



Staff Report for Council Public Meeting

Date of Meeting: November 26, 2024

Report Number: SRPBS.24.121

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.24.121 Request for Comments – Zoning By-law Amendment Application – Nick Melatti – City File ZBLA-24-0008 (Related City File SUB-24-0002)**

Owner:

Nick Melatti
200 Bradwick Drive
Concord, Ontario
L4K 1K8

Agent:

Francesco Fiorani
Brutto Planning Consultant Ltd.
113 Miranda Avenue
Toronto, Ontario
M6B 3W8

Location:

Legal Description: Part of Lot 21, Registered Plan M-807
Municipal Address: 13049 Bathurst Street

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a medium density residential development to be comprised of nine (9) townhouse dwellings on the subject lands.

Recommendation:

- a) **That Staff Report SRPBS.24.121 with respect to the Zoning By-law Amendment application submitted by Nick Melatti for lands known as Part of Lot 21, Registered Plan M-807 (Municipal Address: 13049 Bathurst Street),**

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City File ZBLA-24-0008 (Related City File SUB-24-0002), be received for information purposes only and that all comments be referred back to staff.

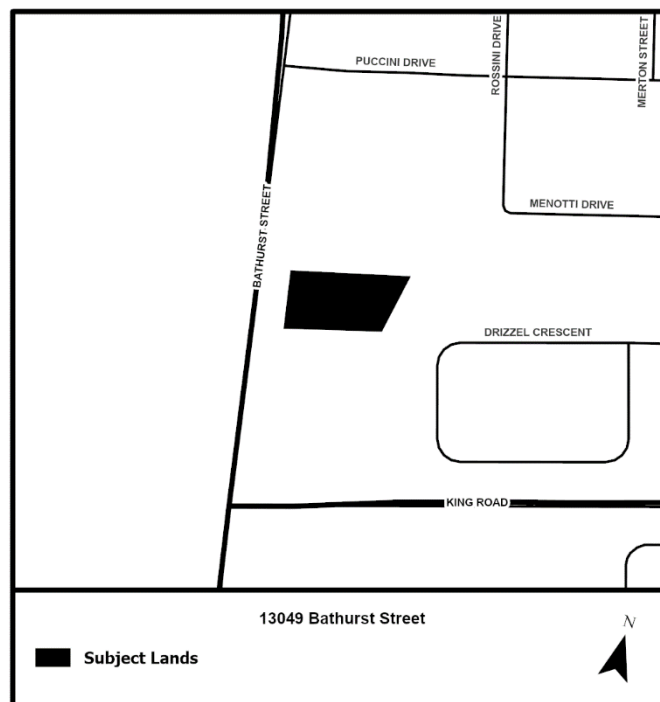
Contact Persons:

- 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:



Key Messages:

- the applicant is seeking approval of a Zoning By-law Amendment application and a related draft Plan of Subdivision application to permit a medium density residential

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development to be comprised of nine (9) townhouse dwelling units 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.

Background:

The subject Zoning By-law Amendment application was received by the City on August 26, 2024 and subsequently deemed complete on September 23, 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 east side of Bathurst Street and north of King Road (refer to Maps 1 and 2). The lands have a lot frontage of approximately 38.44 metres (126.11 feet) along Bathurst Street and a total area of approximately 0.27 hectares (0.67 acres). The lands are presently vacant with an existing asphalt driveway providing access from Bathurst Street. Surrounding land uses include single detached and townhouse dwellings to the north and east; an existing day care/pre-school (Kidz Town Learning Centre) to the south; and, agricultural lands within the Township of King to the west (refer to Map 2).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to facilitate the construction of a medium density residential development to be comprised of nine (9) townhouse dwelling units on its land holdings. The proposed configuration of the development includes two (2) blocks of townhouse dwellings consisting of four (4) dwelling units and five (5) dwellings units fronting onto a future private common element condominium road (refer to Map 7).

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

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- **Lot Frontage:** 38.44 metres (126.11 feet)
- **Lot Area:** 0.27 hectares (0.67 acres)
- **Proposed Number of Buildings:** 2
- **Proposed Number of Units:** 9 townhouse dwellings
- **Proposed Density:** 33.3 units per hectare (13.4 units per acre)

- **Proposed Building Height:** 11 metres (36.09 feet)
- **Proposed Lot Coverage:** 58%
- **Proposed Lot Frontages:** 8.75 metres (28.70 feet)
 - **Corner Lot:** 6 metres (19.68 feet)
 - **Interior Lot:**
- **Proposed Lot Areas:**
 - **Corner Lot:** 243.55 sq. metres (2,621.55 sq. feet)
 - **Interior Lot:** 151.44 sq. metres (1,630.08 sq. feet)
- **Proposed Parking:**
 - **Residents:** 18 spaces (2 spaces per unit)
 - **Visitors:** 4 spaces

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

The applicant is seeking Council's approval to rezone the subject lands from **Single Detached Six (R6) Zone** under By-law 313-96, as amended, to **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended, to permit the proposed townhouse development (refer to Appendix "A").

The related Draft Plan of Subdivision application (City File SUB-24-0002) which is a technical application to permit the establishment of one (1) development block for the purposes of allowing the creation of the proposed residential building lots through Part Lot Control Exemption. These lots will have frontage along a private common element condominium road that will be created through a subsequent draft Plan of Condominium.

Supporting Documentation/Reports

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

- Planning Justification Report;
- Development Application Summary
- Draft Zoning By-law Amendment;
- Conceptual Site Plan;
- Draft Plan of Subdivision;
- Architectural Plans (Elevation Plans, Floor Plans, Cross Section Plans, and Exterior Material Schedule);

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- Landscape Plan;
- Arborist Report;
- Tree Inventory and Tree Protection Plan;
- Functional Servicing Report;
- Site Grading and Servicing Plan;
- Erosion/Sediment Control Plan and Construction Management Plan;
- Stormwater Management Report;
- Waste Management Plan;
- Traffic Impact Study and Transportation Demand Management Report;
- Private Site Lighting Plan;
- Noise Impact Report;
- Sustainability Metrics Report; and,
- Plan 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 **Puccini Drive Infill Study** (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 also identifies low-rise townhouses as medium residential uses, which are permitted up to a maximum site density of 50 units per hectare (20 units per acre) and a building height of three storeys unless located along an arterial road where they are permitted up to four storeys in height.

In accordance with **Policy 4.9.2(4)** of the Plan, development in 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 are encouraged by the policies of the Plan. In accordance with Appendix 9 of the Plan, the subject lands are located within a Priority Infill Area and are guided by the **Puccini Infill Study** (the “Infill Study”). Accordingly, the development proposal shall be evaluated based on conformity with 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, a portion of the lands are located within Areas 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

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waste disposal sites and facilities, generation and storage of hazardous waste and toxic contaminants. The development proposal for residential uses complies with the policy as the use is not listed as a prohibited use.

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.

Puccini Drive Infill Study

As outlined above, the subject lands are located within the boundaries of the **Puccini Drive Infill Study** the “Infill Study”) area initially approved by Council in 1998 and subsequently revised and approved in 2017. The Infill Study area is generally bounded by Bathurst Street to the west, Parker Avenue to the east, King Road to the south, south of Humberview Pond 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.

Four (4) key principles were established to guide infill development in the Puccini Neighbourhood including, developing the edges of the neighbourhood with medium density housing; maintaining lot frontages of 15 metres (49.21 feet) on existing streets; implementing traffic calming measures on Puccini Drive; and, protecting natural features.

With respect to development on the edges of the neighbourhood, the Infill Study recommends that medium density housing in the form of townhouses and walk-up apartments be developed along arterial roads, including Bathurst Street and King Road, to serve as a buffer between the lower density housing and major arterial roads. Given the location of the subject lands on Bathurst Street, the proposed townhouse dwellings complies with the design principles of the Infill Study.

Further, to the above, the Infill Study directs that lands with frontage on Bathurst Street be subject to a site-specific **Multiple Residential One (RM1) Zone** that was designed to implement the key design principles. The recommended site-specific **RM1 Zone** provisions include the following: that parking areas and individual driveways are not permitted in the yard abutting an arterial road; and, that no less than 70% of a main wall facing an arterial road shall be located 6 metres (19.68 feet) from the edge of the right-of-way. The proposed development appears to meet the site-specific zoning recommendations outlined in the Infill Study, however compliance with the **RM1 Zone** standards will be further reviewed.

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.

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Zoning

The subject lands are currently zoned **Single Detached Six (R6) Zone** under By-law 313-96, as amended (refer to Map 5), which permits single detached dwellings, home occupations, private home daycares, group foster homes, and group homes for handicapped persons. The proposed townhouse dwellings are not permitted under the **R6 Zone**. Accordingly, the applicant is seeking approval to rezone the subject lands to **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended, to permit townhouse dwellings, along with site-specific provisions related to minimum lot frontage and lot area, minimum building setbacks, maximum lot coverage, and minimum visitor parking standards (refer to Appendix “A”).

The following table provides a summary of the applicable development standards within the **RM1 Zone** under By-law 313-96, as amended, as requested by the applicant, relative to the site-specific provisions proposed:

Development Standard	RM1 Zone Standard (Street Townhouses) under By-law 313-96, as amended	Proposed Development Standard
Minimum Lot Frontage	Interior Lot: 6 metres (19.68 feet)	Interior Lot: 6 metres (19.68 feet)
	Corner Lot: 9 metres (29.53 feet)	Corner Lot: 8.75 metres (28.71 feet)
Minimum Lot Area	Interior lot: 200 sq. metres (2,152.78 sq. feet)	Interior lot: 151.44 sq. metres (1,630.08 sq. feet)
	Corner Lot: 300 sq. metres (3,229.17 sq. feet)	Corner Lot: 243.55 sq. metres (2,621.55 sq. feet)
Maximum Lot Coverage	50%	58%
Minimum Flankage Yard	6.2 metres (20.34 feet), if abutting an arterial road	2.61 metres (8.56 feet)
Minimum Front Yard Setback	4.5 metres (14.76 feet)	4.5 metres (14.76 feet)
Minimum Interior Side Yard Setback	1.5 metres (4.92 feet)	1.2 metres (3.93 feet)
Minimum Rear Yard Setback	7.5 metres (24.60 feet)	6 metres (19.68 feet)
Maximum Building Height	11 metres (36.08 feet)	3 storeys or 11 metres (36.08 feet)
Minimum Required Parking Spaces	2 spaces per unit	2 spaces per unit
	Visitor: N/A	Visitor: 3 spaces

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The draft Zoning By-law submitted by the applicant in support of its development proposal is currently under review (refer to Appendix A). The appropriateness of the proposed zone 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 the City's Fire and Emergency Services Division as well as Enbridge Gas, Bell Canada, Alectra Utilities, Rogers Canada, the York Region District School Board, and the York Catholic District School Board. These City Departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation state of the approval process. The applications remain under review by the City's Building Services Division, Park and Natural Heritage Planning Section, Financial Services Division, and Infrastructure Planning and Development Engineering Division, as well as York Region, the Township of King and the Toronto and Region Conservation Authority (TRCA). The following is a summary of the main comments received to date.

Heritage and Urban Design Section

Heritage and Urban Design staff have reviewed the development proposal and provided comments relating to the location, design and treatment of the proposed pedestrian walkway, transformer, and driveways. Further, staff have identified the need for the applicant to prepare an addendum to the existing 'King South' Architectural Control Guidelines (ACGs) document for City review and approval as part of the related draft Plan of Subdivision application, which will guide the architectural design of all grade-related dwellings (refer to Appendix D).

Community Services – Waste Management Section

Waste Management staff have reviewed the development proposal in accordance with the City's Waste Management Design and Collection Standards for Development in accordance with the City's Standards and Specifications Manual. Staff have provided detailed comments to inform revisions to the plans and materials submitted relating to the proposed waste collection access route and collection areas, including the requirement to provide for forward motion or provision of a three-point turn area for waste collection vehicles, to ensure appropriate route width and turning radius minimums, as well as the need to provide vertical clearance, signage and pavement specifications (refer to Appendix C).

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Building Services Division – Zoning Section

Zoning staff have reviewed the plans and materials submitted in support of the application and have advised that the proposed flankage yard setbacks are deficient; and have requested additional information be provided to confirm compliance with respect to lot frontage, building height and front yard landscaping provisions.

Development Planning Division

Planning staff have undertaken a preliminary review of the applicant's 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 townhouse dwellings are permitted under the **Neighborhood** designation as a medium density residential use in accordance with **Section 4.9.1** of the Plan, and appears to conform with the maximum density of 50 units per hectare (20 units per acre);
- the proposed townhouses are consistent with the built forms contemplated along Bathurst Street to serve as a buffer from the arterial road pursuant to the **Puccini Drive Infill Study**, and therefore, generally appears to meet the intent of the Infill Study;
- the proposed Zoning By-law Amendment seeks to rezone the subject lands to **Multiple Residential One (RM1) Zone** under By-law 313-96, to permit the development of townhouse dwellings as directed in the Infill Study. However, the **RM1 Zone** includes provisions for both street and block townhouse dwellings. It is important to note that block townhouse dwellings have access from a private road, while street townhouses have access from a public right-of-way. The zoning amendment application seeks to apply provisions intended for street townhouse dwellings to a development that would be associated with block townhouse provisions. The applicant shall provide additional information and clarification with respect to the site-specific zoning provisions proposed;
- the related draft Plan of Subdivision application (SUB-24-0002) will be required to facilitate the proposed development as it relates to lot creation for nine (9) townhouse dwellings through Part Lot Control Exemption with a private road;
- future applications for Common Element Condominium and Part Lot Control will be required; and,
- the applicant 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 in conjunction with the applicant's Draft Plan of Subdivision Application 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

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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 applicant's 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, Waste Management Memo
- Appendix D, Heritage and Urban Design Memo
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Puccini Drive Infill Study Area
- Map 5, Existing Zoning
- Map 6, Proposed Draft Plan of Subdivision (City File SUB-24-0002)
- Map 7, Proposed Conceptual Plan
- Map 8, Proposed Elevations Block A
- Map 9, Proposed Elevations Block B

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Report Approval Details

Document Title:	SRPBS.24.121 Request for Comments – 13049 Bathurst Street - ZBLA-24-0008.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Draft Zoning By-law.pdf- Appendix B - Zoning Memo.pdf- Appendix C - Waste Management Memo.pdf- Appendix D - Heritage and Urban Design Memo.pdf- Map 1 Aerial Map.docx- Map 2 Neighbourhood Context.docx- Map 3 Official Plan Designation.docx- Map 4 Puccini Drive 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 Elevation Block A.docx- Map 9 Proposed Elevation Block B.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 - 1:15 PM

Gus Galanis - Nov 6, 2024 - 1:39 PM

Darlene Joslin - Nov 7, 2024 - 7:38 AM