



Staff Report for Council Public Meeting

Date of Meeting: November 26, 2024

Report Number: SRPBS.24.118

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.24.118 Request for Comments – Zoning By-law Amendment Application – Ruby Sadeghian, Alex Parker, Jimmy Parker and Kabiri Rahn Allakbar – City File ZBLA-24-0007 (Related City File SUB-24-0001)

Owners:

Ruby Sadeghian, Alex Parker, Jimmy Parker and Kabiri Rahn Allakbar
19 and 25 Schomberg Road and 41 and 43 Maple Grove Avenue
Richmond Hill, Ontario
L4E 2T7 and L4E 2V1

Agent:

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

Location:

Legal Description: Part of Lot 100, Registered Plan 202
Municipal Addresses: 19 and 25 Schomberg Road, and 41 and 43 Maple Grove Avenue

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a low density residential development to be comprised of 12 semi-detached dwellings on the subject lands.

Recommendation:

- a) That Staff Report SRPBS.24.118 with respect to the Zoning By-law Amendment application submitted by Ruby Sadeghian, Alex Parker, Jimmy Parker and Kabiri Rahn Allakbar for lands known as Part of Lot 100,

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Registered Plan 202 (Municipal Addresses: 19 and 25 Schomberg Road, and 41 and 43 Maple Grove Avenue), City File ZBLA-24-0007 (Related City File SUB-24-0001), be received for information purposes only and that all comments be referred back to staff.

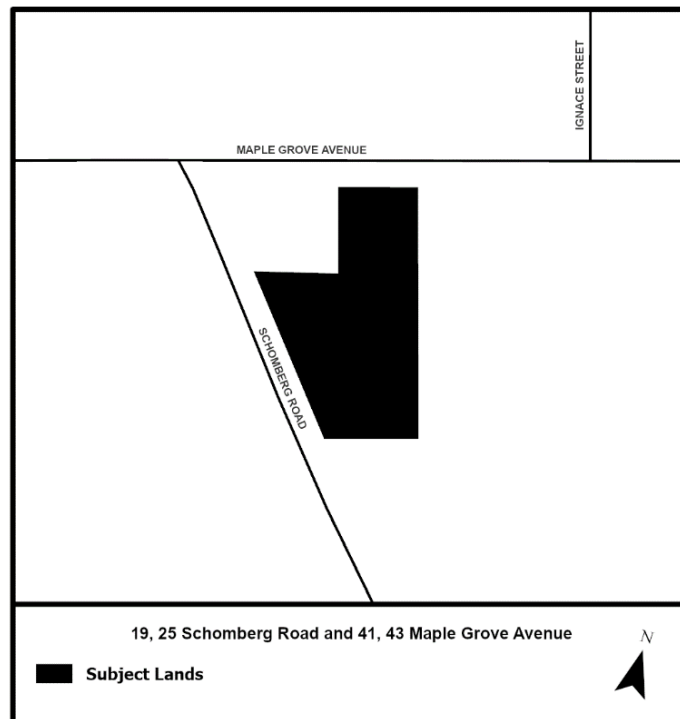
Contact Persons:

- Samantha Yeung, Planner II, 905-747-6436
- Kaitlyn Graham, Acting Manager of Development Planning, 905-771-5563
- Deborah Giannetta, Director of Development Planning, 905-771- 5542
- Gus Galanis, Commissioner of Planning and Building Services, 905-771-2465

Report Approval:

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:



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Key Messages:

- the applicants are seeking approval of a Zoning By-law Amendment application and a related draft Plan of Subdivision application to permit a low density residential development to be comprised of 12 semi-detached dwellings on the subject lands; and,
- the purpose of this report is to seek comments from Council and the public with respect to the subject Zoning By-law Amendment application, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Background:

The subject Zoning By-law Amendment application was received and deemed complete by the City on August 15, 2024. The application and supporting materials were 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 subject application, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Discussion:

Site Location and Adjacent Uses

The subject lands are located on the south side of Maple Grove Avenue and east of Schomberg Road (refer to Maps 1 and 2). The lands are irregular in shape and have a combined lot frontage of approximately 69.28 metres (227.29 feet) along Schomberg Road and 30.55 metres (100.22 feet) along Maple Grove Avenue, with a total area of approximately 0.412 hectares (1.02 acres). The lands presently support four (4) single detached dwellings which are to be demolished to facilitate the proposed development.

Surrounding land uses include Maple Grove Avenue to the north, an existing single detached residential dwelling and Schomberg Road to the west; and existing single detached residential dwellings to the south and east. It is noted that the lands to the northwest are subject to a Zoning By-law Amendment application to permit an additional building lot for single detached residential purposes (City File D02-15040).

Development Proposal

The applicants are seeking Council's approval of their Zoning By-law Amendment application to facilitate the construction of a residential development to be comprised of 12 semi-detached dwellings on their land holdings. The proposed lot configuration includes four (4) semi-detached dwellings to front on Maple Grove Avenue and eight (8) semi-detached dwellings to front on Schomberg Road.

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

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- **Total Lot Area:** 0.412 hectares (1.02 acres)
- **Lot Frontage (Schomberg Road):** 69.28 metres (227.29 feet)
- **Lot Frontage (Maple Grove Avenue):** 30.55 metres (100.22 feet)
- **Total Number of Units Proposed:** 12 units
- **Proposed Building Height:** 2 storeys
- **Proposed Density:** 29.13 units per hectare (11.76 acres)
- **Proposed Lot Frontages:** 15.24 metres (50 feet) to 17.38 metres (57.02 feet) (per pair of semis)
- **Proposed Lot Areas:** 251.60 sq. metres (2,708.19 sq. feet) to 475.73 sq. metres (5,120.71 sq. feet) (per lot)
- **Proposed Parking:** 2 parking spaces per unit

Zoning By-law Amendment and related Draft Plan of Subdivision Applications

The applicants are seeking Council's approval to to rezone the subject lands from **Residential Urban (RU) Zone** under By-law 1275, as amended, to **Residential Semi-detached One (RD1) Zone** under By-law 313-96, as amended, to facilitate the proposed semi-detached dwelling units (refer to Appendix "A") on their landholdings. The applicants are not proposing any site-specific exceptions to facilitate the proposed development beyond establishing the permission for semi-detached dwellings on the property.

The applicants are also seeking approval from the City with respect to a draft Plan of Subdivision for the proposed development. The submitted plan depicts a total of six (6) residential lots, four (4) of which fronting on Schomberg Road, and two (2) fronting onto Maple Grove (refer to Map 6). These lots are to be further subdivided by way of a future Part Lot Control application to allow for the proposed semi-detached lots.

Supporting Documentation/Reports

The following documents/information have been submitted to the City in support of the development proposal:

- Draft Zoning By-law Amendment;
- Conceptual Site Plan;
- Draft Plan of Subdivision;
- Floor Plans;
- Elevation Plans;
- Planning Justification Report;
- Landscape Plan;
- Landscape Cost Estimate;
- Arborist Report, including Tree Inventory and Tree Protection Plan;
- Functional Servicing Report;

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- Site Grading and Servicing Plan;
- Noise Impact Report;
- Sustainability Metrics Report; and,
- Plans of Survey.

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 3). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* ("ORMCP"), and the **Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study Area** (refer to Map 4).

The **Neighbourhood** designation is intended for low and medium density residential uses among other uses subject to specific policy criteria as defined in **Section 4.9.1** of the Plan. **Section 4.9.1** of the Plan further identifies low density residential uses as single detached, semi-detached and duplex dwellings whereas medium density residential uses include low-rise townhouses and walk-up apartments. In accordance with **Policy 4.9.2(4)** of the Plan, development within the **Neighbourhood** designation shall be compatible with the character of the adjacent and surrounding area. In addition, infill development on a small scale that enhances the character of the existing area and promotes connectivity is permitted. In accordance with Appendix 9 of the Plan, the subject lands are located within a Priority Infill Area - the **Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study Area** (the "Infill Study"). The development proposal is to be evaluated based on conformity with guidelines of the Infill Study, in accordance with **Section 4.9.1.1** of the Plan, which is discussed in the section below.

Further, the lands are located within the **Settlement Area** designation of the Oak Ridges Moraine as defined in the ORMCP. All uses which are otherwise permitted under the Plan and applicable Secondary Plans, as amended from time to time, shall be permitted within the **Settlement Area** as per **Policy 3.2.1.1(18)** of the Plan. Additionally, the lands are identified as located within an Area of High Aquifer Vulnerability in accordance with Schedule A5 – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas of the Plan. **Policy 3.2.1.1(37)** of the Plan prohibits uses relating to waste disposal sites and facilities, generation and storage of hazardous waste and toxic contaminants in these areas. The subject application complies with this Policy as the proposal is for residential uses.

A more detailed review and evaluation of the development proposal in the context of the applicable policies of the Plan will form part of a future recommendation report to Council.

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Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study

As outlined above, the subject lands are located within the boundaries of the **Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study area** approved by Council in 1999. This study area is generally bounded by Parker Avenue to the west, George Street to the south, the rear lot line of properties west of Yonge Street on the east, and Regatta Avenue to the north (refer to Map 4). The Infill Study provides guidance for infill development through urban design principles, recommended street network layouts, and identification of appropriate types of residential housing types and lot sizes.

The Infill Study identifies the Maple Grove Avenue and Schomberg/Aubrey area where the subject lands are located as an area that has the potential for backlotting for single detached dwellings, with the lands adjacent to the Yonge Street Community Core supporting medium density development. The design principles for medium density housing in this area was to create a transitional buffer between the commercial and existing low density residential development located west of Yonge Street.

It is important to note that the Infill Study which was developed in the 1990s and considered semi-detached and townhouse built forms as multiple dwellings or medium density residential development and that they be permitted up to a maximum net density of 37.5 units per hectare (15 units per acre) and a maximum height of three (3) storeys. In this regard, the Infill Study directs multiple dwellings to follow the **Multiple Family One (RM1) Zone** category under By-law 313-96, as amended, but does not specifically permit semi-detached dwellings. Further, the Infill Study directs that single detached dwelling lots are to have a minimum lot frontage of 13.5 metres (44.29 feet) and a minimum lot area of 450 square metres (4,843.8 square feet).

Pursuant to **Policy 4.9.1.1(3)** of the Plan, a more detailed review of the development proposal in relation to the intent of the Infill Study will be undertaken and will form part of a future recommendation report to Council.

Zoning

The subject lands are currently zoned **Residential Urban (RU) Zone** under By-law 1275, as amended (refer to Map 5). The permitted uses under the **RU Zone** include single detached dwellings, municipal uses, parks and playgrounds, golf courses, bowling greens, a tennis court, a private greenhouse, a church, a school, and accessory uses thereto. The proposed semi-detached dwellings are not permitted under the **RU Zone** and therefore, the applicants are seeking approval to rezone the subject lands to **Residential Semi-detached One (RD1) Zone** under By-law 313-96, as amended, in order to permit semi-detached dwellings as proposed.

The following table provides a summary of the proposed development relative to the **RD1 Zone** category under By-law 313-96, as amended:

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Development Standard	RD1 Zone Standards under By-law 313-96, as amended	Proposed Development
Minimum Lot Frontage (Interior)	14.6 metres (47.90 feet)	Complies
Minimum Lot Area (Interior)	485 sq. metres (5,220.5 square feet)	Complies
Maximum Lot Coverage	50%	Complies
Minimum Front Yard Setback	4.5 metres (14.76 feet)	Complies
Minimum Side Yard Setback	1.2 metres (3.93 feet), if no door openings on side wall of dwelling	Complies
Minimum Rear Yard Setback	7.5 metres (24.60 feet)	Complies
Maximum Building Height	11 metres (36.08 feet)	Complies

As outlined above, the applicants are not seeking approval of any site specific provisions to facilitate the proposed semi-detached dwellings. The draft Zoning By-law submitted by the applicants in support of their development proposal is currently under review (refer to Appendix A). The appropriateness of the proposed zoning category, development standards, land uses, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the submitted development application with regards to policy conformity, compatibility, design, and function.

Department and External Agency Comments:

The subject Zoning By-law Amendment application, in addition to 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.

Comments have been received from Hydro One, Enbridge Gas, Bell Canada, Alectra Utilities, Rogers Canada, the York Region District School Board, the York Catholic District School Board, the City's Waste Management Section, Heritage and Urban Design Section, and Fire and Emergency Services Division. These City Departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicants during the more detailed implementation state of the approval process. The applications remain under review by the City's Building Services Division, Financial Services Division, and Infrastructure Planning and Development Engineering Division, as well as York Region and the Toronto and Region Conservation Authority (TRCA). The following is a summary of the main comments received to date.

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Building Services Division – Zoning Section

The City's Zoning Section has confirmed that the proposed development complies with the development standards of the **RD1 Zone**, except for the proposed driveway width of 3.2 metres (10.49 feet) which exceeds the maximum permitted width of 3 metres (9.84 feet) for lots with less than 9 metres (29.52 feet) of lot frontage (following division of individual lots), in accordance with the general provisions for townhouses in By-law 188-97, as amended by By-law 84-03 (refer to Appendix B).

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning staff have reviewed the applicants' development proposal and have recommended revisions to same to ensure that the City-owned mature Sugar Maple trees along Maple Grove Avenue are preserved, in addition to revisions to the proposal to support proposed tree plantings. In addition, staff have identified that trees that are wholly or partially located on adjacent properties will require letters of consent from the adjacent property owners for any proposed tree injury and/or removals. Further, PNHP staff will seek to restore the tree canopy within the development by securing tree plantings and/or compensation for the loss of these trees through the development process. Any trees not planted on the property will require the payment of cash-in-lieu (refer to Appendix C).

Development Planning Division

Planning staff have undertaken a preliminary review of the applicants' development proposal, including the plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed semi-detached dwellings are permitted under the **Neighborhood** designation in accordance with **Section 4.9.1** of the Plan;
- the proposed development does not appear to be consistent with the Council approved **Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study area** as it did not contemplate medium density residential built forms (i.e semi-detached and townhouses) in the area where the subject lands are located. As a result, the Infill Study also does not provide specific zoning direction for semi-detached dwellings. However, the proposed development is consistent with the low density residential built forms permitted within the **Neighbourhood** designation of the Plan. Accordingly, a further review of the context of the surrounding area, recent approvals and the intent of the Infill Study will be reviewed to determine the appropriateness of the subject development;
- the proposed development appears to comply with the proposed **RD1 Zone** provisions to permit semi-detached dwellings. However, it appears that the proposed driveway width of 3.20 metres (10.49 feet) exceeds the maximum permitted driveway width of 3 metres (9.84 feet) under the general provisions for **RD1 Zone**

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under By-law 313-96, as amended. Accordingly, the applicant will have to revise the proposal to comply or request a site specific exception;

- approval of the related draft Plan of Subdivision application (SUB-24-0001) will be required to facilitate the proposed development;
- a future Part Lot Control application will be required; and,
- the applicants must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the development proposal.

A comprehensive review and evaluation of the Zoning By-law Amendment application as well as the associated Draft Plan of Subdivision will be conducted following the receipt of comments and feedback from all circulated 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.

Financial Implications:

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

Relationship to Strategic Plan 2024-2027:

The recommendation of this report does not have any direct implications with respect to Council's 2024 – 2027 Strategic Plan. An overview of how the subject application is aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicants' development proposal.

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, Proposed Draft Zoning By-law Amendment
- Appendix B, Zoning Memo
- Appendix C, Parks and Natural Heritage Planning Memo
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Maple Grove Infill Study Area
- Map 5, Existing Zoning
- Map 6, Proposed Draft Plan of Subdivision (City File SUB-24-0001)

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- Map 7, Proposed Conceptual Plan
- Map 8, Proposed Elevation for Model 1
- Map 9, Proposed Elevation for Model 2
- Map 10, Proposed Elevation for Model 3

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Report Approval Details

Document Title:	SRPBS.24.118 - Request for Comments -19 and 21 Schomberg Rd and 41 and 43 Maple Grove Ave - ZBLA-24-0007.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Proposed Draft ZBLA.pdf- Appendix B - Zoning Memo.pdf- Appendix C - Parks and Natural Heritage Planning Memo.pdf- Map 1 Aerial Photograph.docx- Map 2 Neighbourhood Context.docx- Map 3 Official Plan Designation.docx- Map 4 Elm Grove, Maple Grove, Aubrey Infill Study Area.docx- Map 5 Existing Zoning.docx- Map 6 Proposed Draft Plan of Subdivision.docx- Map 7 Proposed Concept Plan.docx- Map 8 Proposed Front Elevation for Model 1.docx- Map 9 Proposed Front Elevation for Model 2.docx- Map 10 Proposed Front Elevation for Model 3.docx
Final Approval Date:	Nov 7, 2024

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

Deborah Giannetta - Nov 6, 2024 - 1:14 PM

Gus Galanis - Nov 6, 2024 - 1:38 PM

Darlene Joslin - Nov 7, 2024 - 7:39 AM