



Staff Report for Council Meeting

Date of Meeting: November 24, 2021

Report Number: SRPI.21.108

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.21.108 – Request for Approval – Zoning By-law Amendment Application – Sezeyi Simsek – City File D02-21004**

Owner:

Sezeyi Simsek
300 Silver Star Boulevard
Toronto, Ontario
M1V 0G2

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 2
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Part of Lots 157 and 158, Plan 202
Municipal Address: 22 Elm Grove Avenue

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate the construction of two (2) semi-detached dwelling units on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment application submitted by Sezeyi Simsek for the lands known as Part of Lots 157 and 158, Plan 202 (Municipal Address: 22 Elm Grove Avenue), City File D02-21004, be approved, subject to the following:**
 - (i) **that the subject lands be rezoned from Single Detached Four (R4) Zone to Semi-Detached One (RD1) Zone under By-law 313-96, as amended, and that**

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the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.21.108;

- (ii) **that the amending Zoning By-law be brought forward to the November 24, 2021 Council meeting for consideration and enactment; and,**
- b) **That 2.74 persons equivalent of additional 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:

Shareefah René, Planner I – Development Zoning, phone number 905-747-6354 and/or Denis Beaulieu, Manager of Development – Subdivision, phone number 905-771-2540

Report Approval:

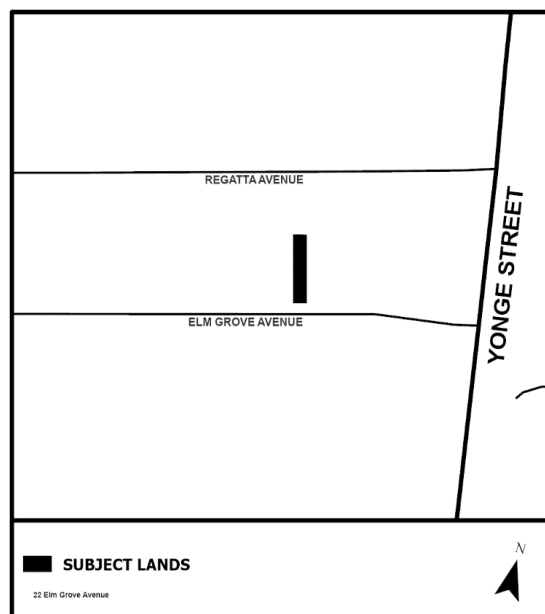
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on June 2, 2021 wherein Council received Staff Report SRPI.21.062 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 application and no concerns were raised at the Council Public Meeting. All comments from internal departments and external agencies pertaining to the subject proposal have been satisfactorily addressed by the applicant. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s Zoning Bylaw Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Elm Grove Avenue, west of Yonge Street (refer to Map 1). The lands have a lot area of 871.21 square metres (0.22 acres), a frontage of 13.72 metres (45.01 feet) on Elm Grove Avenue, and presently support a one storey single detached dwelling that is proposed to be demolished in order to facilitate the proposed development. The lands abut Elm Grove Avenue to the south, residential uses to the north and west, and a proposed townhouse development to the east (City Files D02-19011 and D03-19003).

Development Proposal

The applicant is seeking Council’s approval of its Zoning By-law Amendment application to permit the construction of a three storey semi-detached dwelling on its land holdings (refer to Maps 5 and 6). The proposed development will require a future Consent application in order to sever the lands accordingly. The following is a summary outlining the relevant statistics of the applicant’s development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **0.087 hectares (0.22 acres)**
- **Total Lot Frontage:** **13.72 metres (45.01 feet)**
- **Lot Area:**
 - **Unit 1** **435.79 square metres (4,690.80 square feet)**
 - **Unit 2** **435.42 square metres (4,686.82 square feet)**
- **Lot Frontage:**
 - **Unit 1** **5.59 metres (18.34 feet)**
 - **Unit 2** **5.60 metres (18.37 feet)**
- **Total Number of Units:** **2**
- **Gross Floor Area:**
 - **Unit 1** **241.07 square metres (2,594.85 square feet)**
 - **Unit 2** **241.07 square metres (2,594.85 square feet)**
- **Building Height:** **3 storeys (9.80 metres (32.15 feet) to roof mid-point)**
- **Total Lot Coverage:** **28.9%**

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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") and are located in the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study area as outlined in **Section 4.9.1.1.1(p)** of the Plan (refer to Maps 3 and 7 respectively).

In accordance with **Section 4.9.1** of the Plan, lands designated **Neighbourhood** are generally characterized by low density residential areas and permitted uses include semi-detached dwellings at a maximum building height of 3 storeys as contemplated in the applicant's development proposal.

Additionally, 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, and the general pattern of yard setbacks. Where development is subject to an infill Plan or Tertiary Plan, development shall be evaluated on the basis of the criteria as set out in the applicable Infill or Tertiary Plan approved by Council for the area. In this regard, an analysis of how the applicant's development proposal is consistent with the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study is provided in a subsequent section of this report.

The subject lands are also located within the **Settlement Area** of the Oak Ridges Moraine as defined in accordance with the *Oak Ridges Moraine Conservation Plan* ("ORMCP"). In accordance with **Section 3.2.1(18)** of the Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**.

Based on the preceding, Planning staff is of the opinion that the subject Zoning By-law Amendment application is in conformity with the **Neighbourhood** policies of the Plan and the **Settlement Area** policies of the ORMCP.

Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study

The subject lands are located within the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study (the "Study") area approved by Council in 1999 (refer to Map 7). The Study applies to the area generally bounded by Regatta Street to the north, Parker Avenue to the west, George Street and a portion of King Street to the south, and the rear of the lots on the west side of Yonge Street.

The Study is intended to provide direction on how the neighbourhood could possibly develop over time and guide the general pattern of infill development as well as contemplate design principles that consider the neighbourhood scale and the house scale that would apply to redevelopment in the area.

At the time the Study was undertaken, the subject lands formed part of a through lot with dual frontage onto Elm Grove Avenue and Regatta Avenue. The through lot has since been severed

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into two residential lots, being 37 Regatta Avenue and the subject lands (22 Elm Grove Avenue). The subject lands are generally identified as being within or adjacent to a potential location for medium density residential development to create a transitional buffer between the commercial uses along Yonge Street and the existing low density residential uses to the west. In this regard, a townhouse development proposal is currently being considered immediately to the east of the subject lands.

The Study did not specifically contemplate or provide direction respecting semi-detached residential forms of development, and focused on infill development comprised of single detached or townhouse dwellings. With respect to single detached dwellings on existing streets, the Study recommended the implementation of appropriate **R5** or **R6 Zone** categories under By-law 313-96, with minimum lot frontages of 13.5 metres (44.29 feet). By-law 313-96 does incorporate a **Semi-Detached One (RD1) Zone** category for semi-detached dwellings, which imposes a minimum lot frontage requirement of 14.6 metres (47.9 feet).

The applicant is proposing to construct a semi-detached dwelling on an existing lot with a frontage of 13.72 metres (45.0 feet), which will result in lot frontages and unit widths that are narrower than typically permitted for this form of development. Notwithstanding the reduced lot frontage and unit widths, the proposed semi-detached dwelling will provide a transitional buffer between the proposed townhouses to the east and the existing single detached dwellings to the west, which is in keeping with the intent of the Study.

Given that the lotting pattern along Elm Grove Avenue is largely established and there are no concerns with the massing, placement or design of the proposed semi-detached dwelling, staff is of the opinion that the proposal will not create any adverse impacts from a streetscape perspective and is unlikely to set an undesirable precedent within the Infill Area. On this basis, staff are satisfied that the proposed semi-detached dwelling is consistent with the recommendations of the Study for the development of the lot and is in keeping with the overall development pattern and design of the surrounding neighbourhood.

Zoning By-law Amendment Application

The subject lands are currently zoned **Single Detached Four (R4) Zone** under By-law 313-96, as amended, and permitted uses include single detached dwellings, home occupations and private homes daycare, among other uses (refer to Map 4). The applicant is seeking Council's approval to rezone its land holdings to **Semi-Detached One (RD1) Zone** under By-law 313-96, as amended, with site specific exceptions to facilitate the construction of two (2) semi-detached dwelling units on the subject lands.

Outlined below is a comparison of the applicant's proposed development standards relative to those of the associated parent zone category, with requested and required site specific exceptions noted in bold:

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Development Standard	RD1 Zone Standards (By-law 313-96, as amended)	Proposed Development
Minimum Lot Frontage	14.60 metres (47.90 feet)	13.72 metres (45.01 feet)
Minimum Lot Area	485.0 square metres (5,220.5 square feet)	Complies
Maximum Lot Coverage	50%	Complies
Minimum Required Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Required Side Yard	1.2 metres (3.94 feet)	Complies
Minimum Required Rear Yard	7.5 metres (24.60 feet)	Complies
Maximum Height	11.0 metres (36.09 feet)	Complies

The applicant's Zoning By-law Amendment application proposes a reduction to the required minimum lot frontage from 14.60 metres (47.90 feet) to 13.72 metres (45.01 feet). The proposed development complies with all other development standards of the proposed **RD1 zone**. Notwithstanding the proposed reduced lot frontage, the proposal will result in a development that maintains sufficient yard setbacks, accommodates adequate parking and front yard landscaping on site, and will be compatible with the development and lot fabric of the surrounding area.

Planning staff has reviewed the applicant's Zoning By-law Amendment request and finds that the proposed **RD1 Zone** under By-law 313-96, as amended, is consistent with the overall policy direction for the area. Staff is satisfied that the site specific provision is appropriate for the proposed development and represents good planning. On the basis of the preceding, it is recommended that the applicant's Zoning By-law Amendment application be approved and that the amending Zoning By-law incorporate the site specific development standard outlined in the table above and displayed in Appendix "B".

City Department and External Agency Comments:

All circulated City departments and external agencies have indicated no objections with respect to the proposed Zoning By-law Amendment application.

Servicing Allocation:

The subject lands contain one existing single detached dwelling and are credited with 3.56 persons equivalent of servicing allocation. As the proposed development requires a total of 6.30 persons equivalent of servicing allocation (2 semi-detached dwelling units), staff recommends that 2.74 persons equivalent of additional servicing be assigned to the subject lands by Council.

Financial/Staffing/Other Implications:

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

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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 in that the proposed development contemplates infill development within a Priority Infill Area which represents an efficient use of land within this area of the City.

Conclusion:

The applicant is seeking Council’s approval of its Zoning By-law Amendment application to facilitate the construction of two semi-detached dwelling units on its land holdings. Staff has undertaken a comprehensive review and evaluation of the applicant’s development proposal and is of the opinion that the submitted application conforms with the applicable policies of the City’s Official Plan, is consistent with the recommendations of the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study, and represents good planning. On the basis of the preceding, it is recommended that Council approve the subject Zoning By-law Amendment application in accordance with the direction outlined in this report.

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#28-21 held June 2, 2021
- Appendix “B”, Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Existing Zoning Designation
- Map 5, Proposed Site Plan
- Map 6, Proposed Elevation
- Map 7, Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study

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Report Approval Details

Document Title:	SRPI.21.108 - Request for Approval - Zoning By-law Amendment Application D02-21004.docx
Attachments:	<ul style="list-style-type: none">- Appendix A Extract from Council Public Meeting C28-21.pdf- Appendix B - Draft Zoning By-law 152-21.pdf- SRPI.21.108 Map 1 - Aerial Photograph.docx- SRPI.21.108 Map 2 - Neighbourhood Context.docx- SRPI.21.108 Map 3 - Official Plan Designation.docx- SRPI.21.108 Map 4 - Existing Zoning Designation.docx- SRPI.21.108 Map 5 - Proposed Site Plan.docx- SRPI.21.108 Map 6 - Proposed Elevation.docx- SRPI.21.108 Map 7 - Infill Study.docx
Final Approval Date:	Nov 4, 2021

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

Gus Galanis - Nov 3, 2021 - 3:26 PM

Kelvin Kwan - Nov 3, 2021 - 3:44 PM

MaryAnne Dempster - Nov 4, 2021 - 8:38 AM