



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2018

Report Number: SRPRS.18.029

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.029 – Request for Approval – Zoning
By-law Amendment Application – Stateview
Homes (Kings Landing Phase II) Inc. – Town File
D02-16028

Owner:

Stateview Homes (Kings Landing Phase II) Inc.
410 Chrislea Road, Units 15 and 16
Vaughan, Ontario
L4L 8B5

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Lot 25, Plan M-807
Municipal Address: 48 Puccini Drive

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate the creation of four (4) additional building lots on the subject lands.

Recommendations:

That the Zoning By-law Amendment application submitted by Stateview Homes (Kings Landing Phase II) Inc., for lands known as Lot 25, Plan M-807 (Municipal Address: 48 Puccini Drive) Town File D02-16028, be approved subject to the following:

- a) That Council approve the draft Zoning By-law as set out in Appendix “B” to Staff Report SRPRS.18.029 and that said by-law be brought forward to a regular meeting of Council for consideration and enactment.

Contact Person:

Katherine Faria, Planner II – Subdivisions, phone number 905-771-5543 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

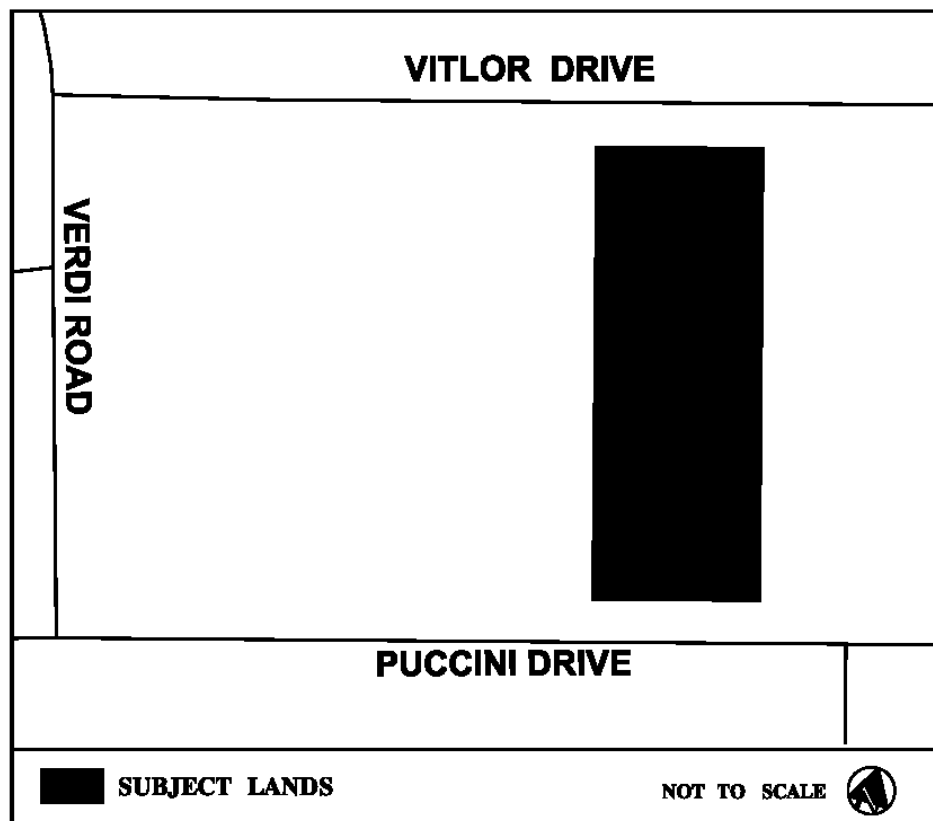
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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:

A Zoning By-law Amendment application concerning the subject lands was received and deemed complete by the Town on September 28, 2016. The lands were subsequently transferred to the current owner and a revised Zoning By-law Amendment application package was received by the Town on January 27, 2017. The application was circulated to relevant Town departments and external agencies for review and comment.

A Council Public Meeting was held on June 21, 2017 to consider the applicant's Zoning By-law Amendment application wherein Council received Staff Report SRPRS.17.106 for information purposes and directed that all comments be referred back to staff (refer to Appendix "A"). An inquiry from a resident was heard at the Council Public Meeting with respect to whether the proposed development is consistent with the existing zoning and lot fabric within the neighbourhood.

In response to comments received through the review of the development proposal, the applicant has submitted revised documentation to address the specific requirements of commenting staff and agencies. In addition, an assessment of the proposed development as it relates to the existing character of the neighbourhood will be discussed in greater detail in the later sections of this report.

The purpose of this report is to seek Council's approval of the applicant's Zoning By-law Amendment application in accordance with the recommendations as set out in Staff Report SRPRS.18.029.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located between Puccini Drive and Vitlor Drive. The lands have a total lot area of approximately 0.42 hectares (1.04 acres) with a lot frontage of approximately 39.62 metres (129.99 feet) on both Puccini Drive and Vitlor Drive. The lands are situated within the boundaries of the Infill Residential Study for the Puccini Drive Neighbourhood and abut Puccini Drive to the south, Vitlor Drive to the north and low-density residential uses to the east and west (refer to Map 1).

Development Proposal

The applicant is seeking Council's approval of its request to rezone the subject lands under Zoning By-law 313-96, as amended, to facilitate the creation of four (4) additional building lots on its land holdings. The proposed development comprises three (3) new single detached dwellings having frontage on Vitlor Drive and two (2) new single detached dwellings having frontage on Puccini Drive (refer to Map 5). The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the materials submitted to the Town:

Lot Number	Frontage Street	Proposed Lot Area	Proposed Lot Frontage	Proposed Lot Coverage
1	Vitlor Drive	521.69 m ² (5,615.42 ft ²)	13.10 m (42.98 ft)	39.7%
2	Vitlor Drive	521.76 m ² (5,616.18 ft ²)	13.10 m (42.98 ft)	40.0%
3	Vitlor Drive	534.38 m ² (5,752.02 ft ²)	13.43 m (44.06 ft)	39.9%
4	Puccini Drive	1323.36 m ² (14,244.53 ft ²)	19.79 m (64.93 feet)	33.6%
5	Puccini Drive	1323.36 m ² (14,244.53 ft ²)	19.79 m (64.93 feet)	33.0%

It should be noted that the proposed development is not subject to Site Plan Control in accordance with the Town's Site Plan Control By-law.

Planning Analysis:

Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town's Official Plan (the "Plan") (refer to Map 2). The predominant land use permitted within the **Neighbourhood** designation includes low-density residential uses. In addition, medium-density residential, neighbourhood commercial and community uses, parks and urban open spaces and automotive service commercial uses are permitted within the **Neighbourhood** designation subject to specific policy criteria as defined in Chapter 4 of the Plan.

Development within the **Neighbourhood** designation shall have a maximum building height of 3 storeys, except on an arterial street where the maximum building height shall be 4 storeys. In accordance with Section 4.9.2, development shall be compatible with the character of the adjacent and surrounding areas with respect to predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, the general pattern of yard setbacks and other criteria as defined within the applicable infill plan or tertiary plan approved by Council.

The subject lands are situated within the boundaries for the Infill Residential Study for the Puccini Drive Neighbourhood in accordance with Policy 4.9.1.1.1 (k) of the Plan. In accordance with Policy 4.9.1.1 (3), development within a priority infill area shall be subject to the applicable infill study and shall be evaluated on the basis of conformity with the design and infill guidelines approved by Council for the area.

The subject lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan*. In accordance with Policy 3.2.1.1(18) of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plan, as amended from time to time, shall be permitted within the

Settlement Area. It should be noted that no key natural heritage features or key hydrological features have been identified on or adjacent to the subject lands.

Infill Residential Study for the Puccini Drive Neighbourhood

The subject lands are situated within the boundaries of the Infill Residential Study for the Puccini Drive Neighbourhood (“Study”) endorsed by Council in 1998 (refer to Map 4). The primary objective of the Study is to guide infill development within the Puccini Drive Neighbourhood with respect to key design principles as outlined in the Study. The principles recommend higher density housing along the edges of the neighbourhood, a minimum lot frontage of 15.0 metres (50.0 feet) for existing streets, traffic calming measures on Puccini Drive and the protection of natural features in the area.

With respect to residential lots on Puccini Drive, the Study recommends a minimum lot frontage of 15.0 metres (50.0 feet), a minimum side yard setback of 1.5 metres (5.0 feet) and a minimum front yard of 4.5 metres (15.0 feet). The minimum required lot frontage and minimum lot depth for rear lot areas is 12.0 metres (40.0 feet) and 25.0 metres (82.0 feet), respectively, in accordance with the recommendations of the Study. For dwellings on both new and existing streets, the Study recommends that the front face of the garage not extend beyond the front face of the living area.

In consideration of the foregoing, staff can advise that the applicant’s development proposal conforms with the land use and design policies of the Plan and is generally in keeping with the recommendations of the applicable infill study.

Proposed Zoning By-law Amendment

The subject lands are zoned **Residential Suburban “A” (RSA) Zone** under Zoning By-law 1275, as amended (refer to Map 3). The current zoning permits a single family residence, a municipal use, various recreational and institutional uses, and accessory uses to the above.

The applicant is seeking Council’s approval to rezone the subject lands to **Single Detached Four (R4) Zone** and **Single Detached Six (R6) Zone** under By-law 313-96, as amended, to facilitate the creation of four (4) additional single detached building lots on the subject lands. The proposed Zoning By-law Amendment contemplates the **R4 Zone** for the proposed lands fronting Vitlor Drive and **R6 Zone** for the lands fronting Puccini Drive. Site-specific provisions have not been proposed with respect to the subject development (refer to Appendix “B”).

The following table provides a general summary of development standards applicable to the proposed **Single Detached Four (R4) Zone** and **Single Detached Six (R6) Zone**. As noted above, the proposal seeks to maintain the standard provisions of By-law 313-96, as amended:

Statistic	Permitted Standards (R4) Zone	Permitted Standards (R6) Zone
Minimum Lot Area (Interior)	400.0 m ² (4,305.56 ft ²)	500.0 m ² (5,381.96 ft ²)
Minimum Lot Frontage (Interior)	12.0 m (39.37 ft)	15.0 m (49.21 ft)
Minimum Front Yard	4.5 m (14.76 ft)	4.5 m (14.76 ft)
Minimum Side Yard	1.5 m (4.92 ft)	1.5 m (4.92 ft)
Minimum Rear Yard	7.5 m (24.61 ft)	7.5 m (24.61 ft)
Maximum Height	11.0 m (36.09 ft)	11.0 m (36.09 ft)
Maximum Lot Coverage	40%	40%

In accordance with the provisions of By-law 313-96, as amended, the minimum required side yard within the **R4 Zone** may be reduced to 1.2 metres if there are no doors in any wall adjacent to the side lot line, or where the door is recessed into the wall and no stairs project beyond the main side wall into the minimum required side yard.

The proposed Zoning By-law Amendment would permit the establishment of additional building lots that meet the recommendations of the Study with respect to minimum lot frontage and setbacks. In addition, the proposed zoning categories are generally consistent with the established patterns of development within the Puccini Drive Neighbourhood and in the vicinity of the subject lands.

Department and External Agency Comments

The subject Zoning By-law Amendment application, including the associated background studies and reports submitted in support of same were circulated to various Town departments and external agencies for their review and comment. In response to comments and concerns raised, revised submissions were provided to the Town and subsequently circulated to relevant Town staff and external agencies for review. The following is a summary of comments received on the materials submitted to the Town, including a brief discussion on how concerns and issues have been addressed by the applicant.

Development Planning Division

Following a comprehensive review of the applicant's development proposal, Planning staff recommends approval of the proposed Zoning By-law Amendment application on the basis of the following considerations:

- the proposed single detached dwelling lots are permitted within the **Neighbourhood** designation of the Town's Official Plan;
- the subject lands are situated within an area identified as a Priority Infill Area in accordance with Policy 4.9.1.1.1 (k) of the Town's Official Plan and are subject to the recommendations of the Infill Residential Study for the Puccini Drive

Neighbourhood. The proposed lot fabric and development standards are consistent with the recommendations of the Study;

- the proposed residential development is consistent with established development patterns in the vicinity of the subject lands on Vitlor Drive and Puccini Drive. In this regard, the proposed zoning categories and lot fabric are in keeping with the character of the adjacent and surrounding lands;
- the guidelines of the applicable infill study recommend that the front face of the garage not extend beyond the front face of the living area of the dwelling. Notwithstanding the foregoing, the garage projections contemplated for the proposed dwellings on Puccini Drive are not anticipated to result in compatibility issues given the proposed lot sizes and the existence of other similar situations on the street; and,
- the applicant has satisfactorily addressed issues and requirements identified by Town departments and external agencies through the circulation of the application.

Development Engineering Division

The Town's Development Engineering Division has reviewed the applicant's development proposal and has advised that there are no objections to the proposed Zoning By-law Amendment. In addition, Development Engineering staff has provided technical comments on the applicant's initial and subsequent submissions that are to be addressed at the detailed design stage.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority ("TRCA") has provided technical comments on the applicant's development proposal with respect to water balance requirements in accordance with the *Oak Ridges Moraine Conservation Plan* and the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Plan. Following receipt and circulation of revised technical materials, TRCA staff has advised that there are no further concerns with respect to the application.

Servicing Allocation

Should the proposal be approved by Council, servicing allocation for the residential lots will be taken from the Part Lot Control/Consent pool at the time of the respective approvals.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The proposed development is generally aligned with **Goal Two, Better Choice in Richmond Hill** in providing housing options within an established neighbourhood. The proposed development is also generally aligned with **Goal Four, Wise Management of Resources in Richmond Hill** in committing to use land responsibly.

Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment application to facilitate the creation of four (4) additional building lots on its land holdings. The applicant has satisfactorily addressed issues and concerns raised by circulated departments and agencies through the circulation of the development proposal. The proposed Zoning By-law Amendment conforms with the policies of the Town's Official Plan and the *Oak Ridges Moraine Conservation Plan* and is considered to represent good and orderly planning. In light of the preceding, it is recommended that the applicant's Zoning By-law Amendment application be approved as outlined 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, Council Public Meeting Extract C#23-17, held June 21, 2017
- Appendix B, Draft Zoning By-law Amendment
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Puccini Drive Neighbourhood Infill Study Area
- Map 5, Concept Plan

Report Approval Details

Document Title:	SRPRS.18.029.docx
Attachments:	
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 - 9:45 AM

Kelvin Kwan - Jan 22, 2018 - 9:50 AM

Neil Garbe - Jan 22, 2018 - 9:58 AM