



## **Staff Report for Council Meeting**

**Date of Meeting:** July 7, 2021

**Report Number:** SRPI.21.077

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.21.077 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – 20 Maple Grove Ltd. – City Files D02-20003 and D03-20001**

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### **Owner:**

20 Maple Grove Ltd.  
165 Commerce Valley Drive West, Suite 110  
Markham, Ontario  
L3T 7V8

### **Agent:**

KLM Planning Partners Inc.  
64 Jardin Drive, Unit 1B  
Concord, Ontario  
L4K 3P3

### **Location:**

**Legal Description:** Part of Lots 114, 115, 116, 150, 151 and 152, Plan 202

**Municipal Address:** 20 Maple Grove Avenue

### **Purpose:**

A request for approval concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate a residential development to be comprised of 13 single detached dwelling lots and the westerly extension of Carmela Avenue on the subject lands.

### **Recommendations:**

- a) **That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 20 Maple Grove Ltd. for the lands known as Part of Lots 114, 115, 116, 150, 151 and 152, Plan 202 (Municipal Address: 20**

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**Maple Grove Avenue), City Files D02-20003 and D03-20001, be approved, subject to the following:**

- (i) that the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, and Single Detached Five (R5) Zone under By-law 313-96, as amended, to Single Detached Five (R5) Zone under By-law 313-96, as amended, with site specific exceptions as set out in Appendix “B” to Staff Report SRPI.21.077;**
  - (ii) that the amending Zoning By-law be brought forward to the July 7, 2021 Council meeting for consideration and enactment;**
  - (iii) that the Plan of Subdivision as depicted on Map 5 to Staff Report SRPI.21.077 to be draft approved, subject to the conditions as set out in Appendix “C”;**
  - (iv) 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 105-20;**
- b) That Site Plan Control By-law 137-09, as amended, be further amended to include the subject lands within a Site Plan Control Area for the purposes of securing the applicant’s sustainability commitments, and that said by-law be brought forward to Council for consideration and enactment; and,**
- c) That 45.63 persons equivalent of servicing allocation 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:**

Sarah Mowder, Acting Planner II – Site Plans, 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

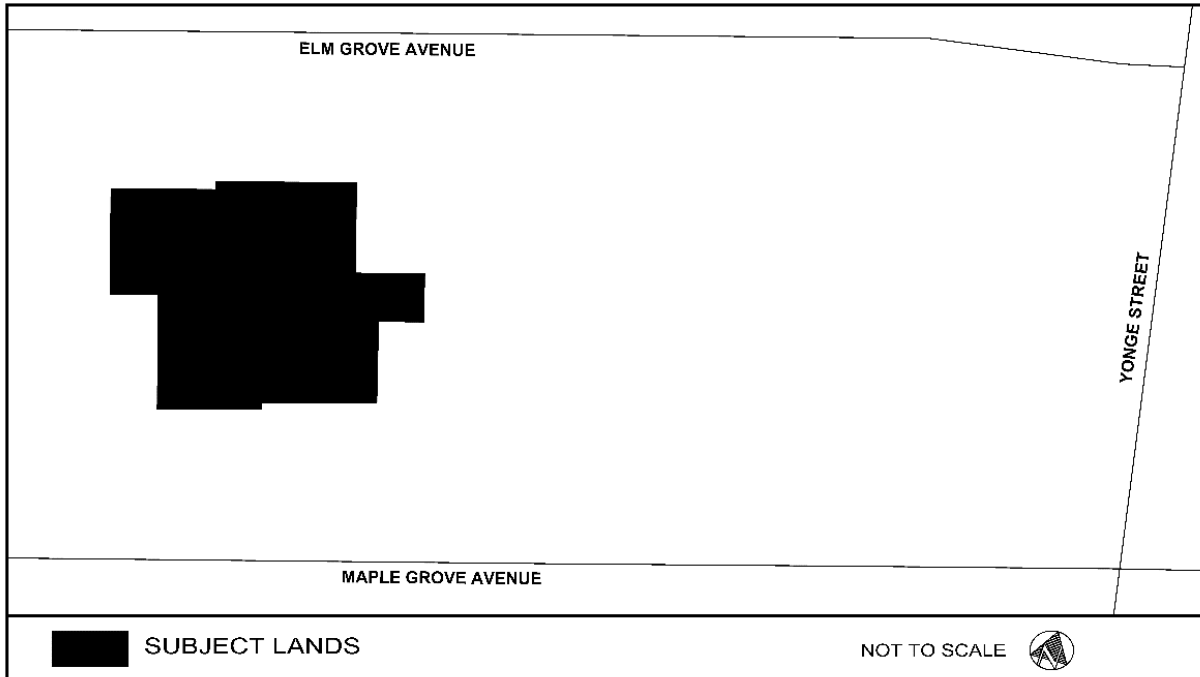
**Approved by:** Darlene Joslin, Acting City Manager

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.

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### 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:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were presented at a statutory Council Public Meeting held on May 20, 2020, wherein Council received Staff Report SRPRS.20.067 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). No members of the public spoke to the applications and no written correspondence was received.

All comments from internal departments and external agencies have now been satisfactorily addressed by the applicant. As a result, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment and draft Plan of Subdivision applications.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located north of Maple Grove Avenue and west of Yonge Street and have a total lot area of 0.883 hectares (2.18 acres) (refer to Map 1). The lands are vacant and are comprised of the rear portion of the lands municipally known as 20 Maple Grove Avenue, in addition to the rear portion of various adjacent parcels which have been severed and consolidated for future development purposes. The lands abut a draft approved Plan of Subdivision comprised of 17 single detached dwellings to the east (City File D03-16003), a draft approved Plan of Subdivision comprised of 12 single detached dwellings (City File D03-16014) and a proposed draft Plan of Subdivision comprised of 3 single detached dwellings (City File D03-20004) to the west, and existing single detached dwellings to the north and south.

#### Development Proposal

The applicant is seeking Council’s approval to construct a residential development to be comprised of 13 single detached dwellings and the extension of a new public road on its land holdings (refer to Maps 5 and 6). Outlined below are the relevant statistics for the applicant’s development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.883 hectares (2.182 acres)
  - **Residential Lots:** 0.649 hectares (1.604 acres)
  - **Road Extension:** 0.232 hectares (0.573 acres)
  - **Reserve Blocks:** 0.002 hectares (0.005 acres)
- **Total Number of Units:** 13
- **Proposed Lot Frontages:** 13.48 metres (44.23 feet) to 15.52 metres (50.92 feet)
- **Proposed Lot Areas:** 443.49 square metres (4,773.69 square feet) to 550.24 square metres (5,922.73 square feet)
- **Proposed Building Height:** 2 storeys
- **Proposed Density:** 14.72 units per hectare (5.96 units per acre)

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The proposed extension of Carmela Avenue will provide access between the subject lands and the adjacent draft approved Plans of Subdivision (City Files D03-16003 and D03-16014), in addition to future residential development to the west of the applicant's land holdings (City File D03-20004).

### 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 4). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* ("ORMCP"), and within the boundaries of the **Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study area**.

The **Neighbourhood** designation permits single detached dwellings as proposed by the applicant. Further, in accordance with **Policy 4.9.2.4** of the Plan, the proposed development is in keeping with the development pattern for the surrounding and immediate infill area by proposing an infill development that is consistent with the continued extension of Carmela Avenue and the character of the surrounding developments.

In accordance with **Policy 4.9.2** and **5.2** of the Plan, the applicant submitted an Infill Demonstration Plan which demonstrated that the proposed development is in line with the overall planned infill development of the area (refer to Map 7). The proposed development is intended to be a continuation of the approved subdivision development to the east and shall allow for the extension of a new public street to the west, connecting with another proposed draft Plan of Subdivision.

The lands are also located within the **Settlement Area** of the Oak Ridges Moraine as defined in the ORMCP. In accordance with **Section 3.2.1.1 (18)** of the Plan, the proposed development is permitted within the **Settlement Area**.

#### Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study

The subject lands are located within the boundaries of the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study (the "Infill Study") area approved by Council in 1999. This study area is generally bounded by Parker Avenue to the west, George Street to the south, the rear lot line of properties west of Yonge Street to the east, and Regatta Avenue to the north (refer to Map 8). The primary objective of the Infill Study is to guide infill development within the area through urban design principles as well as recommended street network layouts, residential housing types and lot sizes.

As per the Infill Study, single detached dwellings are permitted throughout the study area. Further, the Infill Study identifies minimum lot sizes for single detached lots which are to have a minimum lot frontage of 13.5 metres (44.3 feet) and a minimum lot area of 450 square metres (4,843.8 square feet). The proposed development is comprised of a

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variety of lot sizes, with a minimum lot frontage of 13.48 metres (44.2 feet) and a minimum lot area of 443.49 square metres (4,773.7 square feet).

The Infill Study also provides a recommended Concept Plan to demonstrate how the overall area can develop. This Concept Plan includes the potential for backlotting for the properties north of Maple Grove Avenue and the establishment of a proposed east/west road pattern along the rear lot lines of those properties (refer to Map 8). The proposed draft Plan of Subdivision is consistent with the anticipated backlotting along the rear lots of Maple Grove Avenue and Elm Grove Avenue, and with the proposed east/west road connection that could support additional backlotting westward towards Carmela Avenue. Furthermore, although slightly smaller than the Infill Study recommends, the proposed lot sizes are consistent with the lot sizes recently approved for the adjacent and surrounding infill developments.

In consideration of the preceding, staff is of the opinion that the applicant's development proposal conforms with the applicable policies of the Plan and the ORMCP.

### Zoning By-law Amendment Application

The subject lands are currently zoned **Residential Urban (RU) Zone** under By-law 1275, as amended and **Single Detached Five (R5) Zone** under By-law 313-96, as amended (refer to Map 3). Both zone categories permit single detached dwellings among other uses. The applicant is seeking to rezone the lands to **Single Detached Five (R5) Zone** under By-law 313-96, as amended, with site specific provisions in order to facilitate its development proposal (refer to Maps 5 to 7).

The following table provides a comparison of the proposed development standards relative to those of the associated parent zone category, with required site specific exceptions highlighted in bold:

Development Standard	R5 Zone Standards, By-law 313-96, as amended	Proposed R5 Zone Standards
<b>Minimum Lot Frontage (Interior Lot)</b>	13.5 metres (44.29 feet)	<b>13.4 metres (43.96 feet)</b>
<b>Minimum Lot Area (Interior Lot)</b>	450 square metres (4,844 square feet)	<b>440 square metres (4,726 square feet)</b>
<b>Maximum Lot Coverage</b>	40%	<b>45%</b>
<b>Minimum Required Front Yard</b>	4.5 metres (14.8 feet)	Complies
<b>Minimum Required Side Yard</b>	1.5 metres (4.9 feet)	<b>1.2 metres (3.94 feet)</b>
<b>Minimum Required Rear Yard</b>	7.5 metres (24.6 feet)	Complies
<b>Maximum Height</b>	11.0 metres (36.09 feet)	Complies

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The proposed development standards are consistent with what has been approved for the adjacent draft approved subdivision to the east (By-law 57-17) and for the draft approved Plan of Subdivision further to the west (By-law 5-19). The proposed lot sizes are compatible with existing infill development and the increased lot coverage and reduced side yard setbacks are consistent with the development trends of the surrounding neighbourhood.

Given all of the above, staff is of the opinion that the subject Zoning By-law Amendment application implements the submitted draft Plan of Subdivision application, conforms with the applicable policies of the Plan, and represents good planning.

### **Draft Plan of Subdivision Application**

The applicant has submitted a draft Plan of Subdivision application intended to facilitate the creation of 13 single detached dwelling lots and the extension of Carmela Avenue (refer to Map 5). The proposed lots range in area from 443.49 square metres (4,768 square feet) to 550.24 square metres (5,923 square feet), with lot frontages between 13.48 metres (44 feet) and 15.52 metres (51 feet). In addition to the proposed lots and extension of Carmela Avenue, two 0.3 metre (1 foot) reserves (Blocks 14 and 15) are included in the draft Plan of Subdivision in order to protect for the extension of Carmela Avenue to the adjacent draft approved Plans of Subdivision and future residential development to the west.

Subject to the conditions of draft approval contained in Appendix “C” attached hereto, staff is of the opinion that the applicant’s draft Plan of Subdivision application conforms with applicable policies of the Official Plan and has appropriate regard for criteria under Section 51(24) of the *Planning Act*.

### **City Department and External Agency Comments:**

All circulated City department and external agencies have indicated no objections and/or have provided conditions of draft approval with respect to the proposed Zoning By-law Amendment and draft Plan of Subdivision applications including the City’s Development Engineering Division and Park and Natural Heritage Planning Section, in addition to the Toronto and Region Conservation Authority and the Regional Municipality of York. Applicable conditions of draft approval are contained in Appendix “C” attached hereto.

### **Interim Growth Management Strategy:**

Council has approved and implemented a comprehensive strategy comprised of eight growth management 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.*

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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.*

Staff has reviewed the applicant's Sustainability Metrics submission and find it acceptable as the proposed development demonstrates an overall "Application" score of 32 points, which achieves a "good" score and meets the threshold of 21-35 points for draft Plan of Subdivision applications (refer to Appendix "D").

The proposed draft Plan of Subdivision application seeks approval for the creation of 13 single detached dwelling lots on the subject lands. In this regard, staff recommends that 45.63 persons equivalent of municipal servicing allocation be assigned to the subject lands. In order to secure implementation of the sustainability commitments at the Building permit stage, staff recommends that a Site Plan Control By-law be passed and a Sustainability Agreement be required for the subject lands.

### **Financial/Staffing/Other Implications:**

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

### **Relationship to Council's Strategic Priorities 2020-2022:**

The recommendations of this report are aligned with **Balancing Growth and Green** by recognizing the balance between economic development and environmental protection by supporting residential infill development within a Priority Infill Area.

### **Climate Change Considerations:**

The recommendations of this report are aligned with Council's climate change considerations as the development proposal contemplates infill development within a Priority Infill Area and achieves a good score meeting the Sustainable Metrics threshold score for approval of a draft Plan of Subdivision.

### **Conclusion:**

The applicant is seeking Council's approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 13 single detached dwellings and the extension of Carmela Avenue on its land holdings. Staff has completed a comprehensive review and evaluation of the applicant's development proposal and is of the opinion that the submitted applications conform with the applicable policies of the Official Plan, have regard for the criteria described under Subsection 51(24) of the *Planning Act* and represent good planning. On the basis of the



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preceding, staff recommends that Council approve the subject applications in accordance with the direction outlined in this report.

### **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”, Extract from Council Public Meeting C#18-20 held on May 20, 2020
- Appendix “B”, Draft Zoning By-law
- Appendix “C”, Schedule of Draft Plan of Subdivision Conditions
- Appendix “D”, Sustainability Metrics
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Draft Plan of Subdivision
- Map 6, Proposed Elevations
- Map 7, Applicant’s Demonstration Plan
- Map 8, Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study

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### Report Approval Details

Document Title:	SRPI.21.077 - Request for Approval - 20 Maple Grove Avenue.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - C18-20.doc</li><li>- Appendix B - Draft By-law 78-21.docx</li><li>- Appendix C - Draft Plan Conditions.docx</li><li>- Appendix D - Sustainability Metrics.docx</li><li>- SRPI.21.077 - Map 1 - Aerial Photograph.docx</li><li>- SRPI.21.077 - Map 2 - Neighbourhood Context.docx</li><li>- SRPI.21.077 - Map 3 - Existing Zoning.docx</li><li>- SRPI.21.077 - Map 4 - Official Plan Designation.docx</li><li>- SRPI.21.077 - Map 5 - Draft Plan of Subdivision.docx</li><li>- SRPI.21.077 - Map 6 - Proposed Elevations.docx</li><li>- SRPI.21.077 - Map 7 - Applicant's Demonstration Plan.docx</li><li>- SRPI.21.077 - Map 8 - Elm Grove, Maple Grove,.docx</li></ul>
Final Approval Date:	Jun 17, 2021

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

**Gus Galanis - Jun 16, 2021 - 1:33 PM**

**Kelvin Kwan - Jun 16, 2021 - 4:06 PM**

**Darlene Joslin on behalf of MaryAnne Dempster - Jun 17, 2021 - 7:48 AM**