



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018

Report Number: SRPRS.18.028

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.028 – Request for Approval – Zoning By-law Amendment Application – 2559986 Ontario Limited and Nicola Di Placido and Teresina Di Placido – Town File D02-17017**

Owners:

2559986 Ontario Limited
and Nicola Di Placido and Teresina Di Placido
220 King Road
Richmond Hill, ON
L4E 2W1

Agent:

Lepek Consulting Inc.
2 Edith Drive, Suite 503
Toronto, ON
M4R 2H7

Location:

Legal Description: Lots 6 and 7, Registered Plan 484
Municipal Addresses: 11 and 13 Poplar Drive

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate the creation of three (3) additional building lots on the subject lands.

Recommendations:

That the Zoning By-law Amendment application submitted by 2559986 Ontario Limited and Nicola Di Placido and Teresina Di Placido for the lands known as Lots 6 and 7, Registered Plan 484 (Municipal Addresses: 11 and 13 Poplar Drive), Town File D02-17017, be approved, subject to the following:

- a) That the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Single Detached Five (R5) Zone and Single Detached Six (R6) Zone, under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.18.028; and,
- b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Contact Person:

Simone Fiore, Planner I – Subdivisions, phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

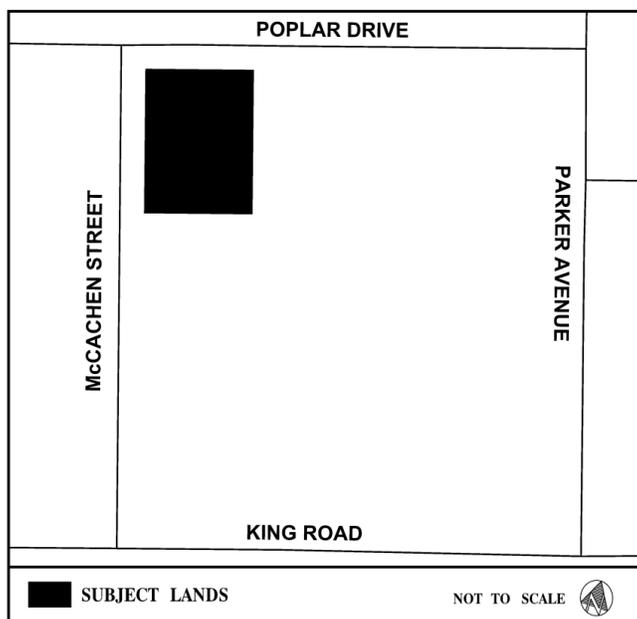
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. 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.



Background:

The subject Zoning By-law Amendment application was presented at a statutory Council Public Meeting on October 25, 2017 wherein Council received Staff Report SRPRS.17.161 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). No concerns were raised by Council or the public at the Council Public Meeting.

It should be noted that all comments from internal departments and external agencies pertaining to the subject proposal have been satisfactorily addressed by the applicant. In this regard, 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 at the southeast corner of Poplar Drive and McCachen Street and have a total lot area of 0.279 hectares (0.689 acres). The lands abut Poplar Drive to the north, McCachen Street to the west, and existing residential dwellings to the east and south (refer to Maps 1 and 2). The lands currently support one single family detached dwelling on each of the existing lots that are proposed to be demolished as part of this development proposal.

Development Proposal

The applicant is seeking Council’s approval to rezone the subject lands from **Residential Urban (RU) Zone** under Zoning By-law 1275, as amended, to **Single Detached Five (R5) Zone** and **Single Detached Six (R6) Zone**, under Zoning By-law 313-96, as amended, with site specific provisions to facilitate the creation of three (3) additional building lots on its land holdings. The proposed development, if approved, would result in the establishment of three (3) lots with frontage on Poplar Drive and two (2) lots with frontage on McCachen Street. Five (5) two-storey single family detached residential units are proposed to be constructed (refer to Maps 5 and 6).

The applicants submitted a revised development proposal to the Town in January 2018 in response to the requirement to incorporate a daylighting triangle at the southeast corner of Poplar Drive and McCachen Street. The daylighting triangle is to be conveyed to the Town as a condition of the future Consent applications required to implement the development proposal. The following is a summary table outlining the pertinent statistics of the applicant’s development proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area:** 2,785.88 square metres (29,977.49 square feet)
- **Lot 1 (Poplar Drive):**
 - **Lot Frontage:** 17.0 metres (55.77 feet)
 - **Lot Area:** 563.32 square metres (6,063.57 square feet)

- **Building Height:** 11 metres (36.01 feet)
- **Lot Coverage:** 40%
- **Lot 2 (Poplar Drive):**
 - **Lot Frontage:** 14.36 metres (47.11 feet)
 - **Lot Area:** 484.46 square metres (5,214.68 square feet)
 - **Building Height:** 11 metres (36.01 feet)
 - **Lot Coverage:** 42%
- **Lot 3 (Poplar Drive):**
 - **Lot Frontage:** 14.36 metres (47.11 feet)
 - **Lot Area:** 484.46 square metres (5,214.68 square feet)
 - **Building Height:** 11 metres (36.09 feet)
 - **Lot Coverage:** 45%
- **Lot 4 (McCachen Street):**
 - **Lot Frontage:** 13.60 metres (44.62 feet)
 - **Lot Area:** 621.76 square metres (6,692.57 square feet)
 - **Building Height:** 11 metres (36.09 feet)
 - **Lot Coverage:** 30%
- **Lot 5 (McCachen Street):**
 - **Lot Frontage:** 13.60 metres (44.62 feet)
 - **Lot Area:** 621.76 square metres (6,692.57 square feet)
 - **Building Height:** 11 metres (36.09 feet)
 - **Lot Coverage:** 30%

Planning Analysis:

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town’s Official Plan (refer to Map 4). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”) and are within the boundaries of the Puccini Drive Neighbourhood Residential Infill Study.

Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Town’s Official Plan. Single detached dwellings are permitted within the **Neighbourhood** designation. Section 4.9.2.4 of the Town’s Official Plan also states that development shall be compatible with the existing character of the adjacent and surrounding area. Staff is of the opinion that the proposed single detached dwelling lots are compatible with the predominant building form and type of development in the area.

The subject lands are located within the **Settlement Area** of the Oak Ridges Moraine as defined by the ORMCP. In accordance with Section 3.2.1.1 (18) of the Town’s Official Plan (the “Plan”), all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**.

Given all of the above, Planning staff is of the opinion that the subject Zoning By-law Amendment application conforms with the **Neighbourhood** policies of the Plan and the **Settlement Area** policies of the ORMCP.

Puccini Drive Neighbourhood Residential Infill Study

As noted in the preceding section, the subject lands are located within the Puccini Drive Neighbourhood Residential Infill Study (“Study”). The original Study was approved by Council in 1998. In November 2017, Council approved an expansion to the Study as outlined in Staff Report SRPRS.17.173. The Study area expansion is bounded by Parker Avenue to the east, the rear lot lines of the lots fronting onto McCachen Street to the west, the rear lot lines of the lots fronting onto the north side of Poplar Drive to the north and King Road to the south. The objectives of the updated Study build upon the principles and recommendations contained within the original Study, while establishing clear direction with respect to the location of various built form typologies, transportation infrastructure and neighbourhood character. The Study responds to the context of the expansion area and its relationship to surrounding land uses by reflecting a more urbanized character along King Road with a gradual shift to a stable, single-detached residential character on Poplar Drive.

Planning staff is satisfied that the proposed lots are consistent with the recommendations of the Study for infill development on existing streets and are in keeping with the overall development patterns of the surrounding neighbourhood.

Proposed Zoning By-Law Amendment

The subject lands are zoned **Residential Urban (RU) Zone** under By-law 1275, as amended (refer to Map 3). This zone category permits a single family dwelling among other uses. However the proposal does not meet the development standards of the **Urban Residential (RU) Zone** under By-law 1275, as amended. Accordingly, the applicant is proposing to rezone the subject lands to **Single Detached Five (R5) Zone** and **Single Detached Six (R6) Zone** under By-law 313-96, as amended, with the following site specific provisions:

Poplar Drive Lots 1 to 3:

Proposed R6 Zoning Standards under By-law 313-96, as amended

| Development Standard | R6 Zone Standards, By-law 313-96, as amended | Proposed Standards |
|---------------------------------|---|---|
| Minimum Lot Area (Corner) | 565 square metres (6,081.61 square feet) | 563.32 square metres (6,063.57 square feet) (Lot 1)* |
| Minimum Lot Area (Interior) | 500 square metres (5,381.96 square metres) | 484.46 square metres (5,214.68 square feet) (Lots 2 and 3) |
| Minimum Lot Frontage (Corner) | 17 metres (55.77 feet) | 17 metres (55.77 feet) (Lot 1) |
| Minimum Lot Frontage (Interior) | 15 metres (50 feet) | 14.36 metres (47.11 feet) (Lots 2 and 3) |
| Minimum Front Yard | 4.5 metres (14.76 feet) | 4.77 metres (15.65 feet) (Lot 1) |

| | | |
|----------------------------|------------------------|---|
| | | 5.2 metres (17.06 feet) (Lot 2) |
| | | 4.62 metres (15.16 feet) (Lot 3) |
| Minimum Flankage Yard | 3 metres (9.8 feet) | 3.06 metres (10.04 feet) (Lot 1) |
| Minimum Interior Side Yard | 1.5 metres (4.9 feet) | 1.2 metres (3.94 feet) (Lots 1, 2 and 3) |
| Minimum Rear Yard | 7.5 metres (24.6 feet) | 9.63 metres (31.59 feet) (Lot 1) |
| | | 9.11 metres (29.89 feet) (Lot 2) |
| | | 9.12 metres (29.92 feet) (Lot 3) |
| Maximum Building Height | 11 metres (36.09 feet) | 11 metres (36.09 feet) (Lots 1, 2 and 3) |
| Maximum Lot Coverage | 40% | 40% (Lot 1) 42% (Lot 2) 45% (Lot 3) |

*lot area does not including daylighting triangle to be conveyed to the Town of Richmond Hill.

**McCachen Street Lots 4 and 5:
 Proposed R5 Zoning Standards under By-law 313-96, as amended**

| Development Standard | R5 Zone Standards, By-law 313-96, as amended | Proposed Standards |
|---------------------------------|--|--|
| Minimum Lot Area (Interior) | 450 square metres (4,843.76 square feet) | 621.76 square metres (6,692.57 square feet) (Lots 4 and 5) |
| Minimum Lot Frontage (Interior) | 13.5 metres (44.29 feet) | 13.6 metres (44.62 feet) (Lots 4 and 5) |
| Minimum Front Yard | 4.5 metres (14.76 feet) | 7.2 metres (23.62 feet) (Lot 4) |
| | | 6 metres (19.68 feet) (Lot 5) |
| Minimum Interior Side Yard | 1.5 metres (4.9 feet) | 1.2 metres (3.94 feet) (Lots 4 and 5) |
| Minimum Rear Yard | 7.5 metres (24.6 feet) | 18.87 metres (61.91 feet) (Lot 4) 20.07 metres (65.85 feet) (Lot 5) |
| Maximum Building Height | 11 metres (36.09 feet) | 11 metres (36.09 feet) |
| Maximum Lot Coverage | 40% | 30% (Lots 4 and 5) |

Planning staff has undertaken a comprehensive analysis of the applicant's revised development proposal and is satisfied that the proposed **R5 Zone** and **R6 Zone** categories and site specific provisions are appropriate to facilitate the applicant's development proposal. On the basis of the preceding, it is recommended that the subject Zoning By-law Amendment application be approved and that the amending Zoning By-law incorporate the proposed site specific development standards outlined in the table above and displayed in Appendix "B".

Town Department and External Agency Comments:

Development Planning Division

Planning staff has reviewed the applicant's development proposal and is of the opinion that it has appropriate regard for and is consistent with the broader policy direction for

this part of the Town as outlined in the Official Plan. On this basis, it is recommended that the subject Zoning By-law Amendment application be approved for the following reasons:

- the proposal conforms with the **Neighbourhood** policies of the Town's Official Plan;
- the proposal is consistent with the recommendations of the Puccini Drive Neighbourhood Residential Infill Study Area;
- the proposal conforms with the applicable development policies of the *Oak Ridges Moraine Conservation Plan*; and,
- circulated Town departments and external agencies have no further concerns or comments regarding the subject Zoning By-law Amendment application.

Development Engineering Division

Development Engineering staff has reviewed the applicant's development proposal and has noted that the conveyance of a 4.5 by 4.5 metre daylighting triangle on proposed Lot 1 (at the intersection of Poplar Drive and McCachen Street) will be required as a condition of approval for the future Consent applications required to facilitate the proposal.

Other Department and External Agency Comments

The applicant's revised development proposal satisfactorily addresses the comments from Town departments and external agencies. Town departments and external agencies have no further comments or objections with respect to the application.

Financial/Staffing/Other Implications:

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

Relationship to Strategic Plan:

The applicant's development proposal aligns with **Goal Two - Better Choice in Richmond Hill** by providing housing that offers options for people at all stages of life, in addition to **Goal Four - Wise Management of Resources in Richmond Hill** by designing energy efficient dwellings and using land responsibly.

Conclusion:

The applicant is seeking Council's approval of its proposal to facilitate the creation of three (3) additional building lots on its land holdings. The submitted Zoning By-law Amendment application conforms with the Town's Official Plan and is consistent with the recommendations of the Puccini Drive Neighbourhood Residential Infill Study applicable to the lands. In light of the preceding, staff is of the opinion that the proposed amendment is appropriate and represents good planning and recommends that Council approve the subject Zoning By-law Amendment application as outlined and described in this report.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Extract from Council Public Meeting C#37-17 held October 25, 2017
Public Meeting
- Appendix B, Draft Zoning By-law
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevations

Report Approval Details

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|----------------------|---|
| Document Title: | SRPRS.18.028 - Request for Approval - Zoning By-law Amendment - 11 and 13 Poplar Drive.docx |
| Attachments: | <ul style="list-style-type: none">- Appendix A, CPM Extract.pdf- Appendix B, Draft Zoning By-law.pdf- 2_17017A.png- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S217017.png- MAP_3_EXISTING_ZONING_S217017.png- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_5_PROPOSED_SITE_PLAN.pdf- MAP_6_PROPOSED_ELEVATIONS.pdf |
| Final Approval Date: | Jan 22, 2018 |

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

Gus Galanis - Jan 22, 2018 - 9:48 AM

Kelvin Kwan - Jan 22, 2018 - 10:02 AM

Neil Garbe - Jan 22, 2018 - 10:28 AM