



Staff Report for Council Public Meeting

Date of Meeting: April 17, 2019

Report Number: SRPRS.19.056

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.056 – Request for Comments –
Zoning By-law Amendment and Draft Plan of
Subdivision Applications - Weldrick West
Developments 20-26 Inc., Weldrick West
Developments 24-28 Inc., and Weldrick West
Developments 30 Inc. – City Files D02-18028
and D03-1

Owners:

Weldrick West Developments 20-26 Inc.
Weldrick West Developments 24-28 Inc.
Weldrick West Developments 30 Inc.
181 Eglinton Avenue East, Suite 204
Toronto, Ontario
M4P 1J4

Agent:

JKO Planning Services Inc.
27 Fieldflower Crescent
Richmond Hill, Ontario
L4E 5E9

Location:

Legal Description: Lots 62, 63 and 64 and Part of Lots 1, 2, 3, 4 and 5, Plan 1923
Municipal Addresses: 20, 24, 26, 28 and 30 Weldrick Road West

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a medium density residential development comprised of 47 townhouse dwelling units and 2 semi-detached dwelling units on the subject lands.

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Recommendation:

- a) That Staff Report SRPRS.19.056 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Weldrick West Developments 20-26 Inc., Weldrick West Developments 24-28 Inc., and Weldrick West Developments 30 Inc. for lands known as Lots 62, 63 and 64 and Part of Lots 1, 2, 3, 4 and 5, Plan 1923 (Municipal Addresses: 20, 24, 26, 28 and 30 Weldrick Road West), City Files D02-18028 and D03-18014, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Amanda Dunn, Planner II - Site Plans, phone number 905-747-6480 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

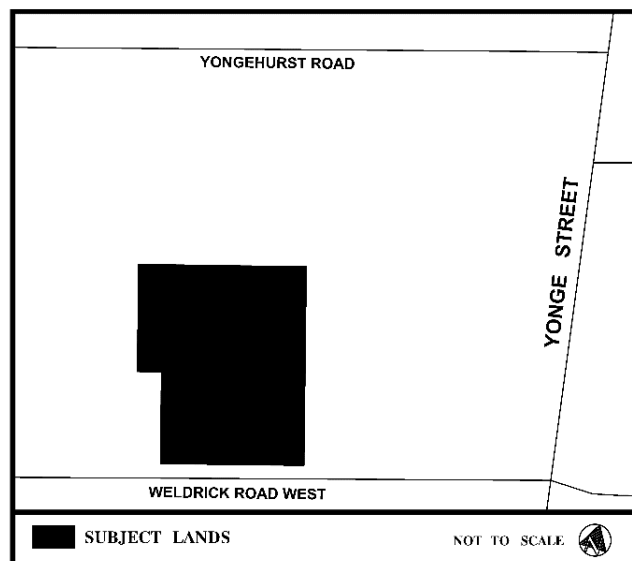
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, 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, draft Plan of Subdivision, draft Plan of Condominium (Common Element) and Site Plan applications were received and deemed complete by the City on November 22, 2018, after Bill 139 received Royal Assent on December 12, 2017. The applications were subsequently circulated to relevant City Departments and external agencies for review and comment.

In October 2013, Zoning By-law Amendment, draft Plan of Subdivision and draft Plan of Condominium applications (Files D02-13030, D03-13012 and D05-13004) were submitted to the City in order to permit the construction of 17 townhouse dwelling units on a portion of the subject lands (24 Weldrick Road West). A Council Public Meeting was held on March 19, 2014, wherein Council received Staff Report SRPRS.14.065 for information purposes (refer to Appendix A). The applicant subsequently acquired additional lands (20, 26 and 28 Weldrick Road West) and original files were closed in 2016 upon the filing of new development applications, as detailed below.

In December 2016, new Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan applications (Files D02-16039, D03-16013, D05-16013 and D06-16094) were submitted to the City to facilitate the construction of 41 townhouse dwelling units on a portion of the subject lands (20 to 28 Weldrick Road West). A Council Public Meeting was held on April 5, 2017, wherein Council received Staff Report SRPRS.17.054 for information purposes (refer to Appendix B). The applicant subsequently acquired additional lands (30 Weldrick Road West) and these files were closed in 2018 upon the filing of the development applications described in this report.

The purpose of this report is to seek comments from Council and the public with respect to the subject applications, 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 north side of Weldrick Road West, west of Yonge Street, and have a total lot area of 1.26 hectares (3.11 acres). The lands presently support five single detached dwellings which are proposed to be demolished. The lands abut residential uses consisting of single detached dwellings to the east, north and west, and Weldrick Road West to the south. The rear of the subject lands (24 and 30 Weldrick Road West) contain a substantial amount of tree canopy. Also, further west is the tributary of the East Don River (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval to construct a residential development comprised of 47 townhouse dwelling units and 2 semi-detached dwelling units on its land holdings (refer to Map 8). The following is a summary table outlining the statistics

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of the applicant's development proposal based on the plans and drawings submitted to the City:

Site Area:	1.26 hectares (3.11 acres)
Number of Buildings:	10
Number of Units:	47 townhouses and 2 semi-detached units
Proposed Density:	42.6 units per hectare (17.25 units per acre) *
Proposed Building Height:	3 storeys
Proposed Parking:	98 residential parking spaces (2.0 parking spaces per dwelling unit) 10 visitor parking spaces (0.20 parking spaces per dwelling unit)
Proposed Lot Coverage:	30.74%
Proposed Landscaped Area:	37.24%
Proposed Paved Area:	32.02%

* The proposed density is subject to change pending further delineation of the development limits on the subject lands.

Supporting Documentation/Reports

The applicant has submitted the following plans and reports to the City in support of the proposed development:

- Draft Plan of Subdivision;
- Draft Plan of Condominium (Common Element);
- Site Plan;
- Concept Plan;
- Adjacent Property Plan;
- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Floor Plans;
- Elevations;
- Coloured Elevations;
- Coloured Streetscape;
- Exterior Material Sample Palette;
- Construction Management Plan;
- Urban Design Brief;
- Landscape Plan and Details;
- Tree Report and Tree Preservation Plan;
- Hydrogeology Report;
- Scoped Environmental Impact Study;
- Phase 1 Environmental Site Assessment Report;
- Noise Feasibility Study;
- Functional Servicing Report and Stormwater Management Report;
- Traffic Impact Study;
- Grading Plan;

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- Floodplain Analysis;
- Site Servicing Plan and Details;
- Storm Drainage Pre-Development Plan;
- Sanitary Drainage Plan;
- Erosion and Sediment Control Plan;
- Exterior Lighting Plan; and,
- Sustainability Metrics.

Zoning By-law Amendment Application

The subject lands are presently zoned **Third Density Residential (R3) Zone** under By-law No. 2523, as amended (refer to Map 5). The **R3 Zone** permits single detached dwellings and home occupations, in addition to a range of institutional and recreational uses.

The applicant is seeking Council's approval to rezone the lands to **Residential Multiple One (RM1) Zone** with site-specific provisions in order to facilitate the construction of 47 townhouse dwelling units and 2 semi-detached dwelling units on its land holdings. There is currently no **RM1 Zone** category within By-law 2523, as amended.

The following is a summary table outlining the relevant statistics of the applicant's development proposal:

Development Standard	Development Proposal
Minimum Lot Frontage (Interior Lot)	5.8 metres (19.02 feet) - 6.0 metres (19.68 feet)
Minimum Lot Frontage (Corner Lot)	5.95 metres (19.52 feet) - 6.45 metres (21.16 feet)
Minimum Lot Area (Interior Lot)	129.00 square metres (1,388.54 square feet)
Minimum Lot Area (Corner Lot)	153 square metres (1,646.87 square feet)
Minimum Front Yard	4.5 metres (14.76 feet)
Minimum Side Yard	1.2 metres (3.93 feet)
Minimum Flankage Yard	2.4 metres (7.87 feet)
Maximum Height	3 storeys
Parking Requirements	Residents: 98 parking spaces (2.0 parking spaces per dwelling unit) Visitors: 10 parking spaces (0.20 parking spaces per dwelling unit)

Draft Plan of Subdivision Application

The submitted draft Plan of Subdivision application proposes to establish 12 blocks to accommodate 47 townhouse dwelling units and 2 semi-detached dwelling units which would become parcels of tied lands (refer to Map 6). Block 11 will be conveyed to the City and would serve to facilitate the future Sorrento Drive extension. The draft Plan of Subdivision application is also intended to facilitate the applicant's future use of the Part Lot Control Exemption process to permit the future division of the lands into "parcels of tied land" related to the applicant's draft Plan of Common Element Condominium application.

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Draft Plan of Common Element Condominium Application

A draft Plan of Common Element Condominium application has been submitted to facilitate the creation of common element condominium tenure within the proposed development. Block 12 represents the future common elements including an amenity area, visitor parking, sidewalks, landscaping, streets and private services (refer to Map 7).

Site Plan Application

The submitted Site Plan application is intended to address all aspects of the applicant's development proposal, including the following (refer to Map 8):

- architectural design and unit typologies, building setbacks, unit widths and building heights;
- common elements such as the internal street network, sidewalks, visitor parking, amenity areas, and pedestrian walkways and linkages;
- streetscaping, landscaping and tree planting; and,
- site servicing, grading, drainage and stormwater management.

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 3). Uses permitted within the **Neighbourhood** designation include low-density residential uses such as single detached, semi-detached, duplex dwellings and 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.

Development within the **Neighbourhood** designation shall have building heights of up to 3 storeys on local and collector streets, and 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, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks.

In accordance with Section 4.9.1.2, of the Plan, medium density residential development may be permitted within the **Neighbourhood** designation on lands with frontage on a collector street that are within walking distance to a public transit stop and as identified in a Tertiary Plan undertaken by the Town and approved by Council. Where permitted, the maximum site density for medium density residential uses within the **Neighbourhood** designation shall be 50 units per hectare (20 units per acre).

Weldrick Road West Tertiary Plan

The subject lands are located within the study area boundaries of the Weldrick Road West Tertiary Plan ("Tertiary Plan") approved by Council in 2016. The study area is

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bounded by lands to the west of Yonge Street, forming part of the block between Weldrick Road West and Yongehurst Road (refer to Map 4). The purpose of the Tertiary Plan is to provide guidance through planning and design principles for development applications in the specific study area. The Tertiary Plan establishes Council's intent and direction for the subject area on matters related to, amongst others, the location and type of new residential uses, the form that residential uses should take including detailed design and compatibility and connectivity requirements for development, potential new public infrastructure such as new streets or sidewalks to accommodate the new uses, the retention of the Greenway System, and considerations for how development may be established over time.

The implementation of the Tertiary Plan is identified within four study areas. The subject lands are located within 'Area D' of the Tertiary Plan, and are identified as Medium Density Residential Area and Wooded Area (subject to further assessment). The Tertiary Plan directs that development shall front onto Sorrento Drive and financial and land dedication shall be provided to the satisfaction of the City to ensure the construction of Sorrento Drive. Further, the Tertiary Plan identifies that the maximum density shall be 50 units per hectare (20 units per acre), and minimum unit widths of 6 metres (19.68 feet) for rear garage townhouses and 6 metres (19.68 feet) for front yard single car garage townhouses be provided.

Department and External Agency Comments:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications, in addition to the related draft Plan of Condominium and Site Plan 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 this report.

Urban Design Section

The City's Urban Design Section has identified concerns relating to mature tree preservation, consideration of future development on adjacent lands, proposed walkway widths, unit layout and configuration, location of proposed utility structures, and the visual differentiation between buildings (refer to Appendix C).

Community Services Department

The City's Community Services Department has identified that the subject development proposal does not meet the City's Waste Management Design and Collection Standards, especially pertaining to the continuous forward motion of collection vehicles.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised that there are 2 woodlots located on the subject lands (24 and 30 Weldrick Road West), and that they are contiguous with a nearby watercourse. A site staking was conducted for one of the previous applications on June 9, 2016. However, the previous staking did not include the limits of the woodlot at 30 Weldrick Road West. TRCA policy requires the provision

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of a 10 metre buffer from a natural feature to be conveyed into public ownership. TRCA has identified that the Zoning By-law Amendment and Draft Plan of Subdivision cannot be supported until such time as the development limits are established to the satisfaction of the City and TRCA (refer to Appendix D).

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has advised that Council resolve to accept cash-in-lieu of parkland dedication in association with the development. Staff have indicated that the removal of a dead ash and buckthorn will remove the western feature from the criteria of 'significant woodlot'. Staff further advise that the submitted application does not propose to retain any trees, and that the applicant must explore opportunities to revise their design in order to retain existing trees that are in fair to good condition (refer to Appendix E).

Development Planning Division

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

- the subject lands are located within the Weldrick Road West Tertiary Plan, and as such, meet the locational criteria for the consideration of medium density residential development within the **Neighbourhood** designation as described in the Plan;
- the proposal complies with the maximum height provisions as a maximum building height of three-storeys is permitted within the **Neighbourhood designation** of the Plan and the Tertiary Plan;
- the proposed development contemplates a site density of 42.6 units per hectare (17.25 units per acre) which is consistent with the permitted density for medium density residential development within the **Neighbourhood** designation. The proposed density is subject to change pending further delineation of the limits of development on the subject lands. Staff will continue to work with the applicant and the TRCA to determine a mutually agreed upon development limit for the subject lands;
- the future extension of Sorrento Drive is depicted over the northern portion of the subject lands, connecting to a future north/south street (Street A) to the east of the subject lands as shown within the Tertiary Plan and the Official Plan. Block 11 on the draft Plan of Subdivision is 10 metres in width and is intended to provide for half of the future Sorrento Drive right-of-way. The applicant has submitted an Adjacent Property Concept Plan (refer to Map 10) to demonstrate how the proposed development would integrate with future re-development of adjacent lands to the east, specifically 18 Weldrick Road West. The integration of future development at 18 Weldrick Road West will be subject to further review for appropriate design and layout;
- as per the requirements of the Tertiary Plan, a minimum townhouse unit width of 6 metres (19.68 feet) is required where the unit provides for a single car garage. The proposal provides all single car garages, with proposed unit widths ranging from 5.8 metres (19.02 feet) to 6.45 metres (21.16 feet). The proposed unit widths must be increased to a minimum of 6 metres (19.02 feet) in width; and,

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- the draft Plan of Condominium application will be evaluated at a later date, once the final form of development is near finalization.

A comprehensive review of the subject Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium and Site Plan 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 Committee of the Whole Meeting.

Other City Department and External Agency Comments

Comments have also been received from the City's Financial Services Division, the City's Zoning Section, the City's Building Services Division, Rogers Cable Communications and the York Region District School Board. These 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 Alectra Utilities, Canada Post, Enbridge Gas, the Regional Municipality of York, the Conseil Scolaire Catholique MonAvenir, and the City's Fire and Emergency Services Division.

Interim Growth Management Strategy

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

Additionally, in accordance with Council direction, as part of the review of the above noted IGMS Criteria No. 5 (Sustainable and Innovative Community and Building Design), the applicant has submitted the required *Sustainability Performance Metrics Tool* in support of its development proposal with a "good" score of 35 points on the basis of its submission, meeting the overall minimum score of 32. Staff will continue to work with the applicant to explore opportunities to improve the score and to ensure the proposed sustainability measures are appropriate and feasible.

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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 Town'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 comprised of 47 townhouse dwelling units and 2 semi-detached dwelling units on the subject lands. 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.

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 contact person listed in this document.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Official Plan Designation
- Map 4, Weldrick Road West Tertiary Plan Schedule
- Map 5, Existing Zoning
- Map 6, Proposed draft Plan of Subdivision
- Map 7, Proposed draft Plan of Condominium
- Map 8, Proposed Site Plan
- Map 9, Proposed Elevations
- Map 10, Proposed Adjacent Property Concept Plan
- Appendix A, Extract from Council Public Meeting C#10-14 held March 19, 2014
- Appendix B, Extract from Council Public Meeting C#12-17 held April 5, 2017
- Appendix C, Extract from Council Public Meeting, C#24-16 held June 27, 2016
- Appendix D, Memo from the Urban Design Section dated February 7, 2019
- Appendix E, Letter from the Toronto and Region Conservation Authority dated February 22, 2019.
- Appendix F, Memo from the Park and Natural Heritage Planning Section dated March 26, 2019

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Report Approval Details

Document Title:	SRPRS.19.056 - Zoning By-law Amendment and Draft Plan of Subdivision Application - Weldrick Road West Developments Inc. .docx
Attachments:	<ul style="list-style-type: none">- SRPRS.19.056 - MAP_1_AERIAL_PHOTOGRAPH.pdf- SRPRS.19.056 - MAP_2_NEIGHBOURHOOD_CONTEXT_S218028A.pdf- SRPRS.19.056 - MAP_3_EXISTING_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.19.056 - MAP_4_WELDRICK ROAD WEST TERTIARY PLAN SCHEDULE.pdf- SRPRS.19.056 - MAP_5_EXISTING_ZONING_S218028A.pdf- SRPRS.19.056 - MAP_6_PROPOSED DRAFT PLAN OF SUBDIVISION.pdf- SRPRS.19.056 - MAP_7_PROPOSED DRAFT PLAN OF CONDOMINIUM.pdf- SRPRS.19.056 - MAP_8_PROPOSED SITE PLAN.pdf- SRPRS.19.056 - MAP_9_PROPOSED ELEVATIONS.pdf- SRPRS.19.056 - MAP_10_PROPOSED ADJACENT PROPERTY CONCEPT PLAN.pdf- SRPRS.19.056 - APPENDIX A.pdf- SRPRS.19.056 - APPENDIX B.pdf- SRPRS.19.056 - APPENDIX C.pdf- SRPRS.19.056 - APPENDIX D.pdf- SRPRS.19.056 - APPENDIX E.pdf- SRPRS.19.056 - APPENDIX F.pdf
Final Approval Date:	Apr 4, 2019

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

Gus Galanis - Apr 3, 2019 - 3:35 PM

Kelvin Kwan - Apr 4, 2019 - 3:17 PM

Neil Garbe - Apr 4, 2019 - 3:20 PM