



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

**Date of Meeting:** June 1, 2022

**Report Number:** SRPI.22.066

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** SRPI.22.066 – Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Farnaz Habibi, Hooman Hojabri Rad, Habibollah Habibi, Farid Habibi and Mina Zarkoobmanesh – City Files: D02-21024 and SUB-21-0006 (D03-21006) (Related Files: D05-21006 and D06-21075)

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### **Owners:**

Farnaz Habibi  
Hooman Hojabri Rad  
231 Carrville Road  
Richmond Hill, ON  
L4C 6E4

Habibollah Habibi  
225 Carrville Road  
Richmond Hill, ON  
L4C 6E4

Farid Habibi  
Mina Zarkoobmanesh  
211 Carrville Road  
Richmond Hill, ON  
L4C 6E4

### **Agent:**

JKO Planning Services Inc.  
27 Fieldflower Crescent  
Richmond Hill, Ontario  
L4E 5E9

### **Location:**

**Legal Description:** Lot 122 and Part of Lots 121 and 123, Plan 1960

**Municipal Addresses:** 211, 225 and 231 Carrville Road

### **Purpose:**

A request for comments concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a medium density residential development to be comprised of 19 townhouse dwelling units on the subject lands.

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### Recommendation:

- a) That Staff Report SRPI.22.066 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Farnaz Habibi, Hooman Hojabri Rad, Habibollah Habibi, Farid Habibi and Mina Zarkoobmanesh for lands known as Lot 122 and Part of Lots 121 and 123, Plan 1960 (Municipal Addresses: 211, 225 and 231 Carrville Road), City Files D02-21024 and SUB-21-0006 (D03-21006), be received for information purposes only and that all comments be referred back to staff.

### 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:

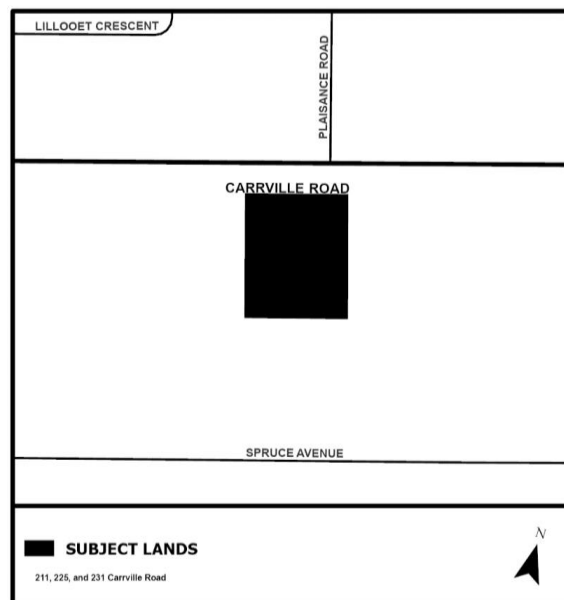
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**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 and draft Plan of Subdivision applications, in addition to related draft Plan of Condominium and Site Plan applications, were received by the City and deemed complete on December 23, 2021. 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' 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 Carrville Road, west of Yonge Street (refer to Map 1). The lands have a total combined lot area of 0.448 hectares (1.107 acres) and a total lot frontage of 60.69 metres (199.11 feet) along Carrville Road. The land holding is rectangular in shape and consists of three contiguous parcels, each of which presently support single detached dwellings that are to be demolished to facilitate the proposed development.

The lands abut Carrville Road to the north, single detached dwellings to the west and south, and a City-owned pedestrian walkway to the east. Adjacent land uses also include existing low and medium density residential uses to the north and existing low density residential uses to the south, east and west. It is noted that lands to the east (159 to 189 Carrville Road) are subject to development applications to permit a medium density residential development to be comprised of 34 townhouse dwelling units (City Files D02-18015 and D03-18008) (refer to Map 2).

#### **Development Proposal**

The applicants are seeking Council's approval of Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a medium density residential development to be comprised of 19 townhouse dwelling units on their land holdings (refer to Maps 5 to 11). The development proposal includes four street townhouse blocks to front onto an internal 6.0 metre private condominium road. Access to the site is proposed by way of two accesses to/from Carrville Road. The easterly site access is to align with the Carrville Road and Plaisance Road intersection and provide a full moves access, while the westerly site access is proposed to provide right-in/right-out movements onto Carrville Road. The proposed three storey street townhouses 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 at-grade rear yards, balconies and roof top patios above the third storey.

The following is a summary outlining the relevant statistics of the applicants' development proposal based on the plans and drawings submitted to the City:

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- **Total Site Area:** 0.448 hectares (1.107 acres)
- **Total Lot Frontage:** 60.69 metres (199.11 feet)
- **Total Number of Units:** 19
- **Dwelling Unit Widths:** 5.75 metres (18.86 feet) to 9.41 metres (30.87 feet)
- **Number of Storeys:** 3
- **Building Height:** 12.50 metres (41.01 feet)
- **Total Parking Spaces:** 42
  - **Residential:** 38 (2.0 spaces per dwelling unit)
  - **Visitor:** 4 (0.20 spaces per unit, incl. 2 H/C spaces)
- **Density:** 42.41 units per hectare (17.16 units per acre)

Applications for Site Plan approval, draft Plan of Condominium, Part Lot Control Exemption and Private Street Naming are required to facilitate the intended form of development, to implement the proposed common element condominium tenure, to establish the future Parcels of Tied Land (POTLs) and to assign a street name for the proposed private street within the development. The applicants have submitted applications for Site Plan approval and draft Plan of Condominium at this time, while Part Lot Control Exemption and Street Naming will be required in the future.

### Supporting Documentation/Reports

The applicants have submitted the following documents/information to the City in support of the proposed development:

- Planning Justification Report;
- Concept Plan;
- Draft Plan of Condominium;
- Draft Plan of Subdivision;
- Site Plan and Floor Plans;
- Building Elevations and Section Plan;
- Landscape (Planting) Plan;
- Urban Design Brief;
- Arborist Report and Tree Inventory and Preservation Plan;
- Phase 1 Environmental Site Assessment;
- Stormwater Management and Servicing Report;
- Hydrogeological Study and Preliminary Geotechnical Investigation;
- Soil Characterization Report;
- Civil Engineering Drawing set;
- Transportation Study;
- Noise Impact Study;
- Exterior Lighting Plan; and,
- IGMS Analysis and Sustainability Metrics.

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### Zoning By-law Amendment Application

The lands are presently zoned **Third Density Residential - A (R3A) Zone** under By-law 2523, as amended, which permits single detached dwellings and home occupation uses (refer to Map 3). The applicants are seeking Council's approval to rezone their lands to **Multiple Family One (RM1) Zone** under By-law 2523, as amended, with site specific provisions to implement their development proposal. Given that there are no general development standards for the **RM1 Zone** under By-law 2523, development standards for the proposed medium density residential development as contemplated by the subject applications will have to be implemented on a site specific basis. In this regard, the applicant's Zoning By-law Amendment application seeks to permit a *Block Townhouse Dwelling* as a permitted use in accordance with the following standards:

| Development Standard   | Proposed RM1 Zone Standard under By-law 2523, as amended (Parcels of Tied Land)  |
|--|--|
| Minimum Lot Frontage   | Block 1: 6.0 metres (19.69 feet)<br>Block 2: 5.75 metres (18.86 feet)<br>Block 3: 6.0 metres (19.69 feet)<br>Block 4: 6.0 metres (19.69 feet)  |
| Minimum Lot Area   | Block 1: 125.5 square metres (1,350.87 square feet)<br>Block 2: 120.5 square metres (1,297.05 square feet)<br>Block 3: 145.5 square metres (1,566.15 square feet)<br>Block 4: 144.5 square metres (1,555.39 square feet) |
| Maximum Lot Coverage   | Block 1: 46.25%<br>Block 2: 48%<br>Block 3: <b>Applicant To Confirm</b><br>Block 4: 52%  |
| Minimum Front Yard   | Block 1: <b>Applicant To Confirm</b><br>Block 2: <b>Applicant To Confirm</b><br>Block 3: 6.0 metres (19.69 feet)<br>Block 4: 6.0 metres (19.69 feet)   |
| Minimum Interior Side Yard   | Block 1: 0.0 metres (0.0 feet)<br>Block 2: 0.0 metres (0.0 feet)<br>Block 3: 1.25 metres (4.10 feet)<br>Block 4: 1.25 metres (4.10 feet)   |
| Minimum Exterior Side Yard   | Block 1: 3.0 metres (9.84 feet)<br>Block 2: 3.01 metres (9.88 feet)<br>Block 3: N/A<br>Block 4: N/A  |
| Minimum Rear Yard  | Block 1: 6.0 metres (19.69 feet)<br>Block 2: 6.0 metres (19.69 feet)<br>Block 3: 6.2 metres (20.34 feet)<br>Block 4: 6.0 metres (19.69 feet)   |
| Maximum Building Height  | 12.50 metres (41.01 feet)  |
| Maximum Number of Storeys  | 3  |
| Minimum Parking Requirements <ul style="list-style-type: none"> <li>Resident:</li> <li>Visitor:</li> </ul> | 2.0 parking spaces per dwelling unit<br>0.20 parking spaces per dwelling unit  |

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For ease of implementation, staff will ultimately be recommending that the proposed townhouses be defined 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.

In addition to the above, site specific development standards relating to the rear yard (balcony) encroachments are proposed for the subject development. The site specific provisions and exceptions relating to the layout of the proposed townhouse blocks and proposed encroachments with respect to future decks, stairs and landings shall be considered and refined in conjunction with revisions made to the subject applications through the detailed review process. It is also noted that the applicants' 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. The draft Zoning By-law submitted in support of the development proposal is currently under review.

### Draft Plan of Subdivision Application

The applicants' draft Plan of Subdivision application proposes to create a single development block for residential purposes (refer to Map 5). The purpose of the draft Plan of Subdivision is to place the subject lands within a registered Plan of Subdivision in order to facilitate the approval of a future Part Lot Control Exemption application to create the parcels of tied land as part of the proposed common element condominium.

### Draft Plan of Condominium Application

The applicants have submitted a draft Plan of Condominium application to facilitate the creation of common element condominium tenure over a portion of the subject lands which includes a driveway/private street and visitor parking area. The subject draft Plan of Condominium application remains under review.

### Site Plan Application

The applicants have submitted a Site Plan application to address matters such as overall site layout, architectural design, building and siting setbacks, unit widths, tree protection, landscaping, tree planting, site servicing, grading, drainage, stormwater management and lighting. The subject application also provides for a future vehicular and pedestrian interconnection to the adjacent lands to the east and west of the subject property. Amenity space for each individual townhouse dwelling unit is to be provided through at-grade rear yards, balconies and roof top patios above the third storey. Vehicular access to the site is proposed from Carrville Road via a private driveway/lane.

## Planning Analysis:

### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 - (Land Use) of the Plan (refer to Map 4). In addition, the subject lands fall within a

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**Priority Infill Area** for low density residential development in accordance with **Policy 4.9.1.1.1(c)** of the Plan. 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 (20 units per acre) (**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)**).

A more detailed review and evaluation of the subject development proposal relative to the above noted policies of the Plan 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 and draft Plan of Subdivision applications, in addition to the related draft Plan of Condominium application, Site Plan 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.

### Regional Municipality of York

The Region of York has reviewed the applicants' development proposal and provided comments with respect to the required east-west private road/interconnection and proposed site access (refer to Appendix "A"). In this regard, revisions to the submitted Site Plan will be required to demonstrate that the east-west private road/interconnection will be aligned at the southern property line and that the proposal will protect for future vehicular interconnections to adjacent properties to the east and west. In terms of access, the Region advises that the southbound through movement at the Plaisance Road/Carrville Road access will be restricted to eastbound or westbound movements and that the westerly access to the site will be restricted to right-out movements only. Furthermore, a revised Transportation Study and Site Plan that addresses the Region's transportation comments is required. Lastly, all submitted drawings must be updated to

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include a road widening and 0.3 metre reserve blocks in accordance with the Region's comments.

### Development Planning Division

Development Planning staff have undertaken a preliminary review of the applicants' development proposal, including plans and materials submitted in support of same. In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- medium density residential uses such as townhouses are permitted within the **Neighbourhood** designation (**Policy 4.9.1.2(b)**), subject to the policies of **Section 4.9.1.2** of the Plan. The lands are also located within a **Priority Infill Area** and an Infill Study for this area may be required. In this regard, further review of the submitted applications in consideration of the submitted Concept Plan (refer to Map 12) and locational criteria for medium density residential development is required;
- 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. Carrville Road) where the maximum building height shall be 4 storeys. The subject development proposal contemplates a building height of 3 storeys, plus a roof top amenity area, which meets the maximum height requirement of the Plan;
- 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 42.41 units per hectare (17.16 units per acre), which meets the density criteria as set out in the Plan;
- the **Neighbourhood** policies direct that site design shall not inhibit future infill development of adjacent lands (**Policy 4.9.2(1)**). The submitted Concept Plan and Site Plan does not contemplate an integrated development scheme or protect for future vehicular and pedestrian interconnections that are consistent with the road alignments within the approved and in-process development applications to the east of the subject lands. In this regard, the City is protecting for a future east-west road/interconnection to the adjacent properties which stems from Council's approval in principle of the Goldenville Development Inc. ("Goldenville") applications (City Files D01-17001 and D02-17003) wherein the approved Council recommendation for that development provides for the provision for an 8 metre wide east-west easement across the southern portion of the Goldenville lands for vehicular and pedestrian connectivity purposes, without obstruction, to the satisfaction of the City and the Region. This easement includes a 6 metre asphalt private road along with active transportation infrastructure in the form of a 1.5 metre sidewalk as well as a buffer area for snow storage. In this regard, the private east-west interconnecting road required along the entire southerly limit of the subject landholding is to be a continuation of the east-west road that was approved through the Goldenville applications. As such, access easements to facilitate the required east-west interconnections to the adjacent properties through the subject development proposal will be required. Based on the preceding, revisions to the site layout in



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accordance with comments received from York Region and anticipated comments from the City's Development Engineering Division will be required;

- the submitted Concept Plan does not provide the information as required by **Section 5.2** of the Plan. The Concept Plan shall be revised with a conceptual redevelopment scheme that demonstrates how the adjacent lands along the south side of Carrville Road can potentially redevelop in a logical manner with respect to proposed layouts of development blocks, land use, building form and potential interconnections (pedestrian and vehicular) and access. In this regard, the Concept Plan shall reflect an overall coordinated approach for the area that demonstrates how the subject development proposal integrates with existing/built, proposed and approved developments, a redevelopment scheme for the abutting lands along the south side of Carrville Road and properties along Spruce Avenue, the existing road network, and the alignment of the future east-west private road and north-south public road in a comprehensive manner;
- the applicant will be required to demonstrate conformity with the urban design policies of the Plan (**Section 4.9.2**) and the proposed development will be assessed on the basis of the City-wide Urban Design Guidelines;
- the subject applications are still under review by the City's Development Engineering Division whose comments are critical with respect to servicing, hydrogeology, access operations, on-site circulation, parking, transportation demand management measures and the provision for future vehicular and pedestrian interconnections to the adjacent properties;
- the subject applications are still under review by the City's Park and Natural Heritage Planning Section whose comments are critical with respect to 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. Furthermore, Parks staff's review of the submitted Arborist Report is essential with respect to tree preservation matters, which may require that the applicants obtain consent from the abutting landowners should their development proposal impact any co-owned/boundary trees;
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicants' development proposal;
- appropriate development standards will be required to accommodate appropriate landscaping, building separation and outdoor amenity space;
- 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;
- the implementing Zoning By-law shall be finalized with the related application for Site Plan approval;

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- the applicant has submitted a Sustainability Performance Metrics Tool (the “Metrics”) in support of its development proposal, demonstrating an overall sustainability score of 33 points. Staff advise that the applicant’s development proposal and submitted Metrics is still under review to determine the feasibility and appropriateness of the proposed sustainability measures;
- applications for Part Lot Control Exemption and Private Street Naming will be required to facilitate the creation of individual lots for the townhouse 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 required to implement 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 and draft Plan of Subdivision applications 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, Bell Canada, Enbridge Gas, Hydro One and the York Catholic District School Board, in addition to the City’s Building Division – Zoning Section, Building Division – Building Section, Fire and Emergency Services Division, Community Services Department – Public Works Operations and Financial Services Division. These City Departments and external agencies have advised of no objection to the applications 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 applications remain under review by the City’s Development Engineering Division, Urban Design Section and Park and Natural Heritage Planning Section, as well as the York Region District School Board, le Conseil Scolaire Viamonde and Canada Post.

### **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.

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### **Conclusion:**

The applicants are seeking Council's approval of their Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a medium density residential development consisting of 19 townhouse dwelling units on their 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 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.

### **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.

- Appendix "A" – Letter from The Regional Municipality of York dated March 21, 2022
- 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 Site Plan
- Map 7, Proposed Block Plan
- Map 8, Proposed Elevations (Blocks 1 and 2)
- Map 9, Proposed Elevations (Blocks 3 and 4)
- Map 10, Proposed Rendering
- Map 11, Proposed Landscape Plan
- Map 12, Proposed Concept Plan

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### Report Approval Details

|                      |  |
|----------------------|--|
| Document Title:      | SRPI.22.066 - Request for Comments - 211, 225 and 231 Carrville Road - D02-21024 and SUB-21-0006 (D03-21006).docx  |
| Attachments:         | <ul style="list-style-type: none"><li>- Appendix A - Letter from Region of York AODA.pdf</li><li>- SRPI.22.066 - Map 1 - Aerial Photograph AODA.docx</li><li>- SRPI.22.066 - Map 2 - Neighbourhood Context AODA.docx</li><li>- SRPI.22.066 - Map 3 - Existing Zoning AODA.docx</li><li>- SRPI.22.066 - Map 4 - Official Plan Schedule A2 - Land Use AODA.docx</li><li>- SRPI.22.066 - Map 5 - Draft Plan of Subdivision AODA.docx</li><li>- SRPI.22.066 - Map 6 - Proposed Site Plan AODA.docx</li><li>- SRPI.22.066 - Map 7 - Proposed Block Plan AODA.docx</li><li>- SRPI.22.066 - Map 8 - Proposed Elevations (Blocks 1 and 2) AODA.docx</li><li>- SRPI.22.066 - Map 9 - Proposed Elevations (Blocks 3 and 4) AODA.docx</li><li>- SRPI.22.066 - Map 10 - Proposed Rendering AODA.docx</li><li>- SRPI.22.066 - Map 11 - Proposed Landscape Plan AODA.docx</li><li>- SRPI.22.066 - Map 12 - Proposed Concept Plan AODA.docx</li></ul> |
| Final Approval Date: | May 13, 2022   |

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

**Gus Galanis - May 12, 2022 - 5:29 PM**

**Kelvin Kwan - May 13, 2022 - 8:57 AM**

**Darlene Joslin - May 13, 2022 - 10:26 AM**