



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 5, 2023

Report Number: SRPI.23.071

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI-23-071 – Request for Approval – Zoning By-law Amendment Application – King South-East Developments 295 Inc. – City File D02-21013**

Owner:

King South-East Developments 295 Inc.
181 Eglinton Avenue East, Suite 204
Toronto, ON M4P 1J4

Agent:

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

Location:

Legal Description: Lot 3, Plan M-38
Municipal Address: 295 King Road

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to permit a medium density residential development to be comprised of 15 townhouse dwelling units on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment application submitted by King South-East Developments 295 Inc. for the lands known as Lot 3, Plan M-38 (Municipal Address: 295 King Road), City File D02-21013, be approved, subject to the following:**
 - (i) **that the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Multiple Residential One (RM1)**

Page 2

Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as set out in Appendix “B” to Staff Report SRPI.23.071; and,

- (ii) **that the amending Zoning By-law be brought forward to the July 12, 2023 Council Meeting for enactment.**

Contact Person:

Leigh Ann Penner, Senior Planner – Subdivisions, phone number 905-771-2462 and/or Deborah Giannetta, Manager of Development, Subdivisions, phone number 905-771-5542

Report Approval:

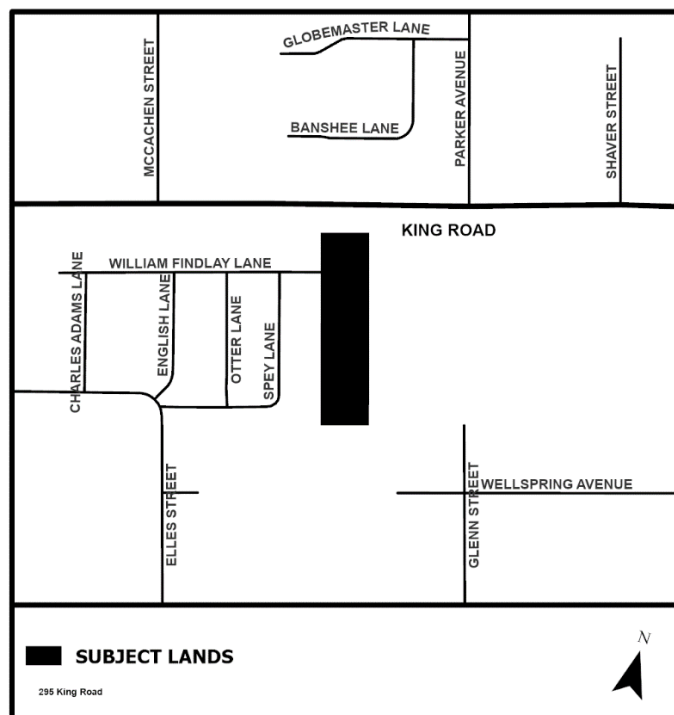
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, 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.



Page 3

Background:

The subject Zoning By-law Amendment was considered at a statutory Council Public Meeting held on March 2, 2022 wherein Council received Staff Report SRPI.22.020 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). At the meeting, a comment was raised by Council with respect to vehicular access to the subject development. This matter is addressed in subsequent sections of this report.

All significant comments raised by circulated City departments and external agencies have now been satisfactorily addressed by the applicant for this stage of the approval process, with the balance of any technical matters to be addressed as part of a future Site Plan application. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of King Road, east of Bond Crescent (refer to Map 1). The lands have an area of approximately 0.368 hectares (0.91 acres) with a lot frontage of approximately 30.48 metres (100.0 feet) along King Road. The lands are presently vacant and abut King Road to the north, a single detached dwelling to the south, an approved medium density residential development currently under construction to the west (City Files D02-15009, D03-15003, D05-15003 and D06-15022) and vacant lands to the east. Adjacent land uses also include existing medium density residential uses beyond King Road to the north, existing low density residential uses to the south, and an approved medium density residential development to the east at 0, 227 and 235 King Road (City Files D02-15011, D05-16001 and D06-16002) (refer to Map 2).

Development Proposal

The applicant is seeking Council’s approval of its revised proposal to permit a medium density residential development to be comprised of 15 townhouse dwelling units on its land holding (refer to Maps 6 to 8). The proposed development contemplates a three storey built form with four dwelling units fronting onto King Road and 11 dwelling units fronting onto an internal private laneway. Access to the site is proposed by way of William Findlay Lane through the adjoining residential development currently under construction to the west, which has access from Elles Street.

The proposed rear lane townhouses within Block 1 (Parcel A) are designed with dual main entrances which include front entrances facing King Road with individual walkway connections to a future public sidewalk as well as rear entrances and rear facing garages to be accessed from the internal private lane. Outdoor amenity space for each unit is to be provided by way of above-grade terraces over the garages.

Page 4

The proposed street townhouses within Blocks 2 and 3 (Parcels B and C) are designed with principal front entrances and garages to be accessed from the internal private lane. Outdoor amenity areas for each of these units is to be provided by way of the rear yards (refer to Maps 6 to 8).

The applicant has made the following minor revisions to its original development proposal:

- a reduction in the total number of dwelling units from 16 to 15;
- the removal of a block for semi-detached dwellings;
- the removal of a block for future development for semi-detached dwellings which contained a temporary truck turnaround;
- the addition of a block for townhouse dwellings; and,
- a reduction in the unit widths for the townhouses to be located in the interior of the site from 6.0 metres (19.69 feet) to 5.80 metres (19.03 feet) (interior units) and 6.45 metres (21.16 feet) to 5.95 metre (19.52 feet) (end units).

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

- | | |
|------------------------------------|---|
| • Total Site Area: | 0.368 hectares (0.91 acres) |
| • Total Lot Frontage: | 30.48 metres (100.0 feet) |
| • Number of Dwelling Units: | 15 |
| • Density: | 40.76 units per hectare (16.48 units per acre) |
| • Dwelling Unit Widths: | 6.45 metres (21.16 feet) to 5.80 metres (19.03 feet) |
| • Building Height: | 3 storeys or 10.36 metres (34.0 feet) |
| • Total Parking Spaces: | 34 |
| ○ Residential: | 30 (2.0 spaces per dwelling unit) |
| ○ Visitor: | 4 (0.25 spaces per unit, incl. 2 H/C spaces) |

Applications for Site Plan approval, draft Plan of Condominium, Part Lot Control Exemption, Private Street Naming and Municipal Addressing applications will also be required to facilitate the proposed development and to implement common element condominium tenure. This includes assigning a street name for the proposed private lane to be established as part of the development, assigning individual addressing for each lot, and to facilitate the creation of the lots for the Parcels of Tied Land (POTLs) as part of the proposed common element condominium.

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 4). The lands are also located within the **Settlement Area** designation of the *Oak Ridges Moraine*

Page 5

Conservation Plan (“ORMCP”), and are located within the boundaries of the **Bond Crescent Neighbourhood Infill Study** (refer to Map 5).

Permitted uses within the **Neighbourhood** designation include primarily low and medium-density residential uses, among other uses, subject to specific policy criteria as defined in Chapter 4 of the Plan. In accordance with **Section 4.9.1.2 of the Plan**, medium density residential uses such as townhouses are permitted on lands fronting onto an arterial street such as King Road at a maximum site density of 50 units per hectare (20 units per acre) and a maximum building height of four storeys. The subject development proposal contemplates a medium density residential development to be comprised of townhouse dwelling units with a density of 40.76 units per hectare (16.48 units per acre) and a building height of three storeys, all of which conform with the **Neighbourhood** policies of the Plan.

Further, as required by **Policy 4.9.1(3)** of the Plan, development in the **Neighbourhood** designation must be compatible with the character of the adjacent and surrounding area in accordance with **Section 4.9.2.4** of the Plan. Small scale infill development that enhances and strengthens the character of the existing area and promotes connectivity and high quality design is also permitted. Furthermore, site design which would inhibit future infill development shall not be permitted (**Policy 4.9.2(1)**). Staff has evaluated the applicant’s development proposal in relation to the land use, design and compatibility policies of the Plan and is satisfied that the proposal has regard for, and is compatible with existing and planned development in the area.

The subject lands are also located within the **Settlement Area** designation of the Oak Ridges Moraine as defined by the ORMCP. In accordance with **Section 3.2.1.1(18)** of the Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**. Accordingly, the proposed development is considered to comply.

The lands are also located within the **Bond Crescent Neighbourhood Infill Study** (the “Infill Study”) as identified on Appendix 9, **Priority Infill Areas**, of the Plan. The subject development proposal is to be evaluated based on conformity with the infill and urban design guidelines of the Infill Study (discussed in greater detail below), in accordance with **Policy 4.9.1.1(3)** of the Plan.

Bond Crescent Neighbourhood Infill Study

In 1998, Council endorsed the **Bond Crescent Neighbourhood Infill Study** which includes, amongst others, design guidelines and a preferred development concept plan for lands generally bounded by Grand Oak Drive, Timber Valley Avenue, Bostwick Crescent and King Road. An update to the Infill Study was approved by Council on April 25, 2016 which builds upon the newer policy framework of the Plan, includes consideration of the City-wide Urban Design Guidelines (2013) and the City’s Sustainability Metrics (2013).

Page 6

The primary objective of the updated Infill Study is to guide infill development within the area through urban design principles as well as recommended street network layouts, residential housing types and lot sizes. Further, medium density residential development with building heights of three to four storeys are contemplated along the south side of King Road, west of the future extension of Glenn Street and encompasses the subject lands (refer to Map 5).

Townhouse dwellings as contemplated by the subject application are permitted within the study area and the Infill Study identifies that townhouse lots along existing streets, such as King Road, are to have a minimum lot frontage and minimum unit widths of 6.0 metres (19.68 feet), side and rear yard setbacks that generally conform to the City's newer development standards, and garages having access to rear lanes are encouraged. Furthermore, the Infill Study directs that townhouse lots on private streets are to have a minimum unit widths of 6.0 metres (19.68 feet) with required front, side and rear yard setbacks that generally conform to the City's newer development standards.

The subject application proposes rear lane townhouse dwellings fronting King Road with minimum lot frontages of 6.45 metres (21.16 feet) for end units and 6.0 metres (19.68 feet) for interior units, which meets the minimum lot frontage recommendations of the Infill Study. The subject application also proposes street townhouse dwelling units fronting a private road with minimum unit widths of 5.95 metres (19.52 feet) for end units and 5.80 metres (19.03 feet) for interior units, which is generally consistent with the minimum unit width recommended in the Infill Study.

The Infill Study also provides a Preferred Concept Plan to demonstrate how the overall area in which the lands are located can develop. A demonstration plan in the Infill Study illustrates distinct areas for low density and medium density residential development opportunities. Staff note that the subject development proposal is consistent with the Infill Study's vision for medium density residential redevelopment potential in the neighbourhood. Furthermore, the proposed development is in keeping with the intent of both the initial and updated Infill Study, providing for vehicular and pedestrian interconnections and lot frontages consistent with the recommendations of the Infill Study.

In consideration of the preceding, Planning staff is satisfied that the proposed Zoning By-law Amendment conforms with applicable policies of the Plan, the ORMCP and is consistent with the recommendations of the Infill Study.

Zoning By-law Amendment

The applicant is seeking approval of its Zoning By-law Amendment application to rezone the subject lands from **Residential Urban (RU) Zone** under By-law 1275, as amended to **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended, with site specific provisions to implement its development proposal (refer to Appendix "B"). More specifically, lands shown as Parcel A, Parcel B and Parcel C on Schedule "B"

Page 7

to the draft Zoning By-law include condominium townhouses which are proposed to be subject to the provisions for Street Townhouse Dwellings.

The following table provides a comparison of the applicable development standards within the **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended, including site specific provisions proposed by the applicant highlighted in bold:

| Development Standard (Parcel A) | RM1 Zone Standards, By-law 313-96, as amended | Proposed RM1 Zone Standards (POTLs) |
|---------------------------------|---|---|
| Minimum Lot Frontage | 6.0 metres (19.69 feet) | Complies |
| Minimum Lot Area | 200.0 square metres (2,152.85 square feet) | 145.0 square metres (1,560.82 square feet) |
| Maximum Lot Coverage | 50% | 72% |
| Minimum Front Yard | 4.5 metres (14.76 feet) | 3.5 metres (11.48 feet) |
| Minimum Side Yard | 1.5 metres (4.92 feet) | Complies |
| Minimum Rear Yard | 7.5 metres (24.61 feet) | 3.9 metres (12.80 feet) |
| Maximum Building Height | 11.0 metres (36.09 feet) | Complies |
| Parking Requirements | 2.25 parking spaces per dwelling unit of which 0.25 parking spaces per dwelling unit shall be for visitor parking | Complies |

| Development Standard (Parcel B and Parcel C) | RM1 Zone Standards, By-law 313-96, as amended | Proposed RM1 Zone Standards (POTLs) |
|--|---|---|
| Minimum Lot Frontage | 6.0 metres (19.69 feet) | 5.8 metres (19.03 feet) |
| Minimum Lot Area | 200.0 square metres (2,152.85 square feet) | 130.0 square metres (1,399.35 square feet) |
| Maximum Lot Coverage | 50% | 55% |
| Minimum Front Yard | 4.5 metres (14.76 feet) | 3.5 metres (11.48 feet) |
| Minimum Side Yard | 1.5 metres (4.92 feet) | Complies |
| Minimum Flankage Yard | 3.0 metres (9.84 feet) | 1.5 metres (4.92 feet) |
| Minimum Rear Yard | 7.5 metres (24.61 feet) | 7.0 metres (22.97 feet) |
| Maximum Building Height | 11.0 metres (36.09 feet) | Complies |
| Parking Requirements | 2.25 parking spaces per dwelling unit of which 0.25 parking spaces per dwelling unit shall be for visitor parking | Complies |

Planning staff has reviewed the applicant's Zoning By-law Amendment request and finds that the proposal to establish site specific provisions to the **RM1 Zone** under By-law 313-96, as amended, is aligned with the overall policy direction for the area. The proposed site specific development standards are consistent with the standards approved for the adjacent draft approved subdivision to the west (By-law 10-17) and for the medium density residential development to the north (By-law 108-21) of the subject lands. In this regard, the proposed site specific amendments will result in lots that maintain sufficient yard setbacks and shall be compatible with the surrounding area and

Page 8

lot fabric. It should be noted that the development standards of Zoning By-law 1275 reflect the built form standards of the 1970's when the Zoning By-law was originally enacted. The proposed site specific development standards identified above and in the attached draft Zoning By-law (refer to Appendix "B") reflect newer and more typical development standards which have been approved and implemented in the surrounding neighbourhood.

Based on the preceding, staff is of the opinion that the subject Zoning By-law Amendment application implements the applicant's overall development proposal, conforms with the applicable policies of the Plan, and represents good planning.

Council and Public Comments:

The following is an overview of and response to a comment expressed by a member of Council at the Council Public Meeting held on March 2, 2022 with respect to the applicant's development proposal.

Access

A question was raised with respect to the access to the proposed townhouse dwellings within the subject development. In this regard, access to the site will be provided through the extension of William Findlay Lane through the adjoining residential development currently under construction to the west (City Files D02-15009, D03-15003, D05-15003 and D06-15022), which is to take its access from Elles Street. In addition to the vehicular and pedestrian interconnection to the adjacent property to the west, the subject development proposal is required to protect for and provide vehicular interconnections to the adjacent property to the east to facilitate access to the future extension of Glenn Street to King Road. Reciprocal access easements to facilitate these connections through the subject development proposal will be required through the future Site Plan application.

City Department and External Agency Comments:

All City departments and external agencies have indicated no objections in principle to the Zoning By-law Amendment application and/or have provided technical comments that can be appropriately satisfied through a future Site Plan application, as outlined below.

Development Engineering Division

The City's Development Engineering Division has reviewed the applicant's development proposal and has advised that the Region has boulevard improvements planned on King Road between Yonge Street and Bond Crescent. In this regard, the applicant is advised to coordinate with the Region to obtain details associated with these improvements and to incorporate same into all relevant drawings and plans through its future Site Plan application. Staff also note that a reciprocal access easement will be required with the adjacent land owners and the applicant will be required to address

Page 9

comments relating to stormwater management, hydrogeological and Traffic Demand Management through the future Site Plan application.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided comments with respect to soil volume, landscaping and snow storage to be addressed through the submission of a future Site Plan application.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objections to the applicant's Zoning By-law Amendment application and has provided advisory comments to be addressed as part of a future Site Plan application, including the requirement for a revised Water Balance Assessment to ensure compliance with the policies of the Source Water Protection Plan.

Development Planning Division

The City's Development Planning Division has reviewed the materials submitted in support of the applicant's Zoning By-law Amendment application and have the following comments:

- the built form, building heights and density of the proposed development are permitted and consistent within the applicable policies of the **Neighbourhood** designation of the Plan;
- the draft Zoning By-law Amendment, including the site-specific provisions proposed to facilitate the subject development, is consistent with the objectives and recommendations of the Council approved **Bond Crescent Neighbourhood Infill Study** and the emergent context of the surrounding neighbourhood;
- in accordance with **Policy 4.9.2(1)** of the Plan, the proposed conceptual Site Plan contemplates an integrated development scheme that protects for future vehicular and pedestrian interconnections to the adjacent properties to the east and west of the subject lands;
- comments from circulated City departments and external agencies have been satisfactorily addressed by the applicant for this stage of the approval process, and the balance of any technical matters shall be addressed as part of the submission of a future Site Plan application;
- applications for Site Plan approval, draft Plan of Condominium, Part Lot Control Exemption, Private Street Naming and Municipal Addressing will be required to facilitate the intended form, tenure and approvals for the proposed development;
- the submission of a Sustainability Performance Metrics Tool in support of the development proposal that satisfies the minimum threshold score for Site Plans will be required through a future application for Site Plan approval; and,
- the development proposal is contextually appropriate and therefore represents proper and orderly planning.

Page 10

In accordance with the comments above, Planning staff recommend approval of the subject Zoning By-law Amendment application.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

In accordance with Council direction, as part of the review of the above noted IGMS Criteria 5 (Sustainable and Innovative Community and Building Design), the applicant will be required to submit a Sustainability Metrics Tool (the “Metrics”) in support of its future Site Plan application to demonstrate that the proposal meets the threshold score for Site Plan applications with respect to the feasibility and appropriateness of the proposed sustainability measures. At the time of writing of this report, a Site Plan application has not been submitted.

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** by recognizing the balance between economic development and environmental protection by supporting residential infill development within a Priority Infill Area.

Climate Change Considerations:

The recommendations of this report are generally aligned with the City’s Climate Change Considerations in that the proposed development will utilize existing residential land and incorporate a more efficient use of land within a settlement area. Furthermore, the proposed internal sidewalk will provide connections to the planned sidewalk along William Findlay Lane through the adjoining residential development currently under construction to the west which will enable pedestrian access to cycling routes as well as a YRT bus stop on King Road adjacent to the subject lands, thereby contributing to

Page 11

encouraging zero-emission modes of transportation. It is also noted that a pedestrian and vehicular interconnection will be provided when the abutting lands to the east are developed and the private road can be extended to the east to connect with the future extension of Parker Avenue/Glenn Street.

Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a medium density residential development on its land holding. Staff has undertaken a comprehensive review and evaluation of the applicant's development proposal and is of the opinion that the submitted application conforms with the applicable policies of the Plan, implements the recommendations of the applicable infill study approved by Council, and represents good planning. On the basis of the preceding, it is recommended that Council approve the subject Zoning By-law Amendment application in accordance with the direction outlined in this report.

Attachments:

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 from Council Public Meeting C#07-22 held on March 2, 2022
- Appendix B, Draft Zoning By-law 75-23
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Bond Crescent Neighbourhood Infill Study (Report Update) - Preferred Concept Plan
- Map 6, Proposed Conceptual Site Plan
- Map 7, Proposed Preliminary Conceptual Elevations (Block 1)
- Map 8, Proposed Preliminary Conceptual Elevations (Blocks 2 & 3)

Page 12

Report Approval Details

| | |
|----------------------|---|
| Document Title: | SRPI.23.071 - Request for Approval - 295 King Road - D02-21013.docx |
| Attachments: | <ul style="list-style-type: none">- Appendix A -Council Public Meeting Extract C07-22.docx- Appendix B - Draft Zoning By-law 75-23.docx- Appendix B - Draft Zoning By-law 75-23 Schedule A AODA.docx- Appendix B - Draft Zoning By-law 75-23 Schedule B AODA.docx- SRPI.23.071 - Map 1 - Aerial Photograph AODA.docx- SRPI.23.071 - Map 2 - Neighbourhood Context AODA.docx- SRPI.23.071 - Map 3 - Existing Zoning AODA.docx- SRPI.23.071 - Map 4 - Official Plan Designation AODA.docx- SRPI.23.071 - Map 5 - Bond Crescent Neighbourhood Infill Study (Report Update) - Preferred Concept Plan AODA.docx- SRPI.23.071 - Map 6 - Proposed Conceptual Site Plan AODA.docx- SRPI.23.071 - Map 7 - Proposed Preliminary Conceptual Elevations (Block 1) AODA.docx- SRPI.23.071 - Map 8 - Proposed Preliminary Conceptual Elevations (Blocks 2 and 3) AODA.docx |
| Final Approval Date: | Jun 15, 2023 |

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

Gus Galanis - Jun 15, 2023 - 12:56 PM

Kelvin Kwan - Jun 15, 2023 - 1:04 PM

Darlene Joslin - Jun 15, 2023 - 2:24 PM