



Staff Report for Council Public Meeting

Date of Meeting: February 3, 2021

Report Number: SRPI.21.012

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.012 – Request for Comments – Zoning By-law Amendment Application – Elaheh Vaez Fakhri and Behrooz Sabaghpoor Fard – City File D02-20019

Owners:

Elaheh Vaez Fakhri
274 Kerrybrook Drive
Richmond Hill, Ontario
L4C 3R1

Behrooz Sabaghpoor Fard
282 Richmond Street
Richmond Hill, Ontario
L4C 3Z1

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Lots 1 and 2, Plan 4635
Municipal Addresses: 274 Kerrybrook Drive and 282 Richmond Street

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to facilitate the creation of one additional residential building lot on the subject lands.

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Recommendation:

- a) That Staff Report SRPI.21.012 with respect to the Zoning By-law Amendment application submitted by Elaheh Vaez Fakhri and Behrooz Sabaghpoor Fard, for lands known as Lots 1 and 2, Plan 4635 (Municipal Addresses: 274 Kerrybrook Drive and 282 Richmond Street), City File D02-20019, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

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

Report Approval:

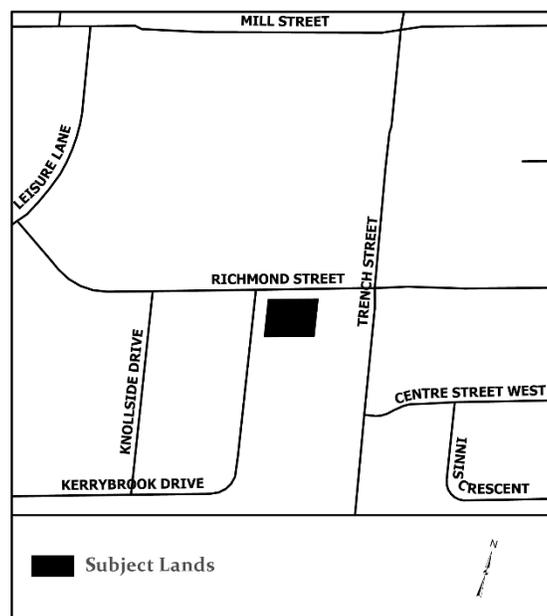
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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 September 22, 2020 and deemed complete on October 9, 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 existing residential lots that are located at the southeast corner of Kerrybrook Drive and Richmond Street. The lands have a total lot area of 0.12 hectares (0.30 acres) and currently support two single detached dwellings which are proposed to be demolished in order to facilitate the subject development proposal (refer to Maps 1 and 2). The lands abut existing single detached dwellings to the south and east, a parking lot for the Mackenzie Richmond Hill Hospital to the southeast, Kerrybrook Drive to the west and Richmond Street to the north.

Development Proposal

The applicants are seeking Council's approval of their Zoning By-law Amendment application to permit the creation of one additional residential building lot in order to facilitate the construction of three new single detached dwellings on their land holdings. 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:** 0.12 hectares (0.30 acres)
- **Proposed Lot Frontage (Corner):** 14.20 metres (46.59 feet)
- **Proposed Lot Frontage (Interior):** 13.00 metres (42.65 feet)
- **Proposed Lot Area (Corner):** 420 square metres (4,520.84 square feet)
- **Proposed Lot Area (Interior):** 393 square metres (4,230.22 square feet)
- **Proposed Number of Units:** 3
- **Proposed Building Height:** 10.67 metres (35 feet) or 2 storeys
- **Proposed Density:** 25 units per hectare (10 units per acre)

Supporting Documentation/Reports

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

- Draft Zoning By-law;
- Survey;
- Site Plan;
- Elevation Plans;

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- Site Servicing, Grading and Erosion Control Plan;
- Tree Preservation Plan/Arborist Report; and,
- Planning Justification Report.

Zoning By-law Amendment Application

The subject lands are presently zoned **Residential Second Density (R2) Zone** under By-law 66-71, as amended, which permits, amongst other uses, single detached dwellings. The purpose of the subject Zoning By-law Amendment application is to amend the current zoning applicable to the lands in order to implement site specific development standards to permit the creation of an additional building lot on the applicants land holdings. If approved, the proposed development would result in the construction of three new single detached dwellings on the lands.

The following is a summary table outlining the relevant statistics of the applicant's development proposal compared to the **R2 Zone** standards, with requested and required site specific exemptions in bold:

Development Standard	R2 Standards, By-law 66-71, as amended	Proposed Development
Minimum Lot Frontage (Interior Lot)	15.24 metres (50 feet)	13.0 metres (42.65 feet)
Minimum Lot Frontage (Corner Lot)	15.24 metres (50 feet)	14.20 metres (46.59 feet)
Minimum Lot Area (Interior Lot)	434.51 square metres (5,000 square feet)	393 square metres (4,230.22 square feet)
Minimum Lot Area (Corner Lot)	434.51 square metres (5,000 square feet)	420 square metres (4,520.84 square feet)
Maximum Building Height	10.67 metres (35 feet)	Complies
Maximum Lot Coverage	30%	Complies
Minimum Front Yard Setback	6.09 metres (20.0 feet)	Complies
Minimum Rear Yard Setback	7.62 metres (25.0 feet)	Complies
Minimum Exterior Side Yard Setback	3.04 metres (10.0 feet)	2.32 metres (7.61 feet)
Minimum Interior Side Yard Setback	1.83 metres (6.0 feet)	Complies

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 (the "Plan") (refer to Map 2). The **Neighbourhood**

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designation permits low-density residential uses including single detached dwellings and provides opportunities for small-scale infill development. In accordance with **Section 4.9.2** of the Plan, development is to 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 3.4.1.2** of the Plan, relevant design guidelines which have been approved by Council shall be utilized in the review and evaluation of development applications. In this regard, the subject lands are located within the City's Village Core neighbourhood and the Council approved Village Core Neighbourhood Design Guidelines (the "Guidelines") apply to the subject lands. As outlined in the Guidelines, the neighbourhood character can be defined with reference to architectural style, variety of lot size and frontage, building scale, landscape features and heritage elements. The objective of the Guidelines is to allow for new construction within the study area that recognizes and enhances the unique character of the neighbourhood.

Department and External Agency Comments:

The subject Zoning By-law Amendment application and associated 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.

Development Planning Division

Planning staff has completed 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 that are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed single detached dwellings and residential lots are permitted uses within the **Neighbourhood** designation of the Plan;
- the proposed interior lot frontages of 13.0 metres (42.65 feet) and corner lot frontage of 14.20 (46.59 feet) metres are smaller than the existing lot frontages along Richmond Street between Trench Street and Knollside Drive, which range between 14.33 metres (47.01 feet) and 25.6 metres (83.96 feet). Staff will continue to work with the applicant to determine compatibility of the proposed lots with the existing context and character of the area;
- staff notes that the proposed exterior side yard setbacks would not meet the required minimum setback of 3.04 metres (10 feet) applicable to the lands. Therefore, staff advise that the applicant should either revise their development proposal to meet this requirement or revise their application to request a site-specific development standard in order to address this issue;

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- future Consent applications will be required to facilitate the creation of the proposed residential building lots;
- the subject lands are located within the City's Village Core neighbourhood and will be evaluated based on conformity with the Village Core Neighbourhood Design Guidelines;
- the applicant must satisfactorily address comments 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 submitted in support of the proposed development.

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 also been received from the City's Park and Natural Heritage Planning Section, Financial Services Division, Building Services Division – Zoning Section, Development Engineering Division and Urban Design Section, in addition to the Toronto and Region Conservation Authority and Canada Post. These City Departments and external agencies have no objections to the application 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

The subject application is still under review by Alectra Utilities, Enbridge Gas Inc., Bell Canada and the Regional Municipality of York.

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 applicants are seeking Council's approval of a proposed Zoning By-law Amendment application to facilitate the creation of one additional residential building lot

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on their 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 Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Proposed Site Plan
- Map 5, Proposed Elevations

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Report Approval Details

Document Title:	SRPI.21.012.docx
Attachments:	- MAP 1 - AERIAL PHOTO.pdf - MAP 2 - EXISTING OFFICIAL PLAN.pdf - MAP 3 - EXISTING ZONING.pdf - MAP 4 - PROPOSED SITE PLAN.pdf - MAP 5 - PROPOSED ELEVATIONS.pdf
Final Approval Date:	Jan 13, 2021

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

Gus Galanis - Jan 13, 2021 - 11:49 AM

Kelvin Kwan - Jan 13, 2021 - 1:07 PM

MaryAnne Dempster - Jan 13, 2021 - 2:28 PM