



Staff Report for Council Public Meeting

Date of Meeting: April 20, 2022

Report Number: SRPI.22.047

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.22.047 – Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Babak Masoodi and Alireza Saremi – City Files D02-21023 and SUB-21-0005 (D03-21005)**

Owners:

Babak Masoodi and Alireza Saremi
107 Silver Maple Road
Richmond Hill, ON L4K 4B4

Agent:

Evans Planning Inc.
9212 Yonge Street, Unit 1
Richmond Hill, ON L47 7A2

Location:

Legal Description: Part of Lot 148, Plan 202
Municipal Address: 51 Elm Grove Avenue

Purpose:

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a low density residential development to be comprised of four single detached dwellings on the subject lands.

Recommendation:

- a) **That Staff Report SRPI.22.047 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Babak Masoodi and Alireza Saremi for lands known as Part of Lot 148, Plan 202 (Municipal Address: 51 Elm Grove Avenue), City Files D02-21023 and SUB-21-0005 (D03-21005), be received for information purposes only and that all comments be referred back to staff.**

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Contact Person:

Sandra DeMaria, Manager of Development – Zoning, phone number 905-747-6312

Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

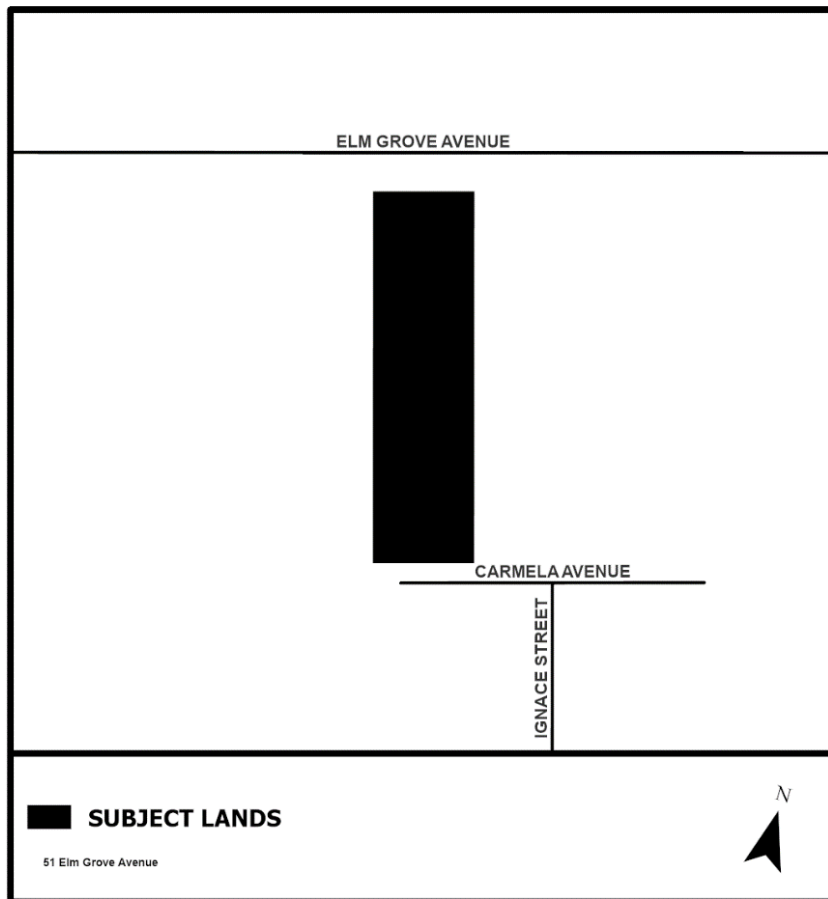
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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 and draft Plan of Subdivision applications were received by the City on December 20, 2021 and deemed complete on January 19, 2022. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the applicants' 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 Elm Grove Avenue, west of Yonge Street, and have a total lot area of 0.258 hectares (0.638 acres) (refer to Map 1). The lands currently contain a single detached dwelling that is proposed to be demolished as part of the proposed development. Adjacent uses include existing single detached dwellings to the north, east, west and south (refer to Map 2). It is noted that the lands to the east (47 Elm Grove Avenue) are subject to a draft approved Plan of Subdivision to be comprised of three single detached dwelling lots and the extension of Carmela Avenue (City File D03-20004) and the lands to the south (28, 30 and 32 Maple Grove Avenue) are subject to a draft approved Plan of Subdivision to be comprised of 12 single detached dwelling lots and the extension of Carmela Avenue (City File D03-16014) (refer to Map 6).

Development Proposal

The applicants are seeking Council's approval to permit the construction of four single detached dwellings and the extension of a new public road (Carmela Avenue) on their land holdings (refer to Maps 7 and 8). Outlined below are the relevant statistics for the applicants' development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **0.258 hectares (0.638 acres)**
 - **Residential Lots:** **0.232 hectares (0.573 acres)**
 - **Carmela Avenue Extension:** **0.0197 hectares (0.049 acres)**
- **Total Number of Units:** **4**
- **Proposed Lot Frontages:** **13.31 metres (43.67 feet) to 13.57 metres (44.52 feet)**
- **Proposed Lot Areas:** **493 square metres (5,306 square feet) to 661 square metres (7,115 square feet)**
- **Proposed Building Height:** **9.22 metres (30.25 feet) or 2 storeys**
- **Proposed Density:** **15.50 units per hectare (6.279 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 Plan of Subdivision (City File D03-16014) to the south and the draft approved Plan of Subdivision (City File D03-20004) to the east.

Supporting Documentation/Reports

- Planning Justification Report;
- Property Survey;
- Concept Site Plan;
- Draft Plan of Subdivision;
- Erosion and Sediment Control Plan;
- Grading and Servicing Plan;
- Architectural Control Guidelines Addendum;
- Landscape Concept Plan;
- Elevation Plans;
- Arborist Report;
- Tree Inventory and Preservation Plan;
- Hydrogeological Report;
- Geotechnical Report;
- Waste Management Plan;
- Functional Servicing Report;
- Stormwater Management Report; and,
- Sustainability Metrics.

Zoning By-law Amendment Application

The subject lands are zoned **Residential Urban (RU) Zone** under By-law 1275, as amended (refer to Map 4), which permits single detached dwellings among other uses. The applicants are seeking to rezone the subject lands to **Single Detached Five (R5) Zone** under By-law 313-96, as amended, with site specific provisions to facilitate the creation of four residential buildings lots and the extension of 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)	13.5 metres (44.29 feet)	13.30 metres (43.64 feet)
Minimum Lot Area (Interior)	450 square metres (4,843.76 square feet)	Complies
Maximum Lot Coverage	40%	50%
Minimum Required Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Required Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)
Minimum Required Rear Yard	7.5 metres (24.61 feet)	Complies
Maximum Height	11.0 metres (36.09 feet)	Complies

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Draft Plan of Subdivision Application

The applicants have submitted a draft Plan of Subdivision application that seeks approval for the creation of four single detached dwelling lots and the extension of a future public road (refer to Map 7). The two proposed lots to front onto Carmela Avenue will have a minimum lot frontage of 13.30 metres (43.64 feet) and a minimum lot area of 493 square metres (5,306 square feet) whereas the two proposed lots to front onto Elm Grove Avenue will have a minimum lot frontage of 13.41 metres (44 feet) and a minimum lot area of 661 square metres (7,115 square feet).

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

The **Neighbourhood** designation generally permits low density and medium density residential uses, neighbourhood commercial uses, community uses, parks and open space uses, as well as automotive service commercial uses, subject to specific policy criteria as outlined in Chapter 4 of the Plan. Development in the **Neighbourhood** designation must be compatible with the character of the adjacent and surrounding area, in accordance with **Policy 4.9.2.4** of the Plan. Small scale infill development that enhances and strengthens the character of the existing area and promotes connectivity and high quality design is also permitted.

The subject lands are located within the **Elm Grove/Maple Grove/Aubrey Avenue Priority Infill Area** as identified under **Policy 4.9.1.1.1(p)** of the Plan. The subject development proposal is to be evaluated based on conformity with the infill and urban design guidelines of the Council approved **Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study** (discussed in greater detail below), in accordance with **Policy 4.9.1.1.3** of the Plan. 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, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**.

Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study

As noted above, 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 5). The primary objective of the Infill Study is to guide infill development within the area through urban design

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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. The Infill Study identifies that single detached lots are to have a minimum lot frontage of 13.5 metres (44.29 feet) and a minimum lot area of 450 square metres (4,843.8 square feet). The subject applications propose a minimum lot frontage of 13.30 metres (43.63 feet) and a minimum lot area of 450 square metres (4,843.8 square feet), which generally meets 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 can develop. This Concept Plan includes the potential for backlotting for the properties south of Elm Grove Avenue and the establishment of a proposed east/west road pattern (Carmela Avenue) along the rear lots lines of those properties (refer to Map 6). 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.

City Department and External Agency Comments:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications and the 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 of this report.

Development Planning Division

Planning staff has completed a preliminary review of the applicants' 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:

- the proposed single detached lots are permitted under the **Neighbourhood** designation of the Plan and the **Settlement Area** policies of the ORMCP;
- the proposed building heights of two storeys are consistent with building heights contemplated within the **Neighbourhood** designation;
- the proposed lotting pattern and development standards appear to be in keeping and compatible with the proposed and approved development in the surrounding neighbourhood, in accordance with **Policy 4.9.2.4** of the Plan;
- the applicants development proposal generally meets the minimum lot frontage and lot area for single detached dwelling lots as recommended in the Infill Study for the area;

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- the applicants have provided a Context Plan illustrating how the proposed development is to be integrated with adjacent lands including the draft approved Plan of Subdivision to the south (City File D03-16014), the draft approved Plan of Subdivision to the east (City File D03-20001), as well as future residential development (refer to Map 6). In this regard, the proposed development would not inhibit other properties in the area from development in the future. It is further noted that the proposal is consistent with the proposed and existing patterns of development in the area;
- the construction of the proposed lots and future road right-of-way is contingent on the development of the draft approved plans to the south and west;
- the proposed development is not subject to Site Plan Control but will be reviewed for compliance with the City's approved Urban Design Guidelines and is subject to the existing Architectural Control Guidelines for the area;
- the proposed development complies with the provisions of the **Single Detached Five (R5) Zone** under By-law 313-96, as amended, with the exception of the proposed minimum lot frontage, minimum side yard setback and maximum lot coverage, for which the applicants have requested site specific provisions;
- staff will continue to work with the applicants with respect to the form and content of the draft Zoning By-law Amendment and the draft Plan of Subdivision for their development proposal. The appropriateness of the site specific provisions proposed by the applicants will continue to be reviewed with regard to compatibility, design and function; and,
- the applicants must satisfactorily address any issues identified by City departments and external agencies that have been requested to review the subject development proposal.

Other City Department and External Agency Comments

Comments have been received from the City's Urban Design Section and Community Services Department – Waste Management Section, in addition to the York Catholic District School Board, York Region District School Board, Alectra Utilities, Rogers Cable and Enbridge. These internal departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicants during the more detailed implementation stage of the approval process. All of the comments have been forwarded to the applicants for consideration but have not been appended to this report.

The development proposal is still under review by the City's Park and Natural Heritage Planning Section, Development Engineering Division, Building Services Division and Fire and Emergency Services Division, in addition to the Toronto and Region Conservation Authority and York Region.

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

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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.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

As part of the review of the above noted IGMS Criteria Number 5, Sustainable and Innovative Community and Building Design, a Sustainability Performance Metrics Tool has been submitted by the applicants in support of their draft Plan of Subdivision application. Staff will review and confirm that the proposed development meets the minimum threshold scores and that the proposed sustainability measures are achievable prior to bringing forward a recommendation report.

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 applications are aligned with the Strategic Priorities will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicants' development proposal.

Conclusion:

The applicants are seeking Council's approval of Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development to be comprised of four single detached dwellings and the extension of Carmela Avenue on their land holdings. The purpose of this report is to provide Council and the public with an overview of the applicants' development proposal, and to discuss the regulatory regime governing the evaluation of these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration

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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: Official Plan Designation
- Map 4: Existing Zoning
- Map 5: Elm Grove/Maple Grove/Aubrey Infill Study
- Map 6: Context Plan – Approved Development
- Map 7: Draft Plan of Subdivision
- Map 8: Concept Site Plan
- Map 9: Elevation Plans – Lot 1
- Map 10: Elevation Plans – Lot 2
- Map 11: Elevation Plans – Lot 3
- Map 12: Elevation Plans – Lot 4

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Report Approval Details

Document Title:	SRPI.22.047 Request for Comments - 51 Elm Grove Avenue.docx
Attachments:	<ul style="list-style-type: none">- Map 1 - Aerial Photograph.docx- Map 2 - Neighbourhood Context.docx- Map 3 - Official Plan Designation.docx- Map 4 - Existing Zoning.docx- Map 5 - Elm Grove-Maple Grove-Aubrey infil study.docx- Map 6 - Context Plan.docx- Map 7 - Draft Plan of Subdivision.docx- Map 8 - Concept Site Plan.docx- Map 9 - Elevations Lot 1.docx- Map 10 - Elevations Lot 2.docx- Map 11 - Elevations Lot 3.docx- Map 12 - Elevations Lot 4.docx
Final Approval Date:	Mar 28, 2022

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

Gus Galanis - Mar 28, 2022 - 1:59 PM

Kelvin Kwan - Mar 28, 2022 - 3:32 PM

Darlene Joslin - Mar 28, 2022 - 4:21 PM