



Staff Report for Council Public Meeting

Date of Meeting: December 7, 2022

Report Number: SRPI.22.114

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.22.114 – Request for Comments – Draft
Plan of Subdivision Application – MMKS
Holdings Inc. – City File SUB-22-0006**

Owner:

MMKS Holdings Inc.
16 Finesse Court
Richmond Hill, Ontario
L4E 4S1

Agent:

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

Location:

Legal Description: Block 18, Plan 65M-4321
Municipal Address: 16 Finesse Court

Purpose:

A request for comments concerning a proposed draft Plan of Subdivision application to facilitate the creation of five residential building lots on the subject lands.

Recommendation:

- a) **That Staff Report SRPI.22.114 with respect to the draft Plan of Subdivision application submitted by MMKS Holdings Inc. for lands known as Block 18, Plan 65M-4321 (Municipal Address: 16 Finesse Court), City File SUB-22-0006 be received for information purposes only and that all comments be referred back to staff.**

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Contact Person:

Diane Pi, Planner II – Site Plans, phone number 905-747-6436 and/or
Denis Beaulieu, Manager of Development - Subdivisions, phone number 905-771-2540

Report Approval:

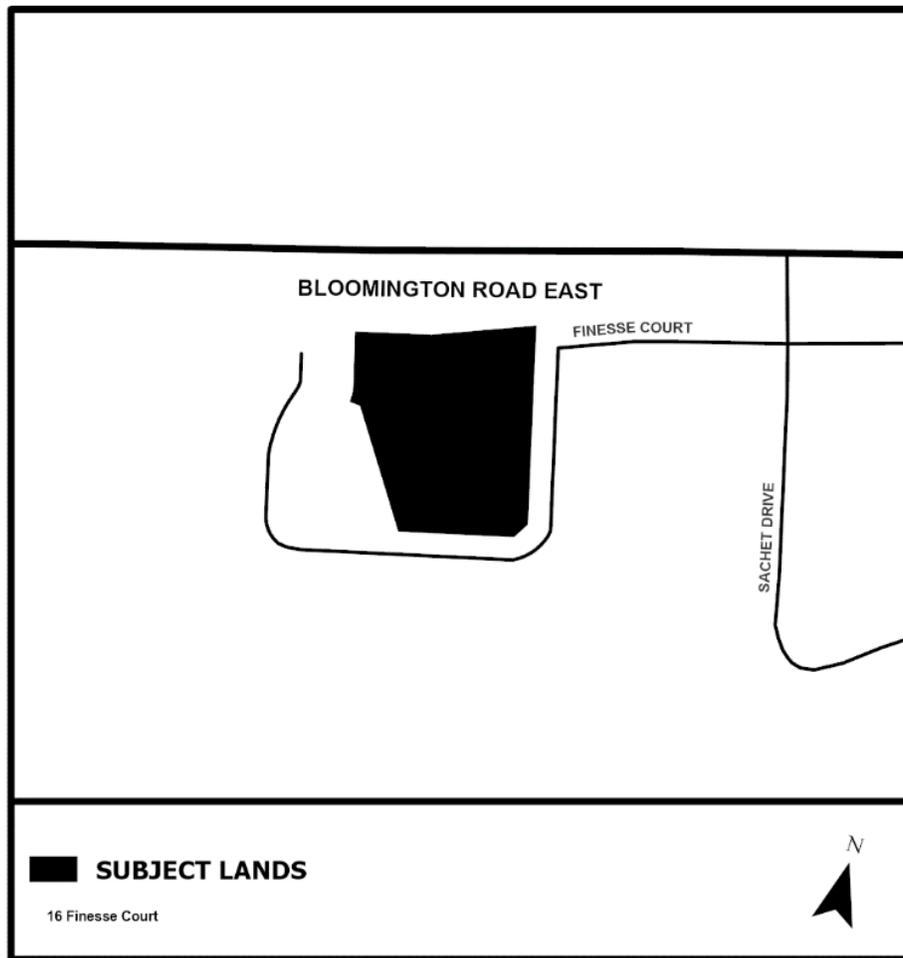
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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 draft Plan of Subdivision application was received by the City on July 4, 2022 and deemed complete on July 20, 2022. The application and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the applicant's 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 Finesse Court, south of Bloomington Road East west of Sachet Drive (refer to Map 1). The lands have a frontage of approximately 27.0 metres (88.58 feet) along the west side of Finesse Court, 49.0 metres (160.76 feet) along the south side of Finesse Court and 78.0 metres (255.91 feet) along the east side of Finesse Court, and a total site area of 0.45 hectares (1.11 acres). The lands abut Bloomington Road East to the north, Finesse Court to the east, south and west, an existing single detached dwelling to the west, and presently support a single detached dwelling which is proposed to be demolished as part of the proposed development.

Development Proposal

The applicant is seeking Council's approval of its draft Plan of Subdivision application to facilitate a residential development to be comprised of a total of five single detached building lots with frontages on Finesse Court (refer to Maps 4 and 5). The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.454 hectares (1.12 acres)
- **Total Number of Units:** 5
- **Proposed Lot Frontages:** 18.0 metres (59.06 feet) to 38.6 metres (126.64 feet)
- **Proposed Lot Areas:** 600 square metres (6,458.35 square feet) to 1,200 square metres (12,916.69 square feet)
- **Proposed Density:** 11.01 units per hectare (4.46 units per acre)

Supporting Documentation/Reports

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

- Draft Plan of Subdivision;
- Topographical Survey;
- Arborist Report and Tree Inventory and Preservation Plan;
- Sustainability Metrics;

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- Conceptual Block Perimetres Map;
- Oak Ridges Moraine Conformity Report;
- ORMCP Landform Conformity Statement;
- Erosion and Sediment Control Plan;
- Storm Drainage Area Plan;
- Site Servicing Plan;
- Site Grading Plan;
- Functional Servicing and Stormwater Management Report;
- Landscape Plan;
- Natural Heritage Evaluation;
- Geotechnical Investigation; and,
- Water Balance Report.

Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that seeks approval to create a total of five single detached residential lots with frontages ranging from approximately 18.0 metres (59.06 feet) to 38.6 metres (126.64 feet) on Finesse Court (refer to Map 4). The subject lands form part of a block on a Plan of Subdivision registered in 2012 (Block 18, Plan 65M-4321) with steep slopes adjacent to Bloomington Road East.

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 2). The predominant use of land within the Neighbourhood designation shall be for low-rise residential uses, including single detached dwellings.

In accordance with **Section 4.9.1** of the Plan, development shall be compatible with the adjacent and surrounding area. In this regard and pursuant to **Section 4.9.2(4)**, development shall be compatible with the existing character of adjacent and surrounding areas with respect to 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. In addition, the policies of the Plan restrict building heights on local streets within the **Neighbourhood** designation to a maximum of three storeys.

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

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3.2.1.1 of the Plan. Lastly, the subject lands are identified as being located within a **Category 2 Landform Conservation Area**. In this regard, the applicant has submitted an Oak Ridges Moraine Conformity Report and ORMCP Landform Conformity Statement which remain under review at the time of the writing of this report.

Zoning By-law

The subject lands are zoned **Single Detached Eight (R8) Zone** under By-law 313-96, as amended, which permits single detached dwellings as proposed by the subject development application (refer to Map 3). The proposed lots appear to comply with the minimum lot frontage and minimum lot area requirements of the **R8 Zone**, and relief is not being sought from the associated development standards. The following is a summary table outlining the relevant development standards of the **R8 Zone**:

Development Standard	R8 Zone Standards, By-law 313-96, as amended
Minimum Lot Frontage (Interior Lot)	18.0 metres (59.06 feet)
Minimum Lot Frontage (Corner Lot)	20.0 metres (65.62 feet)
Minimum Lot Area (Interior lot)	600.0 square metres (6,458.35 square feet)
Minimum Lot Area (Corner lot)	665.0 square metres (7,158.00 square feet)
Maximum Lot Coverage	40%
Minimum Required Front Yard	4.5 metres (14.76 feet)
Minimum Required Side Yard	1.5 metres (4.92 feet)
Minimum Required Flankage Yard	3.0 metres (9.84 feet)
Minimum Required Rear Yard	7.5 metres (24.61 feet)
Maximum Height	11.0 metres (36.09 feet)

City Department and External Agency Comments:

The subject draft Plan of Subdivision application 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 this report.

Urban Design Section

The City's Urban Design Section has reviewed the applicant's development proposal and has requested that Architectural Design Control review be a condition of approval.

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Building Services Division – Zoning Section

The City's Zoning Section has advised that the proposed lots appear to comply with the minimum lot frontage requirements of the applicable Zoning By-law; however, the applicant must confirm that the lot frontage and front lot line for all lots are dimensioned as per the definitions stated in the Zoning By-law. In addition, the submitted draft Plan of Subdivision will need to be revised/updated to provide lot area calculations for each of the proposed lots in order to determine compliance (refer to Appendix "A").

Development Planning Division

Planning staff has completed a preliminary review of the applicant's development proposal, including plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan that are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed lot sizes are compatible and generally in keeping with the established lot patterns within the area, including the existing lots on Finesse Court;
- the proposed single detached residential lots are permitted within the **Neighbourhood** designation subject to the policies of **Section 4.9.1** of the Plan;
- the proposed lots appear to comply with the minimum lot frontage requirements of the applicable Zoning By-law; however, additional information must be submitted by the applicant to confirm compliance;
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the proposed development; and,
- staff will continue to work with the applicant with respect to the form and content of its draft Plan of Subdivision, including the protection of a landform/slope feature adjacent to Bloomington Road East.

Other City Department and External Agency Comments

Comments have also been received from the City's Financial Services Division – Development Section, Community Services Department – Waste Section and Fire and Emergency Services Division, in addition to the Toronto and Region Conservation Authority, Alectra Utilities, Enbridge Gas and Rogers. These City departments and external agencies have no objections to the proposed draft Plan of Subdivision application and/or have provided comments or conditions to be addressed by the applicant during the more detailed implementation stage of the approval process.

As of writing this report, the application remains under review by the City's Development Engineering Division and Park and Natural Heritage Planning Section, in addition to the Regional Municipality of York, Canada Post, Bell Canada, le Conseil Scolaire Catholique MonAvenir, Conseil scolaire Viamonde, the York Catholic District School Board and the York Region District School Board.

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Financial/Staffing/Other Implications:

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

Relationship to Council’s Strategic Priorities 2020-2022:

The recommendation of this report does not have any direct implications with respect to Council’s Strategic Priorities. An overview of how the subject application is aligned with the Strategic Priorities will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant’s development proposal.

Conclusion:

The applicant is seeking Council’s approval of its draft Plan of Subdivision application to permit the construction of a residential development to be comprised of five single detached residential lots on the subject lands. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of this planning application. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

Appendix Contents and Maps:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Proposed Draft Plan of Subdivision
- Map 5, Proposed Conceptual Block Plan
- Appendix “A”, Memo from the Building Services Division - Zoning Section dated August 31, 2022

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Report Approval Details

Document Title:	SRPI.22.114 - Request for Comments - 16 Finesse Court - SUB-22-0006.docx
Attachments:	<ul style="list-style-type: none">- Map 1- Aerial Photograph.docx- Map 2- Official Plan Designation.docx- Map 3- Existing Zoning.docx- Map 4- Proposed Draft Plan of Subdivision.docx- Map 5- Proposed Conceptual Block Plan.docx- Appendix "A", Memo from City's Zoning Section.pdf
Final Approval Date:	Nov 11, 2022

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

Gus Galanis - Nov 11, 2022 - 10:26 AM

Kelvin Kwan - Nov 11, 2022 - 2:44 PM

Sherry Adams on behalf of Darlene Joslin - Nov 11, 2022 - 4:26 PM