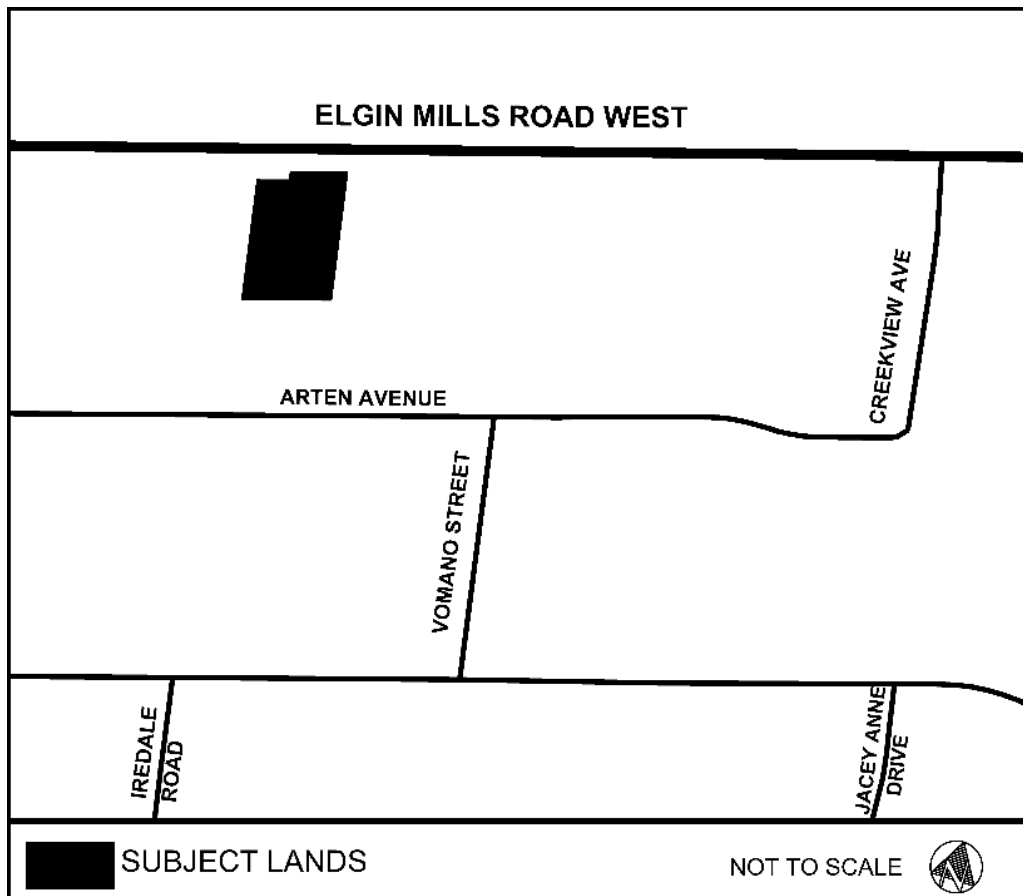
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 application was received by the City on June 17, 2020 and deemed complete on July 10, 2020. 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 and the public with respect to the subject application 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 comprised of two parcels located on the south side of Elgin Mills Road West, west of Yonge Street (refer to Maps 1 and 2). The lands have a total lot frontage of 48.0 metres (157.48 feet) along Elgin Mills Road West and a total lot area of approximately 0.32 hectares (0.79 acres). The lands municipally known as 181 Elgin Mills Road West are presently vacant and heavily vegetated, while the lands municipally known as 187 Elgin Mills Road West presently support a single detached dwelling, which will be demolished to facilitate the proposed development.

The lands abut single detached dwellings to the south, east and west. A private day nursery and childcare centre (Lullaboo Nursery & Childcare Centre Inc.), as well as a recently constructed townhouse development, are located directly across the street on the north side of Elgin Mills Road West.

Development Proposal

The applicant is seeking Council's approval to permit the construction of a medium density residential development comprised of 15 townhouse dwelling units to be accessed by a private condominium lane that connects to Elgin Mills Road West on its land holdings (refer to Maps 5 and 6).

The proposed development is to be comprised of three (3) residential townhouse blocks and a private lane. Block 1 is to be comprised of six (6) townhouse dwelling units, which are designed to have frontage along Elgin Mills Road West and are to be accessed by the proposed private lane to the rear of the units. Each of the six units are designed with a private 2 car garage to be accessed from the private lane and amenity space is to be provided as a rooftop terrace (refer to Map 5).

Nine (9) townhouse dwelling units are to be located in the rear of the development with frontage along the proposed private lane. Block 2 (east) consists of five (5) townhouse dwelling units and Block 3 (west) consists of four (4) townhouse dwelling units. The units in Blocks 2 and 3 are designed to each have a private tandem 2 car garage. Rear yard amenity space for Blocks 2 and 3 is to be provided on the ground level as well as on proposed decks (refer to Map 5). All of the proposed dwelling units are to be 3

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storeys in height and a minimum of 5.8 metres (19.03 feet) in width. Additionally, four (4) visitor parking spaces are provided along the private lane.

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

- **Total Lot Area:** 0.32 hectares (0.79 acres)
- **Total Road Widening:** 168.8 square metres (1,816.95 square feet)
- **Total Number of Units:** 15
- **Number of Storeys:** 3 storeys
- **Parking (Residential):** 30 private garage spaces (2 spaces per unit)
- **Parking (Visitor):** 4 spaces (0.26 spaces per unit)
- **Proposed Density:** 46.88 units per hectare (18.99 units per acre)

It should be noted that at the time of preparation of this report, a related Site Plan application had not been submitted to the City. Additionally, a draft Plan of Condominium application will be required to facilitate the subject proposal; however, at the time of writing of this report, these applications had not been submitted to the City.

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;
- Site Plan;
- Elevation Plans;
- Traffic Brief;
- Functional Servicing Report and Stormwater Management Report;
- Arborist Report; and,
- Phase One Environmental Site Assessment.

Zoning By-law Amendment Application

The subject lands are zoned **Third Density Residential (R3) Zone** under Zoning By-law 2523, as amended, which permits a range of uses including a single detached dwelling and home occupation (refer to Map 3). As the current zone category only permits a single detached dwelling, the applicant is proposing to rezone the lands to permit a proposed medium density development on its land holdings. Accordingly, the applicant is proposing to rezone the lands to **Residential Multiple Family One (RM1) Zone** with site specific development standards to permit the construction of 15 townhouse dwelling units on the subject lands.

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It should be noted that the proposed zone category, **RM1 Zone**, is not an existing zone category under By-law 2523, as amended. As such, there are no applicable zoning provisions under this zone category. In this regard, the following table provides an outline of the relevant proposed development standards intended to facilitate the applicant's development proposal:

Development Standard	Proposed Development/Residential Multiple Family One (RM1) Zone
Use	Townhouse Dwellings
Minimum Lot Area	200 square metres (2,152.78 square feet)
Minimum Lot Frontage	5.8 metres (19.03 feet) per unit
Maximum Lot Coverage	37.63% (of total subject lands)
Minimum Front Yard Setback	2.29 metres (9.5 feet)
Minimum Side Yard Setback	1.29 metres (4.23 feet)
Minimum Rear Yard Setback	6.0 metres (19.69 feet)
Minimum Parking Spaces	2 spaces per unit
Maximum Height	11.7 metres (38.39 feet) Block 1 9.81 metres (32.19 feet) for Blocks 2 and 3
Minimum Visitor Parking	4 spaces

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 ("Plan") (refer to Map 4). Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses and medium density residential, neighbourhood commercial uses, community uses, parks, open space, 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 of 3 storeys in all other areas. In accordance with **Section 4.9.1.2** of the Plan, medium density residential development is permitted within the **Neighbourhood** designation for lands fronting onto an arterial road at a maximum site density of 50 units per hectare (20 units per acre).

The Plan outlines areas within the **Neighbourhood** designation that are directed to be Priority Infill Areas generally for low density residential development. The subject lands are located within a Priority Infill Area, as identified in **Section 4.9.1.1(a)** of the Plan, being the area bounded by Elgin Mills Road, Bathurst Street, the rear of the lot line on the south side of Oxford Street and Yonge Street.

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As there is no Council-approved Infill Study for this area, the proposed development will be evaluated based on the relevant policies of the **Neighbourhood** designation of the Plan. 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. Additionally, **Policy 4.9.2.1** states that site design which would inhibit future infill development shall not be permitted.

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

A more detailed review and evaluation of the submitted application will be completed following the receipt of comments from Council, the public and City departments and external agencies.

City Department and External Agency Comments:

The subject Zoning By-law Amendment application and 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.

Urban Design Section

The City’s Urban Design Section has provided comments to be addressed as part of a future resubmission and Site Plan application, including the need for a sidewalk on the proposed private lane to connect to the existing public sidewalk along Elgin Mills Road West. Additionally, comments have been provided with respect to the layout and functionality of Block 1, specifically Unit 6, as well as the design of the townhouse block along Elgin Mills Road West (refer to Appendix “A”).

Park and Natural Heritage Planning Section

The City’s Park and Natural Heritage Planning Section has advised that, if approved, the proposed development would result in the loss of 20 native and non-native trees. Of the 20 trees proposed for removal, eight are identified as Black Walnut trees which are high on the City’s list for preservation. In this regard, the applicant is encouraged to consider opportunities to retain these trees within the development proposal.

Staff have also advised that the density of the proposed development shall impact the opportunity for on-site landscaping or tree replacement. Parks staff have advised that the City will seek to restore the tree canopy within the development by securing tree planting and/or compensation for the loss of the trees. Furthermore, Parks staff

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recommends that Council accept cash-in-lieu of parkland dedication at the Building Permit stage. Comments have also been provided with respect to technical matters such as snow storage and soil volumes (refer to Appendix “B”).

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 in the City’s Official Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the subject lands have frontage on an arterial street (Elgin Mills Road West) and therefore, meet the locational criteria for the consideration of medium density residential development within the **Neighbourhood** designation as described in the Plan;
- the proposed development contemplates a site density of 46.88 units per hectare which meets the maximum density of 50 units per hectare in accordance with the **Neighbourhood** designation of the Plan;
- the proposed development contemplates a building height of 3 storeys which meets the maximum height permitted of 4 storeys for development fronting on an arterial street within the **Neighbourhood** designation in accordance with the Plan;
- the proposed development is subject to Site Plan Control and will be assessed for compatibility with the existing character of the surrounding area in accordance with **Policy 4.9.2** of the Plan and on the basis of the City-wide Urban Design Guidelines;
- the applicant shall explore opportunities to retain the existing Black Walnut trees on the lands and to incorporate more purposeful landscaping and tree planting as part of its development proposal;
- pedestrian connectivity throughout the site, connecting to the proposed visitor parking, mailboxes, and Elgin Mills Road West must be considered;
- the potential for an interconnected private roadway system with the adjoining lands will be explored. If it is determined that shared private roads are required as a condition of condominium approval, the City may require the proponent to grant access easement(s) to abutting landowner(s) in order to facilitate the interconnected private roadway design;
- a Concept Plan demonstrating how this development proposal may impact and incorporate future development on the abutting lands to the east and west is required;
- the current development plan demonstrates the potential to establish east and west connections of the private laneway at the north end of the site. The alignment of the private laneway as it transitions from this site to the adjoining lands shall be reviewed as part of the development application;
- the current development proposal includes a landscaped area and laneway extension at the south end of the site which staff understands is to be designed to provide the necessary truck turnaround for waste management vehicles. More

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information with respect to the intent of the landscaped and turnaround area is required;

- in accordance with Council's municipal addressing policies, the proposed private road will have to be named in order to provide for an appropriate addressing of the townhouse units;
- future Site Plan, draft Plan of Subdivision, draft Plan of Condominium, Part Lot Control Exemption and Private Street Naming applications will be required to facilitate the proposed development. The applicant is encouraged to submit an application for Site Plan Approval prior to the finalization of the Zoning By-law Amendment;
- technical comments from the City's Development Engineering Division concerning the proposed on-site circulation, as well as the design and access off of Elgin Mills Road West are critical in determining the acceptability of the proposed site design;
- comments remain outstanding from the Regional Municipality of York. The applicants are aware that a road widening is required and have provided for the road widening along Elgin Mills Road West in their development proposal. Details respecting the road widening and access location are subject to review and approval by the Region;
- servicing allocation will be needed to facilitate the proposed development, which will be reviewed and evaluated in accordance with the City's Interim Growth Management Strategy and Sustainability Metrics at the Site Plan approval stage;
- the applicant shall satisfactorily address any issues identified by City departments and external agencies that have been requested to review the subject development proposal;
- the applicant shall identify the planned tenure for the proposed development in order for staff to determine the appropriateness of the form and content of the proposed Zoning By-law;
- the form and content of the proposed Zoning By-law will be affected by the final design, additional details and development standards that come from the review of the proposed development application; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law. The appropriateness of the zoning category and site-specific provisions proposed by the applicant will continue to be reviewed.

A comprehensive review of the subject application 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 been received from the City's Financial Services Division, in addition to the York Region District School Board, the York Catholic District School Board, le Conseil Scolaire Viamonde, Rogers Communications, Enbridge Gas Inc., Canada Post and Alectra Utilities. These City departments and external agencies have no objections

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to the application and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the approval process. These comments have not been appended to this report.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the City's Building Services Division, Fire and Emergency Services Division, Community Services Department and Development Engineering Division, in addition to the Regional Municipality of York, the Toronto and Region Conservation Authority (TRCA) and 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 application is 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 application to permit a medium density residential development 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 this planning application. 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, Proposed Development Plan
- Map 6, Conceptual Elevations
- Appendix A, Memorandum from the Urban Design Section dated August 12, 2020
- Appendix B, Memorandum from the Park and Natural Heritage Planning Section dated August 19, 2020

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Report Approval Details

Document Title:	SRPRS.20.133 - Request for Comments - D02-20013 - 181 and 187 Elgin Mills Road West.docx
Attachments:	<ul style="list-style-type: none">- MAP 1 - AERIAL PHOTOGRAPH.pdf- MAP 2 - NEIGHBOURHOOD CONTEXT.pdf- MAP 3 - EXISTING ZONING.pdf- MAP 4 - OFFICIAL PLAN DESIGNATION.pdf- MAP 5 - PROPOSED DEVELOPMENT PLAN.pdf- MAP 6 - CONCEPTUAL ELEVATIONS.pdf- APPENDIX A - URBAN DESIGN COMMENTS.pdf- APPENDIX B - PNHP COMMENTS.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 - 3:58 PM

Kelvin Kwan - Sep 2, 2020 - 4:15 PM

MaryAnne Dempster - Sep 4, 2020 - 9:41 AM