



## Staff Report for Council Meeting

Date of Meeting: December 8, 2021

Report Number: SRPI.21.117

Department: Planning and Infrastructure

Division: Development Planning

**Subject: SRPI.21.117 – Request for Comments – Site Plan Application – Zonix Kent Inc. – City File D06-20033**

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### Owner:

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

### Agent:

Evans Planning Inc.  
8481 Keele Street, Unit 12  
Vaughan, Ontario  
L6A 2V7

### Location:

Legal Description: Part of Lot 37, Plan 202  
Municipal Address: 356 King Road

### Purpose:

A request for comments concerning a Site Plan application to facilitate the construction of a residential development on the subject lands.

### Recommendations:

- a) That Staff Report SRPI.21.117 with respect to the Site Plan application submitted by Zonix Kent Inc. for lands known as Part of Lot 37, Plan 202 (Municipal Address: 356 King Road), City File D06-20033, be received for information purposes and that all comments be referred back to staff; and,
- b) That the authority to assign 11.96 persons equivalent of servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the criteria in the

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**City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11**

### Contact Person:

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

### Report Approval:

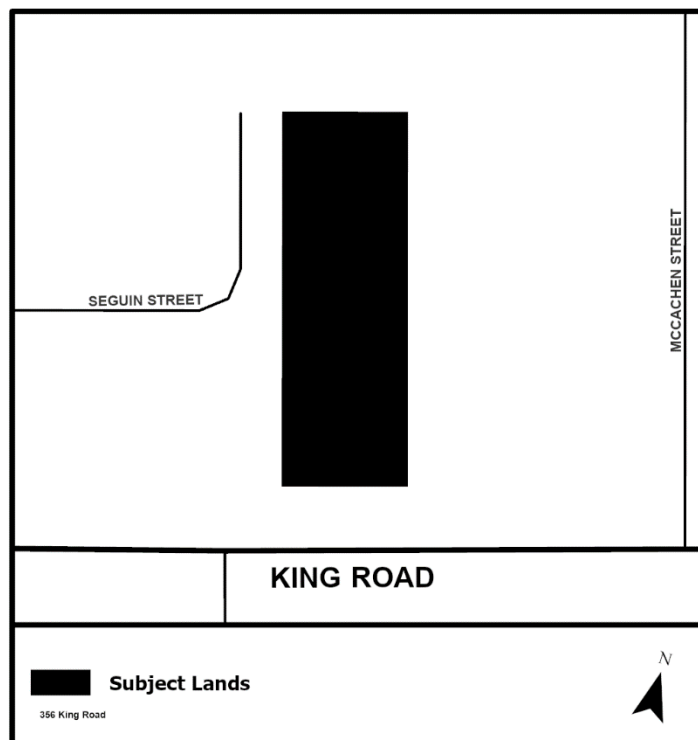
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**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 formal call person listed under the “Contact Person” above.



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### Background:

The subject Site Plan application was received by the City on July 20, 2020 and deemed complete on July 27, 2020. The application was subsequently circulated to relevant City Departments and external agencies for review and comment. A revised submission was filed with the City on November 9, 2021 to address various technical matters, and is currently under review.

The subject Site Plan application is related to Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-17006 and D03-17002) which were approved by Council on December 18, 2019 to permit a residential development comprised of six semi-detached dwelling units and four townhouse dwelling units on the subject lands (refer to Appendix “A”). The subject Site Plan application, in addition to an associated draft Plan of Condominium application (City File D05-20006), relate to the townhouse component of the applicant’s development proposal. Accordingly, the purpose of this report is to seek comments from Council with respect to the applicant’s Site Plan application.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the north side of King Road, west of McCachen Street, and have a total lot area of approximately 0.13 hectares (0.31 acres) (refer to Map 1). The surrounding area is predominately comprised of existing low density residential uses; however, residential developments comprised of semi-detached and townhouse dwellings have been approved on the abutting lands to the west (City Files D02-15033 and D03-15010) and the abutting lands to the east (City Files D01-17008, D02-17038 and D03-17011).

#### Development Proposal

The applicant is seeking approval of its Site Plan application to permit the construction of four townhouse dwelling units and a private lane on its land holdings (refer to Map 6). Vehicular access to the site is to be provided via a private condominium lane between Seguin Street to the west and a future condominium lane to the east. The following is a summary table outlining the relevant statistics of the applicant’s development proposal based on the current plans and drawings submitted to the City:

- **Total Lot Area:** 0.127 hectares (0.31 acres)
- **Proposed Lot Area (min):** 197.1 square metres (2,121.6 square feet)
- **Proposed Lot Frontage (min):** 6.8 metres (22.31 feet)
- **Total Number of Units/Lots:** 4
- **Proposed Lot Coverage:** 43.51%
- **Proposed Building Height:** 9.79 metres (32.12 feet)
- **Proposed Number of Storeys:** 3
- **Proposed Density:** 31 units per hectare (12 units per acre)

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- **Proposed Parking:**
  - **Residential Parking:** **8 spaces (2 spaces per unit)**
  - **Visitor Parking:** **3 spaces (including 2 barrier free spaces)**

The applicant has submitted a draft Plan of Condominium application to establish common element condominium tenure within the proposed development which will include Parcels of Tied Land (POTLs) and common elements such as a private lane, visitor parking spaces, snow storage and landscaping. A recommendation report respecting the proposed draft Plan of Condominium will be brought forward to Council for consideration at a later date. It is also noted that the site has been designed to provide for a 6.0 metre (19.6 feet) lane which will provide connections to the lands to the east and west.

## 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, among other uses, medium density residential uses such as townhouses on lands having frontage on an arterial street, to a maximum permitted site density of 50 units per hectare (20 units per acre) and a maximum building height of 4 storeys.

In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the existing character of adjacent and surrounding areas with respect to predominant building forms and types, massing, general patterns of streets, blocks, lots, and lanes, landscaped areas and treatments, and general pattern of yard setbacks. As the subject lands are located within the Puccini Drive Neighbourhood Infill Study, the proposed development has been evaluated against the criteria set out in the Infill Study, as described below.

### Puccini Drive Neighbourhood Residential Infill Study

The subject lands are situated within the boundaries of the Puccini Drive Neighbourhood Infill Study ("Study") endorsed by Council in 1998. The Study identifies that higher density housing in the form of townhouses and walk-up apartments along the edges of neighbourhoods be permitted, and that development be oriented towards King Road with townhouses having a minimum lot frontage of 6.0 metres (20 feet). The Study also recommends that no additional driveways from King Road be permitted. In this regard, the proposed townhouse block fronting on King Road conforms with the locational criteria for medium density residential uses within the **Neighbourhood** designation and meets the intent of the Study with respect to land use, design and access.

On the basis of the preceding, Planning staff is of the opinion that the proposal conforms with the relevant policies of the City's Official Plan and meets the general principles of the Infill Study that has been approved by Council for the area.

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### Zoning By-law

The subject lands are zoned **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended by By-law 154-19 (refer to Map 4). The **RM1 Zone** would permit the proposed townhouse dwelling units with site-specific development standards to implement the development as proposed and complies with the provisions of By-law 154-19, as amended.

### Site Plan Application

The subject Site Plan application is nearing finalization and the applicant is currently addressing the remaining minor technical comments regarding grading, servicing, traffic management during construction, identification of easements, and confirmation of sustainability commitments. Conditions provided by circulated City departments and external agencies shall be included in the Site Plan Agreement to address any remaining concerns and staff will continue to work with the applicant to finalize Site Plan approval following registration of the associated Plan of Subdivision.

### City Department and External Agency Comments:

The subject Site Plan application, including the associated background studies and reports submitted in support of same were circulated to relevant City departments and external agencies for their review and comment. Comments received by the City with respect to the applicant's Site Plan submission have been forwarded to the applicant for consideration but have not been appended to this report. Furthermore, it should be noted that the applicant has submitted a fourth submission to address all final comments, which remains under review at the time of writing of this report. In this regard, the following is a summary of the comments received to date with respect to the applicant's Site Plan application:

#### Development Engineering Division

The City's Development Engineering Division has provided technical comments with respect to traffic management during construction, servicing and grading requirements.

#### Regional Municipality of York

The Regional Municipality of York has provided comments with respect to the requirement for a Road Occupancy Permit, a Traffic/Construction Management Plan and a required road widening.

### 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.*

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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.*

The applicant has submitted a Sustainability Performance Metrics Tool in support of its development proposal and for consideration by the City as part of its review and approval of the Site Plan application. The proposed development has achieved an overall score of 37 points which is within the acceptable threshold range of 32 to 45 to qualify as a “good” score. Given that a revised submission is currently under review, which may impact the project’s score, staff recommends that Council delegate the authority to assign servicing allocation for the project to the Commissioner of Planning and Infrastructure in order to ensure that once the applicant has finalized their sustainability metrics to staff’s satisfaction, the requisite assignment of servicing allocation can occur.

### **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 the strategic priority of **Balancing Growth and Green** in recognizing the need to promote responsible economic intensification and prosperity and **Getting Around the City** by improving active transportation networks and offering transportation interconnections.

### **Climate Change Considerations:**

The recommendations of this report are aligned with Council’s climate change considerations as the development is proposing water conserving fixtures as well as LED lighting for all exterior fixtures which will also be shielded to prevent light pollution.

### **Conclusion:**

Staff is seeking comments from Council with respect to the applicant’s Site Plan application to facilitate the construction of a residential development to be comprised of four townhouse dwelling units on its land holdings. On the basis that the applicant is in the process of finalizing the approval of its development proposal, staff request that all comments with respect to the subject Site Plan application be referred back to staff for consideration and that the authority to assign municipal servicing allocation be delegated to the Commissioner of Planning and Infrastructure.

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### **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 Meeting C#44-19 held on December 18, 2019
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Draft Approved Plan of Subdivision
- Map 6, Proposed Site Plan
- Map 7, Proposed Rendering

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### Report Approval Details

Document Title:	SRPI.21.117 - 356 King - Request for Comments.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.21.117 - 356 King - Appendix A - Extract.docx</li><li>- SRPI.21.117 - Map 1 - Aerial Photograph.docx</li><li>- SRPI.21.117 - Map 2 - Neighbourhood Context.docx</li><li>- SRPI.21.117 - Map 3 - Official Plan Designation.docx</li><li>- SRPI.21.117 - Map 4 - Existing Zoning.docx</li><li>- SRPI.21.117 - Map 5 - Draft Approved Plan of Subdivision.docx</li><li>- SRPI.21.117 - Map 6 - Proposed Site Plan.docx</li><li>- SRPI.21.117 - Map 7 - Proposed Renderings.docx</li></ul>
Final Approval Date:	Nov 18, 2021

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

**Gus Galanis - Nov 17, 2021 - 10:13 AM**

**Task assigned to Kelvin Kwan was completed by delegate Paolo Masaro**

**Paolo Masaro on behalf of Kelvin Kwan - Nov 17, 2021 - 10:54 AM**

**MaryAnne Dempster - Nov 18, 2021 - 11:51 AM**