



Staff Report for Council Public Meeting

Date of Meeting: September 7, 2022

Report Number: SRPI.22.097

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.22.097 – Request for Comments – Revised Zoning By-law Amendment and Draft Plan of Subdivision Applications – 2867515 Ontario Inc. – City File D02-19018 and SUB-22-0004 (Related File D06-21008)**

Owner:

2867515 Ontario Inc.
183 Holmes Avenue
Toronto, ON M2N 4M7

Agent:

The Biglieri Group Ltd.
2472 Kingston Road
Toronto, ON M1N 1V3

Location:

Legal Description: Part of Lots 13 and 14, Plan 2404
Municipal Addresses: 282 and 292 Elgin Mills Road West

Purpose:

A request for comments concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development on the subject lands.

Recommendation:

- a) **That Staff Report SRPI.22.097 with respect to the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 2867515 Ontario Inc. for the lands known as Part of Lots 13 and 14, Plan 2404 (Municipal Addresses: 282 and 292 Elgin Mills Road West), City Files D02-19018 and SUB-22-0004, be received for information purposes only and that all comments be referred back to staff.**

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Contact Person:

Sarah Mowder, Planner II – Subdivisions, phone number 905-771-5475 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540.

Report Approval:

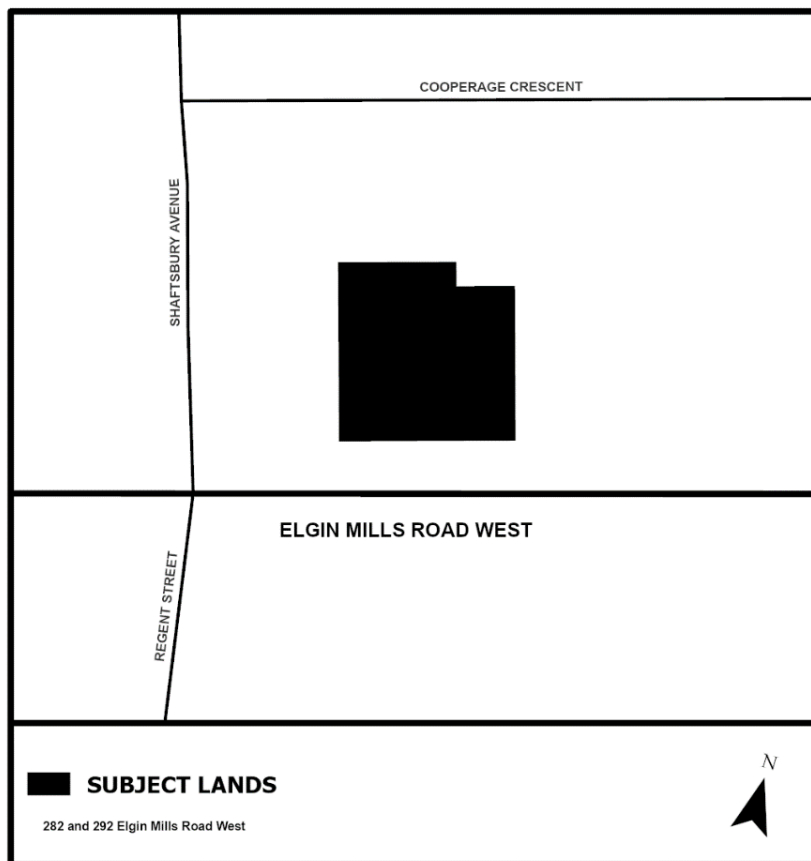
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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 revised Zoning By-law Amendment and new draft Plan of Subdivision applications were received by the City and deemed complete on May 13, 2022. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment.

By way of background, a Zoning By-law Amendment application was originally submitted to the City in November 2019 and considered at a statutory Council Public Meeting held on January 22, 2020. The original development proposal sought approval for a residential development to be comprised of five townhouse and 4 semi-detached dwelling units for the lands municipally known as 292 Elgin Mills Road West. At the public meeting concerns were raised by members of Council and the public pertaining to matters including noise and traffic generation, compatibility, property values, loss of greenspace and loss of privacy (refer to Appendix “A”).

Following that Council Public Meeting, the applicant acquired the abutting lands to the east municipally known as 282 Elgin Mills Road West. In this regard, revised Zoning By-law Amendment and Site Plan applications, as well as a new draft Plan of Subdivision application, were submitted to the City in order to facilitate a revised development proposal to be comprised of 15 townhouse dwelling units on the applicant’s consolidated land holdings (refer to Map 5). Given the acquisition of additional lands, the proposed changes in built-form, increased number of units, and submission of a draft Plan of Subdivision application, an additional Council Public Meeting is required.

Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the subject applications, 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 north side of Elgin Mills Road West, east of Shaftsbury Avenue, and have a total lot frontage of 55.96 metres (183.6 feet) along Elgin Mills Road West with a total lot area of approximately 0.3029 hectares (0.75 acres). The lands presently support two single detached dwellings that are proposed to be demolished to facilitate the applicant’s development proposal. The lands abut Elgin Mills Road to the south and existing single detached dwellings to the west, north and east (refer to Maps 1 and 2).

Revised Development Proposal

The applicant is seeking Council’s approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development to be comprised of 15 townhouse dwelling units on its land holdings (refer to Maps 5 to 8). The proposed development is comprised of 3 residential blocks and a

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private lane which is to be accessed from Elgin Mills Road West. The northern block is to be comprised of 9 dwelling units fronting the private lane and the two southern blocks are to be comprised of 3 units each fronting Elgin Mills Road West, with vehicular access to be provided from the rear private lane.

The proposed dwelling units are to be three storeys in height and have a minimum unit width of 5.8 metres. Each unit is designed to have two private parking spaces and the development shall accommodate a total of four visitor parking spaces along the private lane. Amenity space for the proposed northern townhouse dwellings is to be provided through a rear yard measuring a minimum of 6.0 metres in depth, while the townhouse dwellings fronting Elgin Mills Road West are designed with rooftop terraces.

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

- **Total Lot Area:** 0.3029 hectares (0.75 acres)
 - **Development Block:** 0.28751 hectares (0.71 acres)
 - **Road Widening Block:** 0.01539 hectares (0.04 acres)
- **Total Number of Units:** 15
- **Number of Storeys:** 3
- **Unit Widths:** 5.8 metres (19.03 feet) to 6.16 metres (20.21 feet)
- **Parking Spaces:**
 - **Resident:** 30 (2 spaces/unit)
 - **Visitor:** 4 (0.25 spaces/unit)
- **Proposed Density:** 49.52 units per hectare (20 units per acre)

Supporting Documentation/Reports

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

- Planning Justification Report;
- Draft Plan of Subdivision;
- Site Plan;
- Elevation Plans;
- Grading Plan;
- Servicing Plan;
- Traffic Impact Study;
- Erosion and Sediment Control Plan;
- Functional Servicing Report and Stormwater Management Report;
- Arborist Report; and,
- Phase One Environmental Site Assessment.

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Revised Zoning By-law Amendment Application

The subject lands are currently zoned **Residential Single Family Eight (R8) Zone** under Zoning By-law 190-87, as amended, and the main permitted uses include a single detached dwelling, private home daycare and a home occupation (refer to Map 3). The applicant is proposing to rezone the subject lands to **Residential Multiple Family One (RM1) Zone** under By-law 190-87, as amended, with site specific development standards to facilitate the proposed townhouse development on its land holdings.

Staff notes that the proposed development is intended to be under common element condominium tenure which is not recognized under the current **RM1 Zone** category standards of the parent by-law applicable to the lands. In this regard, the parent by-law applies specifically to development in the context of lands abutting a municipal street, whereas the proposed development also contemplates townhouse dwelling units and lots with frontages on a private road (refer to Map 5).

In order to address this matter, the applicant’s draft Zoning By-law includes the provisions for the overall development block, as well as the site specific provisions required to facilitate the individual parcels of tied land (“POTLs”) associated with the proposed common element condominium development in order to facilitate a future Part Lot Control Exemption application. Based on the applicant’s draft Zoning By-law, the two townhouse blocks fronting Elgin Mills Road West are considered Parcels A (west block) and B (east block), and the northern block is divided into Parcel C (comprised of the 3 most eastern units) and Parcel D (comprised of the 6 western units).

The following is a summary table outlining the relevant statistics of the applicant’s development proposal relative to the typical **RM1 Zone** requirements for townhouse dwellings, with the applicant’s proposed site-specific provisions highlighted in bold:

Proposed Southern Townhouse Blocks – Parcels A and B

Development Standard	RM1 Zone, Townhouse Dwelling	Townhouse Dwelling, Parcels A and B
Minimum Lot Frontage (Interior Lot)	6.0 metres (19.69 feet)	Complies
Minimum Lot Frontage (Corner Lot)	9.0 metres (29.53 feet)	To be Confirmed
Minimum Lot Area (Interior Lot)	200.0 sq. metres (2,152.78 sq. feet)	95.0 sq. metres (1,022.57 sq. feet)
Minimum Lot Area (Corner Lot)	301.0 sq. metres (3,239.94 sq. feet)	To be Confirmed
Maximum Lot Coverage	50%	87%
Minimum Front Yard	4.5 metres (14.76 feet)	2.2 metres (7.22 feet)
Minimum Side Yard	1.5 metres (4.92 feet)	1.0 metre (3.3 feet)
Minimum Flankage Yard	3.0 metres (9.84 feet)	0.1 metre (0.33 feet) *to private lane
Minimum Rear Yard	7.5 metres (24.61 feet)	0.1 metre (0.33 feet) *to private lane
Maximum Height	11.0 metres (36.09 feet)	11.5 metres (37.73 feet)

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Proposed Northern Townhouse Block – Parcels C and D

Development Standard	RM1 Zone, Townhouse Dwelling	Townhouse Dwelling, Parcel C	Townhouse Dwelling, Parcel D
Minimum Lot Frontage (Interior Lot)	6.0 metres (19.69 feet)	Complies	5.8 metres (19.03 feet)
Minimum Lot Area (Interior Lot)	200.0 sq. metres (2,152.78 sq. feet)	125.0 sq. metres (1,345.49 sq. feet)	150.0 sq. metres (1,614.59 sq. feet)
Maximum Lot Coverage	50%	57%	60%
Minimum Front Yard	4.5 metres (14.76 feet)	3.8 metres (12.47 feet)	3.9 metres (12.8 feet)
Minimum Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)	1.0 metre (3.3 feet)
Minimum Rear Yard	7.5 metres (24.61 feet)	6.4 metres (21.0 feet)	6.9 metres (22.64 feet)
Maximum Height	11.0 metre (36.09 feet)	11.5 metres (37.73 feet)	11.5 metres (37.73 feet)

It should be noted that the appropriateness of the proposed zoning provisions, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the subject applications with regard to policy conformity, compatibility, design and function.

Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that contemplates the creation of a residential development block (Block 1) and a road widening block (Block 2) along Elgin Mills Road West which is to be conveyed to the Regional Municipality of York (refer to Map 6). The proposed subdivision is a technical subdivision for the purposes of facilitating the road widening and future Part Lot Control Exemption application.

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). Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses and medium density residential, neighbourhood commercial uses, community uses, parks, open space, 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 a maximum building height of 4 storeys on an arterial street and a maximum of 3 storeys in all other areas. In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

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In accordance with **Section 4.9.1.2** of the Plan, medium density residential development is permitted within the **Neighbourhood** designation for lands fronting onto an arterial road and on a local or collector road as identified as part of a priority infill area pursuant to **Policy 4.9.1.1 (1)** or a Tertiary Plan undertaken by the City and approved by Council. Pursuant to **Policy 4.9.1.2 (3)** and where permitted in accordance with the policy criteria outlined in the Plan, a maximum site density of 50 units per hectare (20 units per acre) is permitted for medium density residential uses within the **Neighbourhood** designation.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). In accordance with **Section 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**.

A more detailed review and evaluation of the submitted application will be completed following the receipt of comments from Council, the public and City departments and external agencies.

City Department and External Agency Comments:

The subject revised Zoning By-law Amendment and draft Plan of Subdivision applications, as well as the related 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 Regional Municipality of York has provided technical comments for the applicant to address through the development approval process. More notably, the Region is protecting for a 36-metre right-of-way for this section of Elgin Mills Road West and will be seeking conveyance of lands within 18 metres from the centreline of the road for road widening purposes. The Region has also advised that a widening project for this segment of Elgin Mills Road West is intended to commence in 2026. Lastly, the Region has advised that waste collection cannot occur from Elgin Mills Road West for this development and that access to the site will be restricted to right-in, right-out movements (refer to Appendix “B”).

Park and Natural Heritage Planning Section

The City’s Park and Natural Planning Section is recommending that Council accept cash-in-lieu of parkland dedication at the Building Permit stage and has provided comments with respect to a number of technical matters such as soil volume and landscaping, which will be addressed through the development application review process (refer to Appendix “C”).

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Development Engineering Division

The City's Development Engineering Division has provided technical comments for the applicant to address through the development application review process, related to matters including site grading and drainage, servicing, utility location, sustainability metrics and traffic matters. It is noted that the City's Transportation Staff support the Region's direction for right-in and right-out access to Elgin Mills Road West for this proposed development (refer to Appendix "D").

Urban Design and Heritage Section

The City's Urban Design and Heritage Section has provided comments respecting the proposed number of units, pedestrian connectivity through the site, landscaping/screening and the addition of windows to the design (refer to Appendix "E").

Development Planning Division

In consideration of the policies in the City's Official Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the subject lands have frontage on an arterial street (Elgin Mills Road West) and therefore meet the locational criteria for the consideration of medium density residential development within the **Neighbourhood** designation as described in the City's Plan;
- the proposed development contemplates an overall site density of 49.52 units per hectare which meets the maximum density of 50 units per hectare in accordance with the **Neighbourhood** designation of the Plan;
- the proposed development contemplates a height of three storeys which meets the maximum height permitted of four storeys for development fronting on an arterial street within the **Neighbourhood** designation in accordance with the Plan;
- the proposed development is subject to Site Plan Control and will be assessed for compatibility with the existing character of the surrounding area in accordance with **Policy 4.9.2** of the Plan and on the basis of the City-wide Urban Design Guidelines. A related Site Plan application (City File D06-21008) has been submitted and is under review;
- the proposed Site Plan must be revised to provide appropriate visitor parking spaces in accordance with the City's By-law requirements, including a minimum stall length of 6.7 metres for parallel parking spaces. Further, the proposed Site Plan must be designed to ensure that the proposed parallel visitor parking spaces do not conflict with the private driveways and parking spaces for the individual townhouse dwelling units;
- given the number of existing and anticipated development applications along Elgin Mills Road West, City and Regional staff are currently studying opportunities to implement an interconnected private roadway system between adjoining developments in order to minimize the number of direct access points along Elgin

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Mills Road and to implement greater connectivity and transportation alternatives. In this regard, as part of the design and conditions of approval, the applicant will be required to grant access easement(s) to abutting landowner(s) to facilitate an interconnected private roadway design;

- a Concept Plan demonstrating how this development proposal may impact and be integrated with future development on the abutting lands to the east must be provided;
- in accordance with Council's municipal addressing policies, the proposed private road will have to be named in order to provide for an appropriate addressing of the townhouse units. In this regard, Private Street Naming and Municipal Addressing Applications will be required;
- future draft Plan of Condominium and Part Lot Control Exemption applications will be required to facilitate the proposed development;
- as it relates to the proposed condominium tenure and associated creation of the future POTLs, the registration of restrictive covenants over the subject lands under Section 118 of the *Land Titles Act* will be required prior to the passage of the applicant's Zoning By-law Amendment;
- the applicant shall satisfactorily address any issues identified by City departments and external agencies that have been requested to review the subject development proposal; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law. Prior to the finalization of the applicant's Zoning By-law, the Site Plan application process will need to be substantially completed.

A comprehensive review of the subject 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 been received from the City's Building Services Division – Zoning Section, Financial Services Division and Community Services Department – Waste Management Section, in addition to Enbridge Gas Inc., the York Region District School Board, the York Catholic District School Board and Bell Canada. These City departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the approval process. These comments have not been appended to this report.

As of the writing of this report, the subject applications remain under review by the City's Fire and Emergency Services, Canada Post, Alectra Utilities, the Toronto and Region Conservation Authority (TRCA), le Conseil Scolaire de District Catholique MonAvenir and Rogers.

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Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility criteria as a means of assessing and prioritizing development applications, 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.*

In accordance with Council direction, as part of the review of the above noted IGMS Criteria No. 5 (Sustainable and Innovative Community and Building Design), the applicant shall demonstrate how the proposed development implements sustainability measures. The applicant has submitted a Sustainability Metrics response which presently contemplates 36 points, which exceeds the minimum threshold score. The applicant is encouraged to consider achieving a higher sustainability score. Staff will review and confirm that the proposed development meets the minimum threshold score and that the proposed sustainability measures are achievable prior to the approval of the proposed development.

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 applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development on its land holdings. 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

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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”, Extract of Council Public Meeting C#02-20 held January 22, 2020
- Appendix “B”, Letter from the Regional Municipality of York dated July 21, 2022
- Appendix “C”, Memo from the Park and Natural Heritage Planning Section dated June 21, 2022
- Appendix “D”, Memo from the Development Engineering Division dated July 18, 2022
- Appendix “E”, Memo from the Urban Design and Heritage Section dated June 29, 2022
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Proposed Development Plan
- Map 6, Draft Plan of Subdivision
- Map 7, Conceptual Elevations
- Map 8, Conceptual Streetscape Elevation

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Report Approval Details

Document Title:	SRPI.22.097 - Request for Comments - D02-19018 and SUB-22-0004.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - SRPI.22.097.pdf- Appendix B - SRPI.22.097.pdf- Appendix C - SRPI.22.097.pdf- Appendix D - SRPI.22.097.pdf- Appendix E - SRPI.22.097.pdf- SRPI.22.097 - Map 1 - Aerial Photograph.docx- SRPI.22.097 - Map 2 - Neighbourhood Context.docx- SRPI.22.097 - Map 3 - Existing Zoning.docx- SRPI.22.097 - Map 4 - Official Plan Designation.docx- SRPI.22.097 - Map 5 - Proposed Development Plan.docx- SRPI.22.097 - Map 6 - Draft Plan of Subdivision.docx- SRPI.22.097 - Map 7 - Conceptual Elevations.docx- SRPI.22.097 - Map 8 - Conceptual Streetscape Elevation.docx
Final Approval Date:	Aug 16, 2022

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

Gus Galanis - Aug 16, 2022 - 10:48 AM

Kelvin Kwan - Aug 16, 2022 - 4:36 PM

Darlene Joslin - Aug 16, 2022 - 7:47 PM