



Staff Report for Council Public Meeting

Date of Meeting: April 21, 2021

Report Number: SRPI.21.041

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.041 – Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – The Duncan Rd - 16th Avenue Group Inc. – City Files D02-20031 and SUB-20-0005 (D03-20005)

Owner:

The Duncan Rd - 16th Avenue Group Inc.
56 Walkington Way
King City, ON L7B 1C9

Agent:

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

Location:

Legal Description: Part of Lots 22, 23, 24, 63 and 64, Plan 3806
Municipal Address: 0 Fern Avenue

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential infill development comprised of ten single detached dwelling lots and the creation of a new public road on the subject lands.

Recommendations:

- a) That Staff Report SRPI.21.041 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by The Duncan Rd – 16th Avenue Group Inc. for the lands known as Part of Lots 22, 23, 24, 63 and 64, Plan 3806 (Municipal Address: 0 Fern Avenue), City Files

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D02-20031 and SUB-20-0005 (D03-20005), be received for information purposes only and that all comments be referred back to staff; and,

- b) That Council authorize the inclusion of City-owned lands (previously acquired for future road allowance purposes) as part of the submitted Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the comprehensive design and construction of proposed Street “A” as shown on Maps 5 and 7 to Staff Report SRPI.21.041.**

Contact Person:

Sarah Mowder, Acting Planner II – 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 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 and draft Plan of Subdivision applications were received on December 21, 2020 and deemed complete by the City on January 20, 2021. The applications and supporting materials were 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 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 between 16th Avenue and Duncan Road, west of Fern Avenue and have a total lot area of approximately 0.63 hectares (1.56 acres) (refer to Map 1). The lands are located directly to the rear of the lands municipally known as 170, 172, 176 and 180 Duncan Road and 519, 531, 543, 551 and 561 16th Avenue, and have a lot frontage of approximately 14.07 metres (46.16 feet) on Fern Avenue. The lands are presently vacant and form a land assembly created through a number of related Consent applications in order to establish a consolidated parcel for backlot residential infill development purposes.

The lands abut a mix of uses including residential dwellings, clinics and a childcare facility to the north, single detached dwellings to the south and west and Fern Avenue to the east (Maps 1 and 2). It should be noted that the lands abut City owned lands to the south where proposed Street “A” is to intersect with Fern Avenue and to the north at the proposed westerly termination of said street, both of which were previously acquired for future right-of-way purposes (see Map 5).

Development Proposal

The applicant is seeking Council’s approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential infill development comprised of ten single detached dwelling lots and the creation of a new public road extending westward from Fern Avenue (refer to Maps 5 to 8). The following is a summary table outlining the relevant statistics of the applicant’s development proposal based on the plans and drawings submitted in support of the applications:

- | | |
|--------------------------------------|---|
| • Total Lot Area: | 0.63 ha (1.56 ac) |
| ○ Area of Residential Lots: | 0.42 ha (1.03 ac) |
| ○ Area of Proposed Street: | 0.20 ha (0.54 ac) |
| • Total Number of Dwellings: | 10 Single Detached |
| • Proposed Density: | 15.87 units per ha (6.41 units ac) |
| • Proposed Number of Storeys: | 2 |
| • Proposed Lot Frontages: | 12.49 m (40.97 ft) to 13.44 m (44.09 ft) |
| • Proposed Lot Areas: | 411.42 sq. m (4,428.49 sq. ft) to 483.20 sq. m (5,201.12 sq. ft) |

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Supporting Documentation/Reports

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

- Planning Justification Report;
- Draft Zoning By-law;
- Sustainability Metrics;
- Adjacent Property Plan;
- Draft Plan of Subdivision;
- Functional Servicing Report;
- Streetscape Plan;
- Elevation Plans;
- Floor Plans;
- Soil Volume Plan;
- Phase One Environmental Site Assessment;
- Arborist Report;
- Tree Preservation Plan;
- Landscape Plan and details; and,
- Urban Design Brief.

Zoning By-law Amendment Application

The subject lands are currently zoned **Low Density Residential Six (R6) Zone** under By-law 255-96, as amended, which permits single detached dwellings, home occupations and group foster homes (refer to Map 3). The applicant is proposing to implement site specific development standards to the **Low Density Residential Six (R6) Zone** to permit the construction of ten single detached dwellings on the subject lands. The following summary table outlines the relevant development standards of the current **R6 Zone** in comparison to the proposed site specific development standards outlined in bold:

Development Standard	Existing Zoning (R6 Zone)	Proposed Development Standards
Minimum Lot Area (Interior Lot)	502.0 square metres (5,403.48 square feet)	410 square metres (4,413.20 square feet)
Minimum Lot Frontage (Interior Lot)	15 metres (49.21 feet)	12.40 metres (40.68 feet)
Minimum Front Yard Setback	4.5 metres (14.76 feet)	Complies
Minimum Side Yard Setback	1.5 metres (4.92 feet)	1.22 metres (4.00 feet)
Minimum Rear Yard Setback	7.5 metres (24.60 feet)	Complies
Maximum Height	11 metres (36.08 feet)	Complies
Maximum Lot Coverage	40%	Complies

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Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application to facilitate the creation of ten single detached dwelling lots fronting onto a proposed new public street extending westward from Fern Avenue. The proposed lots are to range in size from 411.42 square metres (4,428.49 square feet) to 483.20 square metres (5,201.12 square feet), with lot frontages ranging from 12.49 metres (40.97 feet) to 13.44 metres (44.09 feet). The proposed draft Plan of Subdivision consists of Street “A” with a right-of-way width of 20.0 metres and three 0.3 metre (1 foot) reserves (Blocks 11, 12 and 13) (refer to Map 5). Proposed reserve Block 11 is to protect for the future westward extension of Street “A”, while Blocks 12 and 13 are to temporarily restrict access to the proposed new public street from abutting lands to the north.

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, medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Plan.

As required by **Policy 4.9.1(3)** of the Plan, new infill development must be compatible with the character of the adjacent and surrounding area in accordance with **Policy 4.9.2.4** of the Plan. In particular, infill development must be compatible with the predominant building forms and types, massing, general patterns of streets, blocks and lanes, landscaped areas and treatments, and the general pattern of yard setbacks within the area. Additionally, **Policy 4.9.2.1** states that site design which would inhibit future infill development shall not be permitted.

The lands are also located within a Priority Infill Area in accordance with **Policy 4.9.1.1.1(f)** of the Plan as the lands are located within “**the area bounded by Sixteenth Avenue, Little Don River and the lots south of Duncan Road and Bayview Avenue**”. The Priority Infill Area serves to facilitate primarily low density residential development through individual severances and backlot Plans of Subdivision.

City Department and External Agency Comments:

The subject Zoning By-law Amendment, 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 this report.

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Urban Design Section

Urban Design staff has no concerns with the proposed lot frontages and dwelling setbacks. Furthermore, Urban Design staff have indicated that Architectural Design Control will be a condition of draft plan approval. The Architectural Control Guidelines for the subject lands are expected to establish a method of generating a consistent level of design quality throughout the infill area and are to guide future development of adjacent lands. The Architectural Design Control component is subject to further review.

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 are permitted in the **Neighbourhood** designation of the Plan;
- the subject lands are located within an identified Priority Infill Area for low-density residential development and will be evaluated based on the compatibility and design policies of the Plan. Although there is no current Council-approved Infill Plan or Tertiary Plan for the area in which the lands are located, the subject lands were previously part of the 16th Avenue/Duncan Road Area Secondary Plan (OPA 156) which was repealed upon approval of the City's current Official Plan. OPA 156 previously provided detailed policy direction for infill development and backlot plans of subdivision within the 16th Avenue/Duncan Road neighbourhood (including new infill streets) and, as such, the City has acquired several parcels of land for future road allowance purposes as part of other development approvals over the years. The proposed east-west local street to be established on the subject lands is consistent with the mid-block infill street contemplated from Fern Avenue and is supported by the Priority Infill Area policies in the current Official Plan;
- the applicant has submitted a Concept Plan in accordance with **Section 4.9.2.2** of the Plan to demonstrate how the proposed development could integrate with future redevelopment of adjacent lands to the north, south, east and west of the subject lands (refer to Map 6). The proposed Concept Plan is subject to change pending further review and comment from staff and the Regional Municipality of York as there is intention in this area to provide alternative access opportunities for future development on adjacent properties to ultimately consolidate/close existing accesses onto 16th Avenue. City staff will work with the applicant and the Region with respect to the design of the Concept Plan;
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment and draft Plan of Subdivision. The appropriateness of the site-specific provisions proposed by the applicant will continue to be reviewed with regard to compatibility, design and function; and,

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- the applicant must satisfactorily address the comments and issues identified by various City departments and external agencies that have provided comments as part of the circulation of the applications submitted in support of the proposed development.

A comprehensive review of the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications will be undertaken following the receipt of comments and feedback from City departments, external agencies, Council and the public. The 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, Fire and Emergency Services Division and Community Services Department – Waste Management Section, in addition to the Toronto and Region Conservation Authority, Bell Canada, Rogers, Hydro One, the Conseil Scolaire Viamonde, the York Region District School Board and the York Catholic District School Board. These external agencies have advised of no objections to the applications and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the approval process.

As of the time of writing of this report, the subject applications remain under review by the City's Development Engineering Division, Park and Natural Heritage Planning Section, Building Services – Zoning Section and Building Services – Building Section, in addition to the Regional Municipality of York, Enbridge Gas Inc., Canada Post and Alectra Utilities.

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.*

As part of the review of the above noted IGMS Criteria Number 5, Sustainable and Innovative Community and Building Design, a Sustainability Performance Metrics Tool

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has been submitted in support of this proposed draft Plan of Subdivision application. Staff will review and confirm that the proposed development meets the minimum threshold scores and that the proposed sustainability measures are achievable prior to bringing forward a recommendation report.

Financial/Staffing/Other Implications:

The recommendations of this report does not have any financial, staffing or other implications.

Relationship to Council's Strategic Priorities 2020-2022:

The recommendations of this report do not have any direct implications with respect to Council's Strategic Priorities 2020-2022. An overview of how the subject applications are aligned with the Strategic priorities will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Climate Change Considerations:

The recommendations of this report do not have any direct implications with respect to Council's Climate Change considerations at this time. An overview of how the subject applications support Council's climate change mitigation and/or adaptation measures to reduce carbon emissions 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 proposed low density residential infill 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 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. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Draft Plan of Subdivision

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- Map 6, Applicant's Concept Plan
- Map 7, Conceptual Site Plan
- Map 8, Conceptual Elevation Plans

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Report Approval Details

Document Title:	SRPI.21.041 - Request for Comments - D02-20031 and SUB-20-0005.docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.041 - Map 1 - Aerial Photograph.docx- SRPI.21.041 - Map 2 - Neighbourhood Context.docx- SRPI.21.041 - Map 3 - Existing Zoning.docx- SRPI.21.041 - Map 4 - Official Plan Designation.docx- SRPI.21.041 - Map 5 - Draft Plan of Subdivision.docx- SRPI.21.041 - Map 6 - Applicant's Concept Plan.docx- SRPI.21.041 - Map 7 - Conceptual Site Plan.docx- SRPI.21.041 - Map 8 - Conceptual Elevation Plans.docx
Final Approval Date:	Apr 7, 2021

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

Gus Galanis - Apr 6, 2021 - 3:16 PM

Kelvin Kwan - Apr 6, 2021 - 3:49 PM

MaryAnne Dempster - Apr 7, 2021 - 4:45 PM