



Staff Report for Council Meeting

Date of Meeting: July 7, 2021

Report Number: SRPI.21.078

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.21.078 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Zonix Developments Inc. – City Files D02-20008 and D03-20004**

Owner:

Zonix Developments Inc.
44 Steeles Avenue East
Thornhill, Ontario
L3T 1A2

Agent:

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

Location:

Legal Description: Part of Lot 149, Plan 202

Municipal Address: 47 Elm 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 3 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 Zonix Developments Inc. for the lands known as Part of Lot 149, Plan 202 (Municipal Address: 47 Elm Grove Avenue), City Files D02-20008 and D03-20004, be approved, subject to the following:**

Page 2

- (i) that the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, 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.21.078;
 - (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.21.078 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 10.53 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

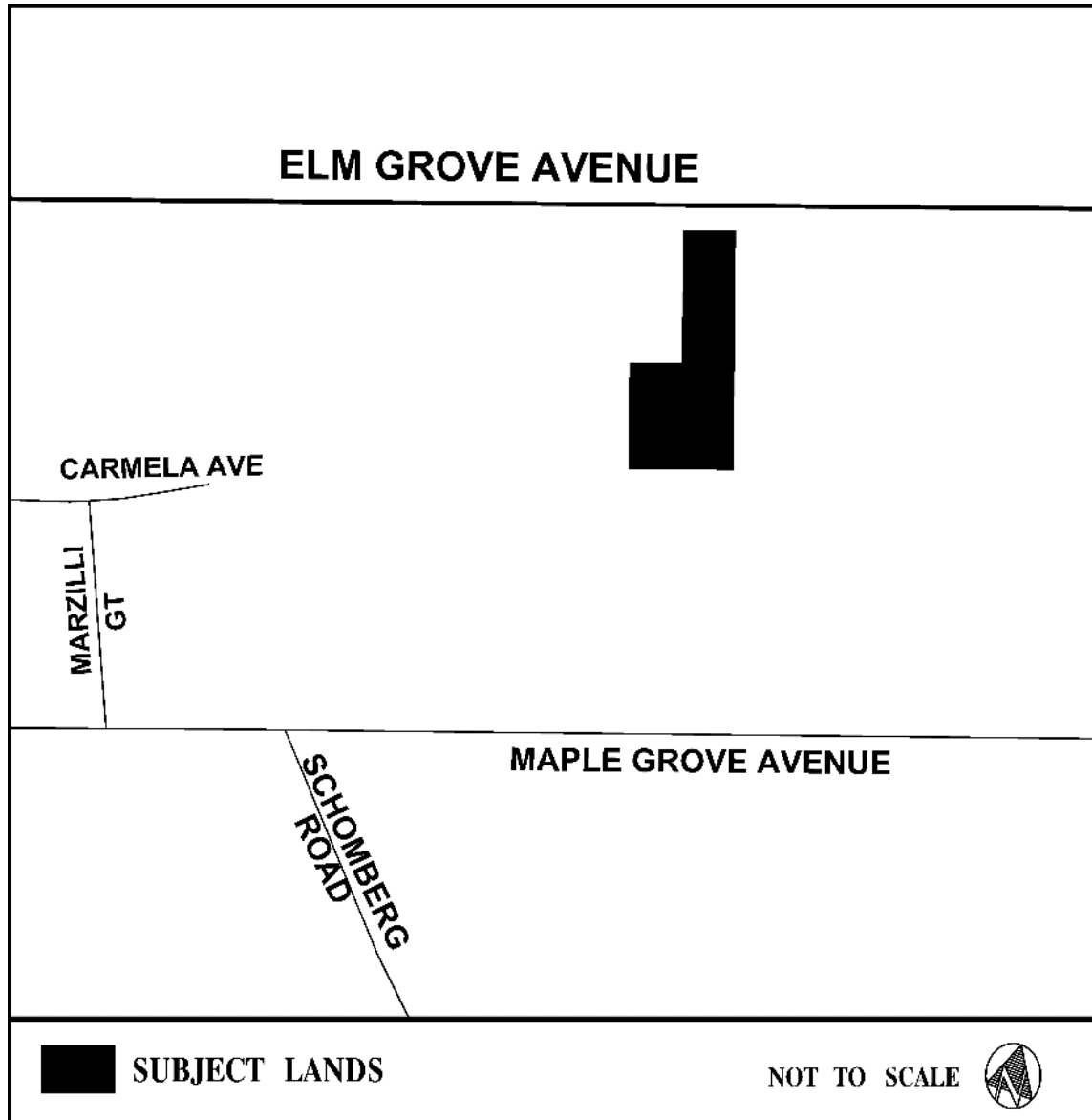
Approved by: Darlene Joslin, Acting City Manager

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.

Page 3

Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under the “Contact Person” above.



Page 4

Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were presented at a statutory Council Public Meeting held on September 9, 2020, wherein Council received Staff Report SRPRS.20.122 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 on the south side of Elm Grove Avenue and west of Yonge Street and have a total lot area of 0.293 hectares (0.73 acres) (refer to Map 1). The lands currently support an existing single detached dwelling which is proposed to be retained. Abutting uses include existing single detached dwellings to the north and south, active development applications to the east to permit the construction of 13 single detached dwellings (City Files D02-20003 and D03-20001), and to the south is a draft approved Plan of Subdivision comprised of 12 single detached dwellings (City File D03-16014).

Development Proposal

The applicant is seeking Council’s approval to construct a residential development to be comprised of 3 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:** **0.293 hectares (0.724 acres)**
 - **Residential Lots:** **0.147 hectares (0.363 acres)**
 - **Future Road:** **0.043 hectares (0.106 acres)**
 - **Lands to be Rezoned Outside the Limits of Draft Plan:** **0.103 hectares (0.255 acres)**
- **Total Number of Units:** **3**
- **Proposed Lot Frontages:** **14.04 metres (46.06 feet) to 14.06 metres (46.13 feet)**
- **Proposed Lot Areas:** **459.97 square metres (4,951 square feet) to 520.31 square metres (5,601 square feet)**
- **Proposed Building Height:** **2 storeys**
- **Proposed Density:** **15.87 units per hectare (6.43 units per acre)**

Page 5

The proposed extension of Carmela Avenue will provide access between the subject lands, the adjacent draft approved Plan of Subdivision to the south (City File D03-16014) and the proposed draft Plan of Subdivision to the east (City File D03-20001), in addition to future residential development to the west of the applicant's land holdings.

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 a Lotting Plan which demonstrated that the proposed development is in line with the overall infill development of the area (refer to Map 7). The proposed development is intended to be a continuation of the proposed draft Plan of Subdivision to the east (City File D03-20001) while also providing connection to the draft approved Plan of Subdivision to the south (City File D03-16014) and shall allow for the continuation of the new public street to the west.

The subject 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 on 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

Page 6

450 square metres (4,843.8 square feet). The proposed development is comprised of varying of lot sizes, with a minimum lot frontage of 14.04 metres (46.06 feet) and a minimum lot area of 459.97 square metres (4,951 square feet), which exceed the minimum lot frontage and lot area recommended in the Infill Study.

The Infill Study also provides a recommended Concept Plan to demonstrate how the overall area may develop. This Concept Plan includes the potential for backlotting for the properties south of Elm Grove Avenue and a proposed east/west road pattern along the rear lots 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, the proposed lot sizes are consistent with the lot sizes stipulated in the Infill Study.

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, which permits single detached dwellings among other uses (refer to Map 3). The applicant is seeking to rezone the entirety of the subject 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). It should be noted that the proposed increased maximum lot coverage is only applicable to the proposed lots along Carmela Avenue.

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
Minimum Lot Frontage (Interior Lot)	13.5 metres (44.29 feet)	Complies
Minimum Lot Area (Interior Lot)	450 square metres (4,844 square feet)	Complies
Maximum Lot Coverage	40%	45%
Minimum Required Front Yard	4.5 metres (14.8 feet)	Complies
Minimum Required Side Yard	1.5 metres (4.9 feet)	1.2 metres (3.9 feet)
Minimum Required Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	11.0 metres (36.09 feet)	Complies

Page 7

The proposed development standards are consistent with development that 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 south (By-law 5-19). The proposed increased lot coverage and reduced side yard setbacks are consistent with the development trends of the surrounding neighbourhood for new infill development.

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 3 single detached dwelling lots and the extension of a future public road (refer to Map 5). The proposed lots are to range in area from 459.97 square metres (4,951 square feet) to 520.31 square metres (5,601 square feet), with lot frontages between 14.04 metres (46.06 feet) and 14.06 metres (46.12 feet).

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 the 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 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.*

Page 8

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 21 points, which achieves a "good" score and meets the threshold of 21-35 points for draft Plan of Subdivision applications (refer to Appendix "D").

In consideration that a total of 3 additional single detached dwelling lots are proposed to be constructed on the subject lands, staff recommends that 10.53 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 recommendation 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 does 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 3 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 represents good planning. On the basis of the preceding, staff recommends that Council approve the subject applications in accordance with the direction outlined in this report.

Page 9

Attachments:

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.

- Appendix “A”, Extract from Council Public Meeting C#37-20 held September 9, 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 Lotting Plan
- Map 8, Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study

Page 10

Report Approval Details

Document Title:	SRPI.21.078 - Request for Approval - 47 Elm Grove Avenue.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - C37-20.doc- Appendix B - Draft By-law 79-21.docx- Appendix C - Draft Plan Conditions.docx- Appendix D - Sustainability Metrics.docx- SRPI.21.078 - Map 1 - Aerial Photograph.docx- SRPI.21.078 - Map 2 - Neighbourhood Context.docx- SRPI.21.078 - Map 3 - Existing Zoning.docx- SRPI.21.078 - Map 4 - Official Plan Designation.docx- SRPI.21.078 - Map 5 - Draft Plan of Subdivision.docx- SRPI.21.078 - Map 6 - Proposed Elevations.docx- SRPI.21.078 - Map 7 - Applicant's Lotting Plan.docx- SRPI.21.078 - Map 8 - Elm Grove, Maple Grove, Aubr.docx
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 - 1:34 PM

Kelvin Kwan - Jun 16, 2021 - 4:10 PM

Darlene Joslin on behalf of MaryAnne Dempster - Jun 17, 2021 - 7:50 AM