



## **Staff Report for Council Meeting**

**Date of Meeting:** December 9, 2020

**Report Number:** SRPI.20.038

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** SRPI.20.038 – Request for Approval – Draft Plan of Subdivision – George and Rosette Mansour – City File D03-19004

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### **Owners:**

George Mansour and Rosette Mansour  
46 Bond Crescent  
Richmond Hill, ON  
L4E 3K1

### **Agent:**

Jim Kotsopoulos  
JKO Planning Services Inc.  
27 Fieldflower Crescent  
Richmond Hill, ON  
L4E 5E9

### **Location:**

Legal Description: Lot 9, Plan 412  
Municipal Address: 46 Bond Crescent

### **Purpose:**

A request for approval regarding a proposed draft Plan of Subdivision application to facilitate the creation of two single detached dwelling lots and the easterly extension of Wellspring Avenue on the subject lands.

### **Recommendations:**

- a) That the draft Plan of Subdivision application submitted by George and Rosette Mansour for lands known Lot 9, Plan 412 (Municipal Address: 46 Bond Crescent), City File D03-19004, be approved subject to the following:

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- (i) that the Plan of Subdivision as depicted on Map 2 to Staff Report SRPI.20.038 be draft approved, subject to the conditions as set out in Appendix A;
- (ii) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law; and,
- (iii) that 7.02 persons equivalent of servicing allocation (2 single detached dwelling units) be assigned to the subject lands, to be released by the Commissioner of Planning and Infrastructure in accordance with By-law 109-11, as amended.

### Contact Person:

Kelsey Prentice, Planner I – Zoning, phone number 905-771-2470 and/or  
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-71-2540

### Report Approval:

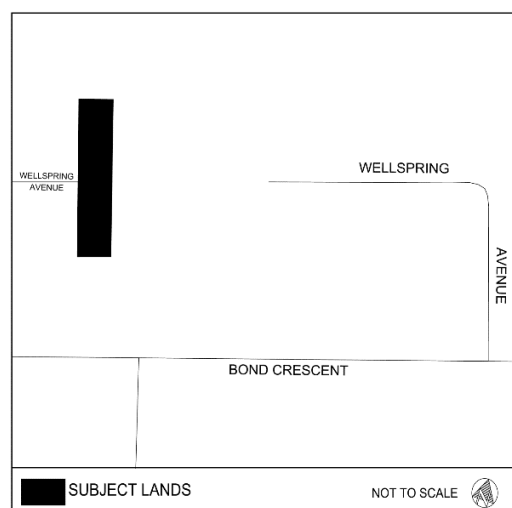
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure Department

**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 "Contact" above.



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### Background:

At its public meeting held on March 4, 2020, Council considered Staff Report SRPRS.20.039 concerning a request for comments with respect to Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the creation of two single detached dwelling lots and the easterly extension of Wellspring Avenue on the subject lands. Council adopted the following motion (refer to Appendix B):

- “a) That Staff Report SRPRS.20.039 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by George Mansour and Rosette Mansour for the lands known as Lot 9, Plan 412 (municipal address: 46 Bond Crescent), City Files D02-19013 and D03-19004, be received for information purposes only and that all comments be referred back to staff;**
- b) That Council approve Staff Report SRPRS.20.039, with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by George Mansour and Rosette Mansour for the 46 Bond Crescent, subject to the receipt of satisfactory comments from the Development Engineering Section.”**

The applicant's implementing Zoning By-law (By-law 71-20) was enacted at the Council meeting held on July 8, 2020. In accordance with Council's previous direction, Planning staff have now received satisfactory comments from the City's Development Engineering Division and the purpose of this staff report is to bring forward the proposed conditions of draft approval for Council's consideration and to assign municipal servicing allocation to the proposed development.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located at the easterly terminus of Wellspring Avenue, north of Bond Crescent and east of Elles Street (refer to Map 1). The lands are comprised of the rear portion of the lands municipally known as 46 Bond Crescent, which have an area of approximately 0.159 hectares (0.39 acres). The lands are presently vacant. Uses abutting the property include existing low density residential uses to the east and west, commercial uses to the north and a single detached dwelling to the south which is located on other lands owned by the applicant that are not subject to its development proposal.

#### Development Proposal:

The applicant is seeking Council's approval to permit the construction of a residential development comprised of two single detached dwelling lots fronting on the proposed easterly extension of Wellspring Avenue. The following is a summary of the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

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- **Total Lot Area:** 0.159 hectares (0.39 acres)
  - **Area of Wellspring Avenue Extension:** 0.033 hectares (0.08 acres)
  - **Area of Residential Lots:** 0.126 hectares (0.31 acres)
- **Total Number of Units:** 2
- **Proposed Lot Frontages:** 18.5 metres (60.69 feet)
- **Proposed Lot Areas:** 630 square metres (6,781 square feet)
- **Proposed Building Height:** 10.87 metres (35.66 feet)
- **Proposed Density:** 12.57 units per hectare (5.12 units per acre)

### Department and External Agency Comments:

#### Development Engineering Division:

Following the direction received at the Council Public Meeting on March 4, 2020, the applicant provided Development Engineering staff with a revised Site Servicing Plan, Grading Plan and Functional Servicing Report. Staff have reviewed the revised plans and supporting documentation and have provided conditions of draft approval with respect to the subject draft Plan of Subdivision application.

#### Development Planning Division:

City staff are now satisfied that the remaining issues identified in the staff report considered at the Council Public Meeting held on March 4, 2020 have been satisfactorily addressed. On the basis of the preceding, it is recommended that the applicant's draft Plan of Subdivision application be draft approved in accordance with the schedule of draft Conditions of Approval attached as Appendix "A" hereto.

#### Interim Growth Management Strategy:

The applicant has provided a Sustainability Performance Metrics submission in support of fulfilling the requirements of IGMS Criteria 5 (Sustainable and Innovative Community and Building Design). The applicant has achieved a "good" overall application score of 24 points, which meets the approved threshold score range of 21-35 points for draft Plan of Subdivision applications. In consideration of the preceding, staff recommends that 7.02 persons equivalent of servicing allocation (2 single detached dwellings) be assigned to the subject lands at this time.

#### Financial/Staffing/Other Implications:

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

#### Relationship to the Strategic Plan:

The recommendations of this report will facilitate a development proposal that is aligned with the City's Strategic Plan, specifically **Goal Two – Better Choice in Richmond Hill** by providing housing options and providing better quality options to achieve the

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community vision for the City and with **Goal Four – Wise Management of Resources in Richmond Hill** by creating opportunities for incorporating energy efficient design.

### Conclusion:

The draft Plan of Subdivision conditions of approval contained in Appendix A to this report implement the proposed development in accordance with the direction received from Council at the Public Meeting held on March 4, 2020. On the basis of the preceding, it is recommended that the proposed conditions of draft approval be approved, and that servicing allocation for the proposed development be assigned in accordance with the recommendations contained herein.

### 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.

- Appendix A, Schedule of Draft Plan of Subdivision Conditions
- Appendix B, Extract from Council Public Meeting C#07-20 held March 4, 2020
- Map 1, Aerial Photograph
- Map 2, Draft Plan of Subdivision

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### Report Approval Details

Document Title:	SRPI.20.038 – Request for Approval – Draft Plan of Subdivision Application – City File D03-19004.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - Schedule of Draft Plan of Subdivision Conditions.pdf</li><li>- Appendix B - Extract from Council Public Meeting C07-20 held March 4, 2020.pdf</li><li>- MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- MAP_2_PROPOSED_DRAFT PLAN OF SUBDIVISION.pdf</li></ul>
Final Approval Date:	Nov 19, 2020

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

**Gus Galanis - Nov 17, 2020 - 10:38 AM**

**Kelvin Kwan - Nov 17, 2020 - 11:31 AM**

**MaryAnne Dempster - Nov 19, 2020 - 1:19 PM**