



## **Staff Report for Council Meeting**

**Date of Meeting:** July 6, 2022

**Report Number:** SRPI.22.082

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.22.082– Request for Approval – Draft Plan of Subdivision Application – 1000162801 Ontario Corp. – City File D03-14017 (Related Files D02-14039 and D06-20047)**

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### **Owner:**

1000162801 Ontario Corp.  
980 Yonge Street, Suite 1001  
Toronto, Ontario  
M4W 3V8

### **Agent:**

Evans Planning Inc.  
9212 Yonge Street, Unit 1  
Richmond Hill, Ontario  
L4C 7A2

### **Location:**

**Legal Description:** Lots 63, 66 and 67 and Part of Lots 1, 62, 64 and 65, Plan 136  
**Municipal Addresses:** 8, 10, 12, 14, 16 and 18 Bostwick Crescent and 2, 6 and 8 Bond Crescent

### **Purpose:**

A request for approval concerning a proposed draft Plan of Subdivision application to facilitate the construction of a medium density residential development on the subject lands.

### **Recommendations:**

- a) **That the proposed draft Plan of Subdivision application submitted by 1000162801 Ontario Corp. for lands known as Lots 63, 66 and 67 and Part of Lots 1, 62, 64 and 65, Plan 136 (Municipal Addresses: 8, 10, 12, 14, 16**

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and 18 Bostwick Crescent and 2, 6 and 8 Bond Crescent), City File D03-14017 be draft approved, subject to the following:

- (i) that the Plan of Subdivision as depicted on Map 5 to Staff Report SRPI.22.082 be draft approved subject to the conditions as set out in Appendix “C”; and,
- (ii) that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City’s Tariff of Fees By-law 68-21, as amended.

### Contact Person:

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

### Report Approval:

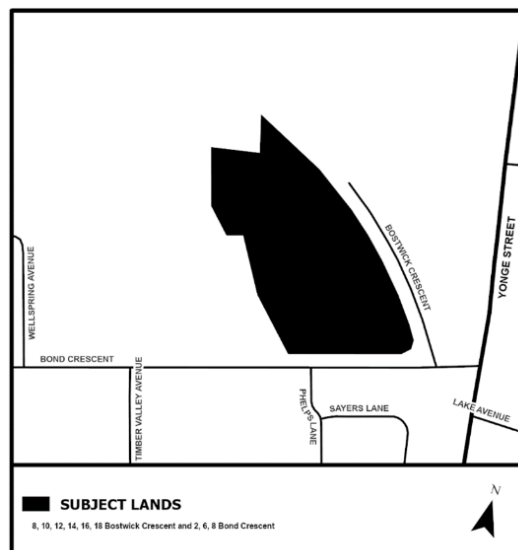
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

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



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### **Background:**

The subject draft Plan of Subdivision application, in addition to an associated Zoning By-law Amendment application (City File D02-14039), were originally submitted to the City in 2014 to facilitate a development proposal initially to be comprised of 40 semi-detached dwelling units on a portion of the subject lands. Following the City's initiation of an update to the Bond Crescent Neighbourhood Infill Study and a Council Public Meeting being held respecting the planning applications on June 17, 2015 (refer to Appendix "A"), the owner at that time (Ideal Developments) acquired additional lands and filed revised Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate a development proposal to be comprised of 71 townhouse dwelling units on the current landholdings. The revised applications were considered at a Council Public Meeting held on November 9, 2016 (refer to Appendix "B"), subsequent to which the former owner also filed an associated Site Plan application (City File D06-20047) to the City in 2020.

The subject lands were subsequently purchased by 1000162801 Ontario Corp. which has advised that only minor modifications are to be made to the current development proposal, primarily to address technical comments provided by circulated City departments and external agencies. These revisions will be reflected in a future revised submission of the applicant's Zoning By-law Amendment and Site Plan applications. As no revisions to the submitted draft Plan of Subdivision are proposed or anticipated, the purpose of this report is to seek Council's approval of the applicant's draft Plan of Subdivision application at this time.

### **Summary Analysis:**

#### **Site Location and Adjacent Uses**

The subject lands are located at the northwest corner of Bond Crescent and Bostwick Crescent, and are comprised of nine existing lots with a total lot area of approximately 1.44 hectares (3.56 acres). The lands currently support a number of single detached dwellings and accessory structures that are proposed to be demolished to facilitate the applicant's development proposal. Adjacent land uses include open space and a storm water management pond to the north, Bostwick Crescent and commercial uses to the east, Bond Crescent and a townhouse development currently under construction to the south, and low density residential and institutional uses (PACE Academy) to the west (refer to Map 1).

#### **Development Proposal**

The applicant is seeking Council's approval of its draft Plan of Subdivision application to permit the creation of three blocks, one being a residential development block and two which are open space/buffer blocks to be conveyed to a public authority (refer to Map 5). In this regard, the creation of a residential development block will place the subject lands in a registered Plan of Subdivision to facilitate a future Part Lot Control Exemption request to create the Parcels of Tied Land (POTLs) within a common element

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condominium. The following is a summary of the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Area:** 1.43 hectares (3.53 acres)
  - **Block 1 Area:** 1.42 hectares (3.51 acres)
  - **Block 2 Area:** 0.0067 hectares (0.0166 acres)
  - **Block 3 Area:** 0.0099 hectares (0.0245 acres)
- **Total Lot Frontage (Bond Crescent):** 94.25 metres (309.22 feet)
- **Total Lot Frontage (Bostwick Crescent):** 194.01 metres (636.52 feet)
- **Proposed Total Number of Units:** 72 townhouse dwelling units
- **Proposed Density:** 50 units per hectare (20 units per acre)

It should be noted that the applicant has filed related Zoning By-law Amendment and Site Plan applications which remain under review at the time of writing of this report. The applicant will be required to submit a draft Plan of Condominium application which will establish common element condominium tenure over the subject lands.

## Planning Analysis:

### City of Richmond Hill Official Plan

The subject lands are primarily designated **Neighbourhood** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan"), although the northerly portion of the lands appear to be designated **Oak Ridges Local Centre** (refer to Map 2). **Section 7.1.6** of the Plan states that the boundaries of land use designations are general in nature and minor adjustments to the boundaries of land use designations are permitted without an Official Plan Amendment, provided that the intent of the Plan is maintained. In this regard, staff note that the area of the subject lands generally encompassing the **Oak Ridges Local Centre** designation will be conveyed to a public authority as buffer/open space blocks. Based on the foregoing, the limits of the development block to facilitate the proposed medium density residential development is deemed to be within the **Neighbourhood** designation.

In accordance with **Section 4.9.1.2**, medium density residential development is permitted within the **Neighbourhood** designation on lands having frontage on a local street and in proximity to an existing medium density residential development, where such land uses have been as identified as appropriate in an Infill Plan approved by Council. In this regard, the subject lands are located within an area of the Bond Crescent Neighbourhood Infill Study where medium density residential uses are permitted. **Section 4.9.1.4** states that development within the **Neighbourhood** designation shall have a maximum building height of 3 storeys on local streets, which the proposed development conforms with. Further, **Section 4.9.1.2.3** states that the maximum site density permitted shall be 50 units per hectare (20 units per acre), which the proposed development conforms with as well. As a result, the proposed medium

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density residential development is consistent with the **Neighbourhood** policies of the Plan.

The subject lands are also located on the Oak Ridges Moraine and are within the **Settlement Area** designation in accordance with the *Oak Ridges Moraine Conservation Plan* (ORMCP). Pursuant to **Section 3.2.1.1.18** of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plans as amended from time to time shall be permitted within the **Settlement Area**. Permitted uses shall be subject to the requirements of **Sections 19(3)** and **31(4)** of the ORMCP and **Section 3.2.1.1** of the Plan.

Given all of the above, staff is of the opinion that the proposed development conforms with the Official Plan and Oak Ridges Moraine Conservation Plan.

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

The Bond Crescent Neighbourhood Infill Development Report (“Report”) was approved by Council in 1998 and was intended to guide future infill development in the Bond Crescent neighbourhood. The Report was updated in March 2016 (“Report Update”) to be consistent with the 2010 Official Plan, to identify appropriate locations for medium density residential uses to ensure their compatibility with the existing character of adjacent and surrounding areas, and for consideration to the lotting framework and street network. The Report Update encompasses the lands on the south side of King Road, the lands on the west of side of Bostwick Crescent, the rear lot lines of the lots fronting onto Timber Valley Avenue, and to the rear of the lots on the west side of Bond Crescent.

The Report Update focused on three new areas. The subject lands are within Focus Area 2. The Preferred Concept recommended that the subject lands be utilized for 2 to 3 storey medium density residential uses (refer to Map 3). The Report Update also recommended design criteria for infill development on private streets, which include but are not limited to the following:

- four storey medium density residential uses shall only be permitted along King Road;
- dwelling units should have a minimum unit width of 6.0 metres;
- building heights shall be referenced in storeys for the purpose of the update;
- the minimum interior width of garages shall be 3.0 metres for single car and 5.5 metres for double car garages; and,
- private streets shall be a minimum of 6.0 metres wide, shall provide a 2.0 metre wide illuminated sidewalk abutting at least one side, and shall meet emergency services requirements for access.

At this time, staff are still reviewing the applicant’s Site Plan application which would facilitate the implementation of the above mentioned criteria. With respect to the subject development application, staff has reviewed the applicant’s proposal to establish a residential development block through the submission of a draft Plan of Subdivision and

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considers it to conform to the Plan and generally be consistent with the recommendations of the approved Report Update.

### **Proposed Zoning By-law Amendment Application**

The northerly portion of the subject lands are currently zoned site specific **Residential Multiple One (RM1) Zone** under By-law 313-96, as amended, while the southerly portion of the subject lands are currently zoned **Commercial (C) Zone** under By-law 1275, as amended (refer to Map 4). Exception 35 to the current **RM1 Zone** was implemented through amending By-law 112-99 and restricts the permitted uses on the northerly portion of the subject lands to a retirement residence and a nursing home. The **Commercial (C) Zone** permits a range of commercial uses such as a bank and financial institution, motel or hotel, retail stores, office and commercial greenhouse.

The applicant is seeking Council's approval to rezone the subject lands to **Residential Multiple One (RM1) Zone** and **Open Space (O) Zone** under By-law 313-96, as amended, with various site-specific exceptions in order to implement its townhouse development proposal. A recommendation report respecting the applicant's Zoning By-law Amendment application will be brought forward separately for Council's consideration once the outstanding technical comments from departments and agencies have been satisfactorily addressed and the Site Plan has been updated accordingly.

### **Proposed Draft Plan of Subdivision**

The applicant has submitted a draft Plan of Subdivision that seeks approval to establish three blocks to facilitate a residential development to be comprised of 72 townhouse dwelling units on its land holdings (refer to Map 5). The following is an overview of the various components of the submitted draft plan:

- Block 1 on the draft plan is to be a residential block which is intended to accommodate a total of 72 townhouse dwelling units, consisting of 53 block townhouses and 19 stacked townhouse dwelling units, as well as internal private laneways. The creation of a residential block within a registered Plan of Subdivision will allow for the establishment of Parcels of Tied Land (POTLs) as part of the future Common Element Condominium approval process by way of a Part Lot Control Exemption pursuant to Subsection 50(5) of the *Planning Act*; and,
- Block 2 and Block 3 are intended to be conveyed into public ownership and will be utilized as open space/buffer blocks.

Subject to the conditions of draft approval contained in Appendix "C" attached hereto, staff is of the opinion that the applicant's draft Plan of Subdivision application conforms with the applicable policies of the City's Official Plan and has appropriate regard for criteria under Section 51(24) of the *Planning Act*.

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### **Proposed Site Plan Application**

The applicant has submitted a related Site Plan application (City File D06-20047) which serves to address various matters including architectural design, building siting, tree protection, site servicing, grading, drainage, snow storage, visitor parking, lighting and transportation related matters (refer to Map 6).

The proposed stacked townhouses are to front onto Bond Crescent, whereas the block townhouses are to front on private laneways internal to the site. The site has been designed with one vehicular access from Bond Crescent, and the proposed units incorporate roof top amenity space and balconies as well as a communal open space area as part of the amenities of the future condominium. The required parking spaces are being incorporated within double car garages for the proposed block townhouse dwelling units and single car garages with private driveways are proposed for the stacked townhouse dwelling units, with a total of 18 visitor parking spaces.

The Site Plan application remains under review at this time as there are a number of technical matters that still need to be addressed prior to final approval. The comments provided by circulated departments and agencies must satisfactorily be addressed prior to bringing forward a recommendation report respecting the related Zoning By-law Amendment application.

### **Public Meeting Comments:**

A Council Public Meeting was most recently held on November 9, 2016 wherein members of the public and Council expressed concerns related to traffic, density, access to the site and the preservation of existing vegetation. The concerns identified pertain to the associated Zoning By-law Amendment and Site Plan applications, which are still under review. Staff intends to respond to these comments within a future staff report to Council once all comments have been satisfactorily addressed.

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

All circulated City departments and external agencies have indicated no objections and/or have provided conditions of draft approval respecting the applicant's draft Plan of Subdivision application, including the City's Development Engineering Division and Park and Natural Heritage Planning Section, in addition to the Regional Municipality of York and the Toronto and Region Conservation Authority. Applicable conditions of draft approval are contained in Appendix "C" attached hereto.

The following sections provide an overview of the applicable technical comments received from circulated departments and external agencies that remain to be addressed with respect to the applicant's Site Plan application. The applicant will be required to address all comments prior to final Site Plan approval.

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### Development Engineering Division

The City's Development Engineering Division has provided conditions of draft plan approval and confirmed that a Subdivision Agreement will not be required for this development (refer to Appendix "C"). Staff has also provided comments on the applicant's initial Site Plan submission with respect to transportation and traffic, parking, sustainability measures, lighting, servicing, grading and erosion and sediment control, stormwater management, and a number of other technical matters. At the time of writing of this report, the related Zoning By-law Amendment and Site Plan applications remain under review by the City.

### Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided conditions of draft plan approval, in addition to Site Plan technical comments with respect to proposed landscaping to be provided within the common elements, the provision of securities and compensation for tree plantings and existing tree protection, among other matters. As noted previously, the applicant's Site Plan application remains under review at this time.

### Development Planning Division

Development Planning staff has completed a review of the applicant's revised development proposal and provides the following comments:

- the proposed townhouse dwelling units are permitted within the **Neighbourhood** designation of the Official Plan, and the proposed development conforms with the maximum permitted density of 50 units per hectare (20 units per acre) and the maximum permitted building height of 3 storeys on local streets;
- the proposed medium density residential development is in general compliance with the criteria as indicated within the Bond Crescent Infill Study, specifically for Focus Area 2;
- the applicant's related Zoning By-law Amendment and Site Plan applications are still under review at this time and will be brought forward for Council's consideration once the outstanding technical comments have been satisfactorily addressed;
- the applicant has provided a letter of intent dated May 18, 2022 confirming that the form of the development as proposed by the previous owner will generally remain the same with the exception of any revisions to address technical comments provided by circulated departments and agencies;
- while staff is supportive of the proposed land uses and general layout as proposed within Block 1, the final design, development standards and implementation details must still be addressed through the Site Plan approval process;
- the applicant will be required to address all comments provided by City departments and external agencies as part of the Site Plan approval process; and,
- the applicant will be required to register Section 118 restrictions on the lands pursuant to the *Land Titles Act* prior to finalization and passage of the amending Zoning By-law for Block 1. This restriction is intended to prevent the transfer of lands unless consent is provided by the City's Commissioner of Planning and



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Infrastructure, thereby ensuring that a Plan of Condominium has been registered prior to conveyance of the individual units/lots to future homeowners. Additionally, the applicant will be required to submit a draft Plan of Condominium, Part Lot Control Exemption, Private Street Naming and Municipal Addressing applications to finalize the approvals for the proposed residential development.

### **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 **Balancing Growth and Green** in recognizing the balance between economic development and environmental protection and with a **Strong Sense of Belonging** by providing new housing in an established area of the City.

### **Climate Change Considerations:**

The recommendations of this report are aligned with Council's climate change considerations as the applicant is proposing the inclusion of low impact development (LID) measures such as extra depth absorbent topsoil, rainwater harvesting and permeable pavement which provides environmental benefits as part of its development proposal. Further, all exterior lighting fixtures greater than 1,000 lumens will be shielded which will prevent night sky lighting and light pollution.

### **Conclusion:**

The applicant is seeking Council's approval of a draft Plan of Subdivision application in support of its proposal to construct a residential development comprised of 72 townhouse dwelling units on its land holdings. The proposed draft Plan of Subdivision conforms with the City's Official Plan, is consistent with the recommendations of the Bond Crescent Infill Study and has appropriate regard for the criteria described under Subsection 51(24) of the *Planning Act*. On the basis of the preceding, it is recommended that Council approve the applicant's draft Plan of Subdivision application subject to the conditions outlined in this report.

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### Attachments:

The following attached documents may include scanned images of appendices, 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#31-15 held June 17, 2015
- Appendix “B”, Extract from Council Public Meeting C#36-16 held November 9, 2016
- Appendix “C”, Schedule of Conditions of Draft Approval 19T(R)-14017
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Bond Crescent Neighbourhood Infill Development Update Preferred Concept
- Map 4, Existing Zoning
- Map 5, Proposed Draft Plan of Subdivision
- Map 6, Proposed Site Plan

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### Report Approval Details

Document Title:	SRPI.22.082 - Request for Approval - City File D03-14017.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.22.082 - Appendix A - Council Extract - June 17, 2015.doc</li><li>- SRPI.22.081 - Appendix B - Council Extract - November 9, 2016.doc</li><li>- SRPI.22.082 - Appendix C - Draft Plan of Approval Conditions.docx</li><li>- SRPI.22.082 - Map 1 - Aerial Photograph.docx</li><li>- SRPI.22.082 - Map 2 - Official Plan Designation.docx</li><li>- SRPI.22.082 - Map 3 - Bond Neighbourhood Infill Study.docx</li><li>- SRPI.22.082 - Map 4 - Existing Zoning.docx</li><li>- SRPI.22.082 - Map 5 - Proposed Draft Plan of Subdivision.docx</li><li>- SRPI.22.082 - Map 6 - Proposed Site Plan.docx</li></ul>
Final Approval Date:	Jun 13, 2022

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

**Gus Galanis - Jun 13, 2022 - 3:16 PM**

**Kelvin Kwan - Jun 13, 2022 - 3:28 PM**

**Darlene Joslin - Jun 13, 2022 - 3:47 PM**