



Staff Report for Committee of the Whole Meeting

Date of Meeting: January 22, 2018

Report Number: SRPRS.18.008

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.008 – Request for Approval – Zoning By-law Amendment – Joseph Simao and Vivian Chan Simao – Town File D02-17010**

Owners:

Joseph Simao and Vivian Chan Simao
98 Bond Crescent
Richmond Hill, Ontario
L4E 3K7

Agent:

JKO Planning Services Inc.
27 Fieldflower Crescent
Richmond Hill, Ontario
L4E 5E9

Location:

Legal Description: Lots 1 and 2, Registered Plan 561
Municipal Addresses: 94 and 98 Bond Crescent

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate the creation of one (1) additional building lot on the subject lands.

Recommendation:

1. That the Zoning By-law Amendment application submitted by Joseph Simao and Vivian Chan Simao for the lands known as Lots 1 and 2, Registered Plan 561 (Municipal addresses: 94 and 98 Bond Crescent), Town File D02-17010, 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 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.18.008; 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 II – Subdivisions, phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

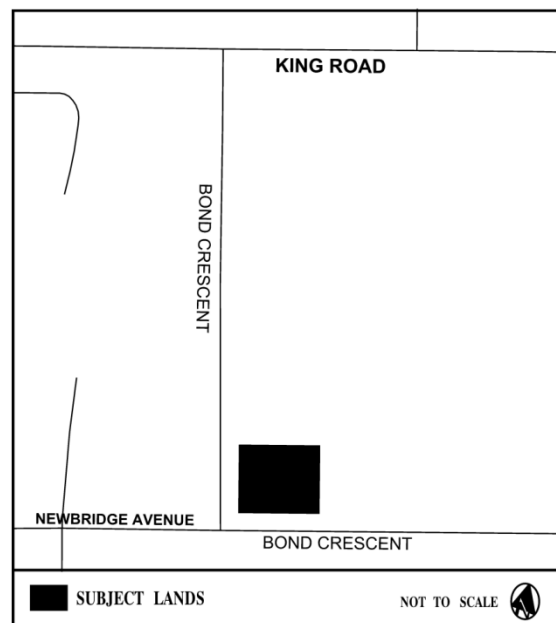
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 September 6, 2017 wherein Council received Staff Report SRPRS.17.136 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). Concerns were raised at the Council Public Meeting regarding the proposed front yard setback.

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 to facilitate the creation of one (1) additional building lot for single detached residential purposes on its land holdings.

Summary Analysis

Site Location and Adjacent Uses

The subject lands form two building lots and are located on the north side of Bond Crescent, south of King Road. The lands have a combined total lot area of 0.186 hectares (0.460 acres) and abut residential uses to the north and east, and Bond Crescent to the south and west (refer to Maps 1 and 2). The lands currently support two single detached dwellings.

Revised 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 Six (R6) Zone** under Zoning By-law 313-96, as amended with site specific provisions to facilitate the creation of one (1) additional building lot for a total of three (3) single detached lots on its land holdings. The proposed new lots are intended to accommodate three (3) new two storey single detached dwellings (refer to Maps 6 and 7). All three (3) lots proposed have frontage onto Bond Crescent.

The applicants submitted a revised development proposal to the Town on October 4, 2017 in response to comments arising from their initial submission of April 2017. The applicants revised their proposal to allow for additional preservation/protection of trees on the subject lands. The applicants also responded to urban design comments by providing for an enhanced elevation for proposed Lot 1 (corner lot).

The following is a summary table outlining the pertinent statistics of the applicant’s revised development proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area: 0.186 hectares (0.460 acres)**
- **Lot 1**
 - **Lot Frontage: 18.27 metres (59.94 feet)**
 - **Lot Area: 725.1 square metres (7,804.91 square feet)**
 - **Lot Coverage: 40%**

- **Lot 2**
 - **Lot Frontage: 14.30 metres (46.91 feet)**
 - **Lot Area: 566.97 square metres (6,102.81 square feet)**
 - **Lot Coverage: 40%**
- **Lot 3**
 - **Lot Frontage: 14.28 metres (46.85 feet)**
 - **Lot Area: 566.92 square metres (6,102.27 square feet)**
 - **Lot Coverage: 40%**

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 in the Bond Crescent 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.

Bond Crescent Neighbourhood Infill Study

As noted in the preceding section, the subject lands are located within the Bond Crescent Neighbourhood Infill Study Area (“Study”) which was approved by Council in 1998. The Study encompasses lands on the south side of King Road, to the westerly limit of Bostwick Crescent, to the rear of the lots fronting onto Timber Valley Avenue and to the rear of the lots fronting onto the westerly portion of Bond Crescent (refer to Map 5). The Study contemplates new building lots having frontages of at least 13.7 metres (45.0 feet) for infill development along existing streets as well as 6.0 metre (19.69 feet) front yard setbacks and 1.2 metre (3.94 feet) side yard setbacks. In addition to guiding the general pattern of infill development, the Study contains design guidelines that provide direction for infill development along existing streets.

Planning staff is satisfied that the proposed lots are consistent with the recommendations of the Study for infill development on existing streets with respect to lot frontage, front yard setback and side yard setbacks and are in keeping with the overall development patterns of the surrounding neighbourhood.

Proposed Zoning By-law Amendment

The subject lands are currently zoned **Residential Urban (RU) Zone** under By-law 1275, as amended. In this regard, the applicant is seeking Council's approval to rezone the subject lands to **Single Detached Six (R6) Zone** under By-law 313-96, as amended, with site specific provisions for minimum lot frontage for an interior lot and minimum interior side yard setback. Staff is also recommending an increased minimum front yard setback of 8.0 metres (26.25 feet) in order for the proposed development to be consistent with the established building line on the street and to meet the recommendations of the Bond Crescent Neighbourhood Infill Study. The following table outlines the proposed **R6 Zone** standards relative to the standards requested by the applicant:

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)	725.1 square metres (7,804.91 square feet)
Minimum Lot Area (Interior)	500 square metres (5,381.96 square metres)	566.97 square metres (6,102.81 square feet) (Lot 2) 566.92 square metres (6,102.27 square feet) (Lot 3)
Minimum Lot Frontage (Corner)	17 metres (55.77 feet)	18.27 metres (59.94 feet)
Minimum Lot Frontage (Interior)	15 metres (50 feet)	14.28 metres (46.91 feet) (Lots 2 and 3)
Minimum Front Yard	4.5 metres (14.76 feet)	9.15 metres (30.02 feet)
Minimum Flankage Yard	3 metres (9.8 feet)	3.0 metres (9.84 feet)
Minimum Interior Side Yard	1.5 metres (4.9 feet)	1.22 metres (4 feet)
Minimum Rear Yard	7.5 metres (24.6 feet)	9.91 metres (32.51 feet) (Lot 1) 11.39 metres (37.37 feet) (Lots 2 and 3)
Maximum Building Height	11 metres (36.08 feet)	10.67 metres (35 feet)
Maximum Lot Coverage	40%	40%

Planning staff has undertaken a comprehensive analysis of the applicant's revised development proposal and is satisfied that the proposed **R6 Zone** category 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 to the **Neighbourhood** policies of the Town's Official Plan;
- the area in which the subject lands are located is identified as a Priority Infill Area in accordance with Section 4.9.1.1.1 (L) and is subject to the recommendations of the Bond Crescent Infill Study. In this regard, Planning staff is satisfied that the development proposal meets the general intent and recommendations of the Bond Crescent Infill Study;
- the proposed lot frontages are consistent with the objectives of the Bond Crescent Neighbourhood Infill Study for infill development on existing streets and are in keeping with the overall development patterns of the surrounding neighbourhood;
- the development proposal conforms to 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.

Given the above, staff is of the opinion that the applicant's Zoning By-law Amendment request is considered appropriate for the lands and constitutes good planning.

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 one (1) additional single detached building lot on its land holdings for a total of three (3) building lots. The submitted Zoning By-law Amendment application conforms with the Town's Official Plan and is consistent with the recommendations in the Bond Crescent Infill Study. In light of the preceding, staff is of the opinion that the proposed amendment is appropriate and represents good planning. On the basis of the preceding, it is recommended 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#27-17 held September 6, 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 Bond Crescent Neighbourhood Infill Study
- Map 6 Proposed Site Plan
- Map 7 Proposed Elevations

Report Approval Details

Document Title:	SRPRS.18.008 - Request for Approval - Zoning By-law Amendment - 94 and 98 Bond Crescent (D02-17010).docx
Attachments:	<ul style="list-style-type: none">- Appendix A CPM Extract.pdf- Appendix B Draft Zoning By-law 3-18.pdf- Appendix B - Schedule A to By-law 3-18.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S217010.pdf- MAP_3_EXISTING_ZONING_S217010.pdf- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_5_BOND_CRESCENT_NEIGHBOURHOOD_INFILL_STUDY.pdf- MAP_6_PROPOSED_SITE_PLAN.pdf- MAP_7_PROPOSED_ELEVATIONS.pdf
Final Approval Date:	Jan 9, 2018

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

Gus Galanis - Dec 22, 2017 - 4:53 PM

Kelvin Kwan - Jan 9, 2018 - 10:00 AM

Neil Garbe - Jan 9, 2018 - 4:14 PM