



## **Staff Report for Council Public Meeting**

**Date of Meeting:** March 2, 2022

**Report Number:** SRPI.22.020

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.22.020 – Request for Comments – Zoning By-law Amendment Application – King South-East Developments 295 Inc. – City File D02-21013**

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### **Owner:**

King South-East Developments 295 Inc.  
181 Eglinton Avenue East, Suite 204  
Toronto, ON M4P 1J4

### **Agent:**

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

### **Location:**

Legal Description: Lot 3, Plan M-38  
Municipal Address: 295 King Road

### **Purpose:**

A request for comments concerning a proposed Zoning By-law Amendment application to permit a medium density residential development on the subject lands.

### **Recommendation:**

- a) **That Staff Report SRPI.22.020 with respect to the Zoning By-law Amendment application submitted by King South-East Developments 295 Inc. for the lands known as Lot 3, Plan M-38 (Municipal Address: 295 King Road), City File D02-21013, be received for information purposes only and that all comments be referred back to staff.**

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### Contact Person:

Leigh Ann Penner, Senior Planner – Subdivisions, phone number 905-771-2462 and/or Denis Beaulieu, Manager of Development - Subdivisions, phone number 905-771-2540

### Report Approval:

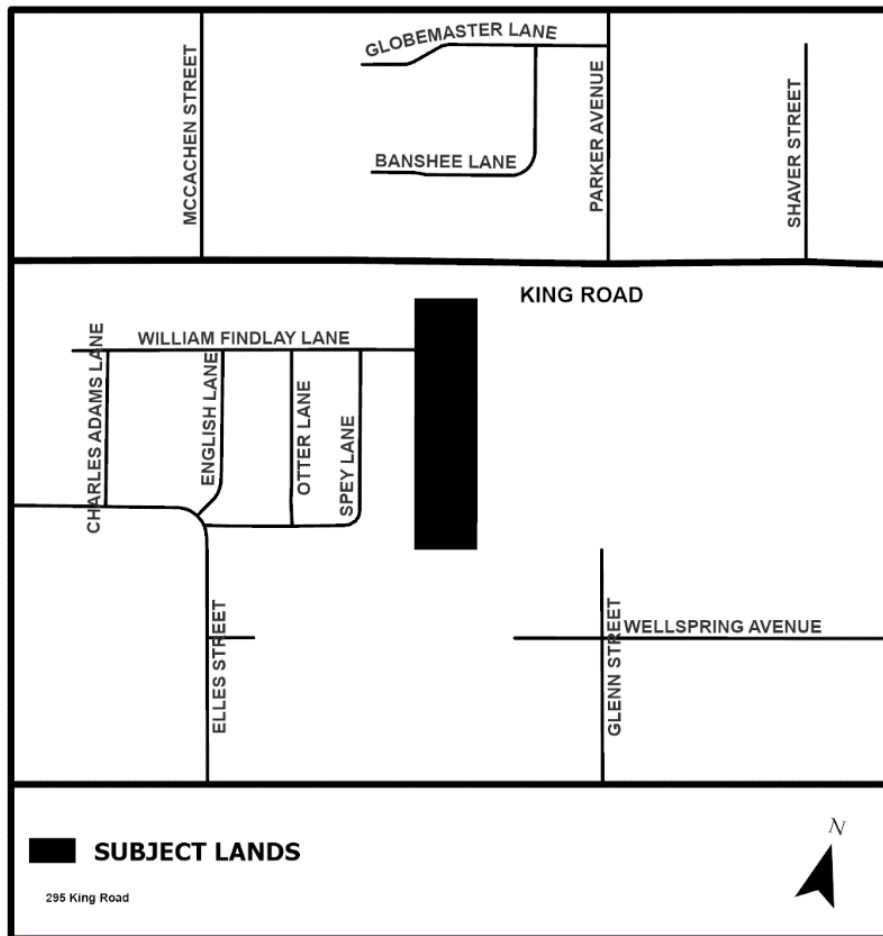
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**Approved by:** Darlene Joslin, Interim 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 application was received by the City on July 16, 2021 and deemed complete on August 19, 2021 following the submission of outstanding fees. The application 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 applicant's medium density residential development proposal 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 on the south side of King Road, east of Bond Crescent (refer to Map 1). The lands have an area of approximately 0.368 hectares (0.91 acres) with a lot frontage of approximately 30.48 metres (100.0 feet) along King Road. The lands are rectangular in shape and are presently vacant. The lands abut King Road to the north, a single detached dwelling to the south, an approved medium density residential development currently under construction to the west, and vacant lands to the east. Adjacent land uses also include existing medium density residential uses to the north, existing low density residential uses to the south, and an approved medium density residential development to the east at 0, 227 and 235 King Road (City Files D02-15011, D05-16001 and D06-16002) (refer to Map 2).

#### Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to facilitate the construction of a medium density residential development to be comprised of twelve townhouse dwelling units, two semi-detached dwelling units and a future development block to accommodate an additional two semi-detached dwelling units on its land holdings (refer to Maps 6 to 8).

The development proposal includes rear lane townhouses to front onto King Road (Block 1) and street townhouses to front onto an internal 6.0 metre private condominium road (Block 2). Blocks for semi-detached dwellings (Block 3) and a future development (Block 4) are also proposed to front onto the private condominium road. A temporary truck turnaround is proposed at the southerly limit of the lands within the future development block. The temporary truck turnaround is proposed to be removed when the abutting lands to the east are developed and the private road can be extended to the east to connect with the future extension of Parker Avenue/Glenn Street. Access to the site is proposed by way of William Findlay Lane through the adjoining residential development currently under construction to the west, which has its access from Elles Street.

The proposed three storey townhouses within Block 1 are designed with dual main entrances which include front entrances facing King Road with individual walkway

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connections to a future public sidewalk, rear entrances and rear facing garages to be accessed from an internal private lane, and outdoor amenity space for each unit to be provided by way of above-grade terraces over the garages. The proposed three storey street townhouses within Block 2 and three storey semi-detached units within Blocks 3 and 4 are designed with principal front entrances and garages to be accessed from an internal private lane and outdoor amenity space for each unit to be provided by way of rear yards. It is noted that the rear yards of Blocks 3 and 4 will contain a 6.1 metre storm sewer easement (refer to Maps 6 to 8).

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 Site Area:** **0.368 hectares (0.91 acres)**
- **Total Lot Frontage:** **30.48 metres (100.0 feet)**
- **Number of Dwelling Units:** **16<sup>(1)</sup>**
  - **Townhouse:** **12**
  - **Semi-Detached:** **4<sup>(1)</sup>**
- **Dwelling Unit Widths:**
  - **Townhouse Units:** **6.0 metres (19.69 feet)**
  - **Semi-Detached Units:** **7.37 metres (24.18 feet)**
- **Number of Storeys:** **3**
- **Building Height:** **10.36 metres (34.0 feet)**
- **Total Parking Spaces:** **36**
  - **Residential:** **32 (2.0 spaces per dwelling unit)**
  - **Visitor:** **4 (0.25 spaces per unit, incl. 2 H/C spaces)**
- **Density:** **43.47 units per hectare (17.58 units per acre)**

(1) The total number of dwelling units includes a Future Development Block (Block 4) which is to contain two additional semi-detached dwelling units.

Applications for Site Plan approval, draft Plan of Condominium, Part Lot Control Exemption and Street Naming will be required to facilitate the intended form and tenure of the development proposal. At the time of preparation of this report, the aforementioned applications had not been submitted to the City.

### Supporting Documentation/Reports

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

- Planning Justification Report;
- Oak Ridges Moraine Conformity Report;
- Draft Zoning By-law Amendment;
- Conceptual Site Plan and Elevation Plans;
- Landscape Plan;
- Urban Design Brief;

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- Tree Inventory and Preservation Plan/Report;
- Phase 1 Environmental Site Assessment;
- Preliminary Geotechnical and Hydrogeological Investigations;
- Functional Servicing and Stormwater Management Report; and,
- Traffic Impact Brief.

### Zoning By-law Amendment Application

The subject lands are zoned **Residential Urban (RU) Zone** under By-law 1275, as amended, and permitted uses include single detached dwellings, among other uses (refer to Map 3). The applicant is seeking Council’s approval to rezone its lands to **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended, with site specific provisions to implement its development proposal including the addition of semi-detached dwellings as a permitted use.

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 (Street Townhouses)	RM1 Zone Standard, By-law 313-96, as amended	Proposed RM1 Zone Standards (Parcels of Tied Land)	
		Block 1 (Parcel A)	Block 2 (Parcel B)
<b>Minimum Lot Frontage</b>	6.0 metres (19.69 feet)	Complies	Complies
<b>Minimum Lot Area</b>	200 square metres (2,152.85 square feet)	<b>Applicant to Confirm</b>	<b>Applicant to Confirm</b>
<b>Maximum Lot Coverage</b>	50%	<b>70%</b>	<b>60%</b>
<b>Minimum Required Front Yard</b>	4.5 metres (14.76 feet)	<b>3.50 metres (11.48 feet)</b>	<b>3.50 metres (11.48 feet)</b>
<b>Minimum Required Side Yard</b>	1.5 metres (4.92 feet)	Complies	Complies
<b>Minimum Required Flankage Yard</b>	3.0 metres (9.84 feet)	N/A	<b>1.20 metres (3.94 feet)</b>
<b>Minimum Required Rear Yard</b>	7.5 metres (24.61 feet)	<b>3.50 metres (11.48 feet)</b>	<b>7.0 metres (22.97 feet)</b>
<b>Maximum Height</b>	11.0 metres (36.09 feet)	Complies	Complies
<b>Parking Requirement</b>	2.25 parking spaces per dwelling unit of which 0.25 parking spaces per dwelling unit shall be for visitor parking	Complies	Complies

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For the purpose of the above table and ease of implementation, staff advise that the proposed townhouses are being treated as street townhouses rather than block townhouses given the intended common element condominium tenure and the creation of Parcels of Tied Land (POTLs) fronting on a private street(s).

As noted, the applicant is also seeking approval to add *Semi-Detached Dwelling* as an additional permitted use in the **RM1 Zone**. Accordingly, the following table provides a summary of the requested site specific development standards for semi-detached dwellings proposed by the applicant:

Development Standard Block 3 (Parcel C) and Block 4 (Parcel D), Semi-Detached	Proposed RM1 Zone Standard (Parcels of Tied Land)
Minimum Lot Frontage	7.0 metres (22.97 feet)
Minimum Lot Area	415.0 square metres (4,467.02 square feet)
Maximum Lot Coverage	50%
Minimum Required Front Yard	3.50 metres (11.48 feet)
Minimum Required Side Yard	1.20 metres (3.94 feet)
Minimum Required Flankage Yard	1.50 metres (4.92 feet)
Minimum Required Rear Yard	7.50 metres (24.61 feet)
Maximum Building Height	10.50 metres (34.45 feet)
Minimum Parking	2.0 parking spaces per dwelling unit
Minimum Visitor Parking	0.25 parking spaces per dwelling unit

In addition to the above, site specific development standards relating to front yard (porch) and rear yard (deck) encroachments, maximum driveway width and minimum front yard landscaping requirements are proposed for the subject development. The draft Zoning By-law submitted in support of the development proposal is currently under review. The site specific provisions and exceptions relating to the layout of the proposed townhouse and semi-detached blocks shall be considered and refined in conjunction with revisions made to the subject application through the detailed review process. It is also noted that the applicant's draft Zoning By-law contemplates site specific development standards with respect to the future Parcels of Tied Land (POTLs) to facilitate the registration of a future common element condominium.

## 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). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* ("ORMCP") and are identified as being located within a Priority Infill Area, in accordance with **Policy 4.9.1.1.1(m)** of the Plan as the lands are situated within the ***"the area bounded by Grovewood Street, Timbervalley Avenue, Yonge Street and King***

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***Road, within the Bond Crescent Neighbourhood Infill Development Report which is approved by Council” (refer to Map 5).***

Permitted uses within the **Neighbourhood** designation include primarily low-density residential uses, medium density residential uses, neighbourhood commercial uses, community uses, parks and urban open spaces, and automotive service commercial uses subject to specific policy criteria as defined in Chapter 4 of the Plan. Development within the **Neighbourhood** designation shall have building heights of up to three storeys on local and collector streets and up to four storeys on arterial streets (**Policy 4.9.1(4)**), with medium-density residential development having a maximum site density of 50 units per hectare (**Policy 4.9.1.2(3)**).

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, lots and lanes, landscaped areas and treatments and the general pattern of yard setbacks. The **Neighbourhood** designation allows for small-scale infill development that enhances and strengthens the character of the existing area and promotes connectivity and high-quality design. Additionally, site design which would inhibit future infill development shall not be permitted (**Policy 4.9.2(1)**).

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the ORMCP. In accordance with **Policy 3.2.1.1(18)** of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP.

The lands are located within an Area of High Aquifer Vulnerability in accordance with Schedule A5 (ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas) of the Plan. Lands located within an Area of High Aquifer Vulnerability are susceptible to contamination from both human and natural impacts on water quality. **Policy 3.2.1.1(37)** of the Plan identifies specific uses prohibited within an Area of High Aquifer Vulnerability such as storage of hazardous waste or liquid industrial waste and waste disposal sites.

A more detailed review and evaluation of the subject application will be undertaken to ensure the proposed development is in keeping with the policies of the ORMCP and the Plan.

### **Bond Crescent Neighbourhood Infill Study**

In 1998, Council endorsed the Bond Crescent Neighbourhood Infill Study (“Infill Study”) which includes, amongst others, design guidelines and a preferred concept plan. An update to the Infill Study was approved by Council on April 25, 2016, which builds upon the newer policy framework of the Plan, the City-wide Urban Design Guidelines (2013) and the City’s Sustainability Metrics (2013). The updated Infill Study contemplates the

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east-west connection of Wellspring Avenue to Elles Street and the construction of low density development along the connection. Additionally, the Infill Study contemplates the extension of Littlefield Street northward from Bond Crescent to King Road and the extension of Glenn Street northward from Wellspring Avenue to King Road to align with Parker Avenue. Medium density residential development with building heights of 3 to 4 storeys is contemplated along the south side of King Road, west of the future extension of Glenn Street and encompasses the subject lands (refer to Map 5).

Based on the preceding, the proposed townhouse and semi-detached dwellings as contemplated by the subject application are permitted within the **Neighbourhood** designation of the Plan. Furthermore, the proposed development is in keeping with the intent of both the initial and updated infill studies, providing for a vehicular and pedestrian interconnections and lot frontages consistent with the sizes recommended in the Infill Study.

A more detailed review and evaluation of the subject development proposal relative to the above noted policies will be completed following the receipt of comments from Council, the public, City departments and external agencies.

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

The subject Zoning By-law Amendment application and 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.

#### **Development Engineering Division**

The City's Development Engineering Division has provided technical comments with respect to functional servicing and stormwater management, sanitary and water services, water balance and hydrogeological matters. Staff advise that King Road is currently under design for road reconstruction, watermain replacement, sidewalk reconstruction and street lighting, which will require coordination with York Region.

#### **Toronto and Region Conservation Authority**

The Toronto and Region Conservation Authority has provided technical comments with respect to stormwater management, water balance and hydrogeological matters.

#### **Development Planning Division**

Development Planning staff have undertaken 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 which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:



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- low and medium density residential uses such as townhouses and semi-detached dwellings are permitted within the **Neighbourhood** designation (**Policy 4.9.1.2.2(b)**), subject to the policies of **Section 4.9.1.2** of the Plan. Furthermore, the proposed townhouses and semi-detached dwellings are permitted within the Infill Study approved by Council;
- the area in which the subject lands are located is a Priority Infill Area in accordance with **Policy 4.9.1.1.1(m)** of the Plan. In this regard, the development proposal is to be assessed on the basis of conformity with the infill and design recommendations of the Infill Study;
- in accordance with **Policy 4.9.1(4)** of the Plan, the **Neighbourhood** designation permits a maximum building height of 3 storeys, except on an arterial street (i.e. King Road) where the maximum building height shall be 4 storeys. The subject development proposal contemplates a building height of 3 storeys, which meets the maximum height requirement of the Plan and the Infill Study;
- in accordance with **Policy 4.9.1.2(3)**, the **Neighbourhood** designation permits a maximum density of 50 units per hectare (20 units per acre) for medium density residential development. The subject development proposal contemplates a density of 43.47 units per hectare (17.58 units per acre), which meets the density criteria as set out in 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 this regard, further review and evaluation of the applicant's proposed lotting pattern is required. This includes the semi-detached dwellings proposed within Blocks 3 and 4 as the rear yard amenity areas for these lots are predominately encumbered by an existing storm sewer easement;
- the **Neighbourhood** policies direct that site design shall not inhibit future infill development of adjacent lands (**Policy 4.9.2(1)**). The submitted Site Plan contemplates an integrated development scheme that protects for future vehicular and pedestrian interconnections to the adjacent properties to the east and west;
- the lands are designated **Settlement Area** under the Plan and the ORMCP and are subject to the policies of **Section 3.2.1.1** of the Plan. The required Oak Ridges Moraine Conformity Report was provided in support of the applications in accordance with **Policies 3.2.1.1.18** and **3.2.1.1(37)** of the Plan. The proposal must demonstrate how it meets the applicable policies of the Plan in this regard;
- the proposed development is subject to Site Plan Control. Furthermore, the proposed development will be reviewed for conformity with the City-wide Urban Design Guidelines and is subject to the existing Architectural Control Guidelines for the area;
- the development proposal shall provide a vehicular interconnection to the adjacent property to the west via William Findlay Lane and shall protect for and provide vehicular interconnections to the adjacent property to the east to facilitate access to the future extension of Glenn Street to King Road. Access easements to facilitate these connections through the subject development proposal will be required;

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- the subject application is still under review by the City's Development Engineering Division – Transportation Section. Comments are critical with respect to access operations, on-site circulation, transportation demand management measures and the provision for future vehicular interconnections to adjacent properties;
- the subject application is still under review by the City's Park and Natural Heritage Planning Section. Comments are critical to assist with determining the appropriateness of setbacks for landscaping and buffering, in addition to ensuring compliance with the minimum required 45% front yard landscaping requirement and a recommendation with respect to parkland dedication or cash-in-lieu thereof;
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the proposed development proposal;
- the applicant shall confirm whether they intend to proceed with a one stage or two stage condominium registration process. Should the applicant wish to proceed with a one stage condominium registration process, the amending Zoning By-law will need to be structured accordingly and Section 118 restrictions will need to be registered on title pursuant to the *Land Titles Act* prior to passing of the amending Zoning By-law;
- an application for Site Plan approval will be required to facilitate the proposed development. The required Site Plan application shall be submitted prior to finalizing the implementing Zoning By-law;
- the applicant will be required to submit a Sustainability Performance Metrics Tool in support of its proposal that satisfies the minimum threshold score for Site Plans through a future application for Site Plan approval;
- applications for draft Plan of Condominium, Part Lot Control Exemption and Private Street Naming will be required to facilitate the creation of individual lots for the townhouse and semi-detached blocks and private street; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment submitted in support of the proposed development. The appropriateness of the site specific provisions will continue to be reviewed with regard to compatibility, design and function.

A comprehensive review of the subject Zoning By-law Amendment application will be conducted following the receipt of comments and feedback from City departments, external agencies, Council and the public. This 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 also been received from Alectra Utilities, Rogers Cable, Canada Post, Enbridge Gas, Conseil Scolaire Viamonde, York Catholic District School Board, York Region District School Board and the Regional Municipality of York, in addition to the City's Development Engineering Division, Urban Design Section, Building Division – Zoning Section, Fire and Emergency Services Division, Community Services

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Department – Public Works Operations and Financial Services Division. These City Departments and external agencies have advised of no objection to the application and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process.

As of the writing of this report, the subject application remains under review by the City's Development Engineering Division – Transportation Section and Park and Natural Heritage Planning Section, as well as Bell Canada.

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

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

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

The recommendation of this report does not have any direct implications with respect to Council's Strategic Priorities. An overview of how the subject application is 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.

### **Conclusion:**

The applicant is seeking Council's approval of a Zoning By-law Amendment application to permit a medium density residential development on its land holding. 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 this planning application. 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, Bond Crescent Neighbourhood Infill Study (Report Update) - Preferred Concept Plan
- Map 6, Proposed Conceptual Site Plan
- Map 7, Proposed Preliminary Conceptual Elevations (Block 1)
- Map 8, Proposed Preliminary Conceptual Elevations (Blocks 2 and 3)

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### Report Approval Details

Document Title:	SRPI.22.020 - Request for Comments - 295 King Road - D02-21013.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.22.020 - Map 1 - Aerial Photograph AODA.docx</li><li>- SRPI.22.020 - Map 2 - Neighbourhood Context AODA.docx</li><li>- SRPI.22.020 - Map 3 - Existing Zoning AODA.docx</li><li>- SRPI.22.020 - Map 4 - Official Plan Designation AODA.docx</li><li>- SRPI.22.020 - Map 5 - Bond Crescent Neighbourhood Infill Study (Report Update) - Preferred Concept Plan AODA.docx</li><li>- SRPI.22.020 - Map 6 - Proposed Conceptual Site Plan AODA.docx</li><li>- SRPI.22.020 - Map 7 - Proposed Preliminary Conceptual Elevations (Block 1) AODA.docx</li><li>- SRPI.22.020 - Map 8 - Proposed Preliminary Conceptual Elevations (Blocks 2 and 3) AODA.docx</li></ul>
Final Approval Date:	Feb 9, 2022

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

**Gus Galanis - Feb 9, 2022 - 11:55 AM**

**Kelvin Kwan - Feb 9, 2022 - 12:02 PM**

**Darlene Joslin - Feb 9, 2022 - 4:19 PM**