



Staff Report for Council Public Meeting

Date of Meeting: June 3, 2020
Report Number: SRPRS.20.082

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.20.082 – Request for Comments –
Zoning By-law Amendment Application – BH
Properties Limited – City File D02-20005**

Owner:

BH Properties Limited
527 Conservation Drive
Brampton, ON L6Z 0C1

Agent:

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

Location:

Legal Description: Lot 208, Plan M-37
Municipal Address: 57 Beaufort Hills Road

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit the creation of one additional single detached dwelling lot on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.20.082 with respect to the Zoning By-law Amendment application submitted by BH Properties Limited for the lands known as Lot 208, Plan M-37 (Municipal Address: 57 Beaufort Hills Road), City File D02-20005, be received for information purposes only and that all comments be referred back to staff.**

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Contact Person:

Sarah Mowder, Planner I – Subdivisions, phone number 905-771-5475 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

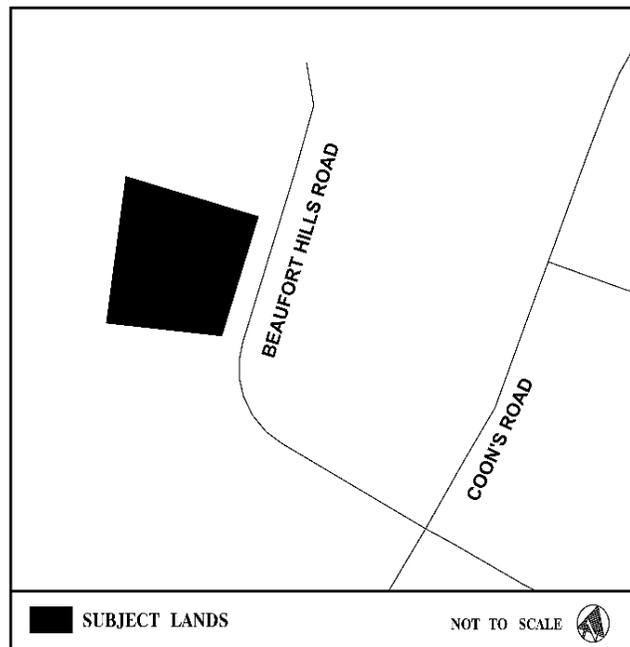
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, Interim City Manager

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:

Below is a map displaying the property location. Should you require an alternative format call person listed under the “Contact Person” above.



Background Information:

The subject Zoning By-law Amendment application was received by the City and deemed complete on March 13, 2020. The applications and supporting materials were subsequently 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 applicant's development proposal pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

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Summary Analysis:

Site Location and Adjacent Uses

The subject lands are generally located west of Yonge Street and south of Bloomington Road, within the Beaufort Hills neighbourhood in the community of Oak Ridges. More specifically, the lands are situated on the west side of Beaufort Hills Road, west of Coon's Road (refer to Map 1). The lands have an area of approximately 0.37 hectares (0.91 acres) and a lot frontage of approximately 57.91 metres (189.99 feet), are heavily treed, and contain one single detached dwelling that is proposed to be demolished to facilitate the applicant's development proposal (refer to Maps 1 and 7). The lands abut single detached dwellings within the Beaufort Hill neighbourhood to the north and south, Beaufort Hills Road to the east, and existing single detached dwellings to the west (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval to permit a future severance and the construction of two new single detached dwellings on the subject lands (refer to Maps 5 and 6). The following is a summary of the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **0.37 hectares (0.91 acres)**
- **Total Lot Frontage:** **57.91 metres (189.99 feet)**
- **Total Number of Units:** **2 single detached dwellings**
- **Proposed Lot 1 (South)**
 - **Proposed Lot Area:** **1,781 square metres (19,170.52 square feet)**
 - **Proposed Lot Frontage:** **28.96 metres (95.01 feet)**
- **Proposed Lot 2 (North)**
 - **Proposed Lot Area:** **1,944 square metres (20,925.04 square feet)**
 - **Proposed Lot Frontage:** **28.96 metres (95.01 feet)**
- **Proposed Building Height:** **2 storeys**

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of the proposed development:

- Planning Justification Statement;
- Site Plan;
- Elevation Plans;
- Tree Inventory and Preservation Plan Report;
- Natural Heritage Evaluation; and,
- Draft Zoning By-law Amendment.

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Zoning By-law Amendment Application

The subject lands are zoned **Residential Urban (RU) Zone** under By-law 1275, as amended by By-law 146-76. Permitted residential uses include a single family residence (refer to Map 3). By-law 146-76 stipulates that the minimum lot area and lot frontage requirements within the Beaufort Hills neighbourhood shall be the individual lot areas and lot frontages as they existed when the original Plan of Subdivision was registered in 1976. Additionally, By-law 146-76 requires that the minimum ground floor area for single detached dwellings be no less than 116.13 square metres (1,250.0 square feet). It should be noted that By-law 1275, as amended, does not contain provisions with respect to maximum ground floor area, maximum lot coverage or maximum gross floor area in the **RU Zone**.

The applicant is seeking Council's approval of its Zoning By-law Amendment application to exempt its land holdings from the provisions of Section 1(c) of By-law 146-76, as amended, to permit the future creation of one additional building lot for single detached residential purposes. No site-specific development standards have been requested in support of the proposed development. In this regard, the proposed lots and single detached dwellings would be required to comply with all other applicable development provisions of By-law 1275, as amended. The following table provides a summary of the pertinent development standards of the **RU Zone** under By-law 1275, as amended, applicable to the proposed development:

| Development Standard | RU Zone Standards, By-law 1275, as amended | Requirements of Section 1(c) of By-law 146-76 | Proposed Lot 1 (South) | Proposed Lot 2 (North) |
|----------------------------|--|--|---|---|
| Minimum Lot Frontage | 75.0 feet (22.86 metres) | Lot sizes in accordance with original registered subdivision | 95.01 feet (28.96 metres) | 95.01 feet (28.96 metres) |
| Minimum Lot Area | 10,000.0 square feet (929.03 square metres) | | 19,170.52 square feet (1,781.0 square metres) | 20,925.04 square feet (1,944.0 square metres) |
| Maximum Lot Coverage | n/a | n/a | 22.2% | 21.2% |
| Minimum Front Yard Setback | 30.0 feet (9.14 metres) or the established building line, whichever is the greater of the two | n/a | Complies | Complies |
| Minimum Side Yard Setback | combined width of 20% of the width of the lot, and a minimum of 5.0 feet (1.52 metres) for masonry construction or a minimum of 10.0 feet (3.05 metres) for frame construction | n/a | Complies | Complies |
| Minimum Rear Yard Setback | 20% of the depth of the lot but shall not exceed 30.0 feet (9.144 metres) | n/a | Complies | Complies |
| Minimum Ground Floor Area | 750.0 square feet (69.68 square metres) for a 2 storey building | 1,250.0 square feet (116.13 square metres) | Complies with both By-law requirements | Complies with both By-law requirements |
| Maximum Height | 35.0 feet (10.67 metres) or 2½ storeys | n/a | Complies | Complies |

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Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 4). Uses permitted within the **Neighbourhood** designation include primarily low density residential uses, in addition to 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 Plan. In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the character of adjacent and surrounding areas with respect to predominant building forms and types, massing, general patterns of streets, blocks and lots, landscaped areas and treatments and the general pattern of yard setbacks.

The **Natural Core** designation corresponds to *Significant Woodlands* identified on Schedule A4 – Key Natural Heritage Features and Key Hydrological Features of the Plan. Permitted uses in the **Natural Core** designation include fish, wildlife and forest management; conservation projects and flood and erosion control projects other than stormwater management works; essential transportation, infrastructure, and utilities subject to specific policy criteria as outlined in Chapter 4 of the Plan; low-intensity recreational uses; unserviced parks; and accessory uses. **Policy 4.10.5.1.5** of the Plan states that the limits of **Natural Core** areas are based on the information available at the time of the adoption of the Plan and that the **Natural Core** boundaries can be refined as a result of a Natural Heritage Evaluation.

Additionally, the lands are located within the **Settlement Area** of the Oak Ridges Moraine, in accordance with the *Oak Ridges Moraine Conservation Plan* ("ORMCP"). **Section 3.2.1.1 (18)** of the Plan states that all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP. Furthermore, the subject lands presently contain a woodlot which surrounds the existing single detached dwelling (refer to Maps 1 and 7). In accordance with the Plan and the ORMCP, *Key Natural Heritage Features* (KNHF) include *Significant Woodlands*. The ORMCP Technical Paper Number 7 – *Identification and Protection of Significant Woodlands* establishes criteria to guide the identification of *Significant Woodlands* on the Oak Ridges Moraine, which are used to assess whether a given woodlot is considered to be a *Significant Woodland*.

A more detailed review and evaluation of the submitted application will be completed following the receipt of comments from Council, the public and City departments and external agencies.

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Department and External Agency Comments:

The subject Zoning By-law Amendment application and 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. The following is a summary of the comments received as of the time of writing this report.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has advised that based on a review of the applicant's Natural Heritage Evaluation, the existing woodlot on the subject lands is not considered a *Significant Woodland* based on the criteria outlined in the ORMCP Technical Paper Number 7. Additionally, staff recommends that as a condition of approval of the Zoning By-law Amendment, the proposed development be subject to Site Plan Control in order to implement appropriate tree protection and ecological restoration measures. Furthermore, Parks staff has provided technical comments to be addressed through the Site Plan approval process have also been provided (refer to Appendix "A").

Development Planning Division

Development Planning staff has undertaken a preliminary review of the applicant's development proposal, including plans and materials submitted in support of same. In consideration of the policies of the Plan which are relevant to the review and assessment of the proposed development, staff provides the following preliminary comments:

- the proposed single detached dwellings and residential lots are permitted uses within the **Neighbourhood** designation of the Plan and within the **Settlement Area** of the ORMCP;
- the proposed lot areas and lot frontages are in keeping with the standard requirements of the **Residential Urban (RU) Zone** of By-law 1275, as amended, and are consistent with the existing lot areas and lot frontages of the adjacent properties to the north on the west side of Beaufort Hills Road;
- as it has been determined that the existing woodlot on the subject lands does not meet the technical criteria to qualify as a *Significant Woodland*, the Key Natural Heritage System policies of the *Oak Ridges Moraine Conservation Plan* do not apply. Notwithstanding, the woodlot continues to form part of the City's **Greenway System** and the proposed lot fabric and building locations/footprints shall be re-assessed by the applicant to provide greater opportunities for the retention and protection of existing trees on the subject lands;
- the City's Park and Natural Heritage Planning Section has recommended that Site Plan Control be implemented in support of the proposed development. The use of Site Plan Control would be consistent with the past approach taken for a similar development proposal in the Beaufort Hills neighbourhood (125 Coon's Road) and would help to address issues of tree protection, tree replacement/enhancement, lot configuration and building size/location on the subject lands;

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- a future Consent application will be required to facilitate the creation of one additional single detached dwelling lot;
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment submitted in support of the proposed development.

A comprehensive review of the subject application will be conducted following the receipt of comments and feedback from 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.

Other City Department and External Agency Comments

Comments have also been received from the City's Urban Design Section, Development Engineering Division, Building Services Division – Zoning Section, Financial Services Division – Development Section, and Community Services Department – Waste Section, in addition to the Regional Municipality of York, Canada Post, Alectra Utilities, Enbridge Gas and Rogers. These City departments and external agencies have no objections to the proposed Zoning By-law Amendment application and/or have provided comments or conditions to be addressed by the applicant during the more detailed implementation stage of the approval process.

Outstanding City Department and External Agency Comments

As of writing this report, comments remain outstanding from the City's Fire and Emergency Services Division, the Toronto and Region Conservation Authority, the York Catholic District School Board, le Conseil Scolaire Catholique MonAvenir, Bell Canada and the York Region District School Board.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendation of this report does not have any direct implications with respect to the City's 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.

Conclusion:

The applicant is seeking Council's approval of a Zoning By-law Amendment application submitted in support of its proposal to permit the creation of one additional building lot

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on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of this planning application. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

Appendix Contents and Maps:

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

- Map 1 Aerial Photo
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Development Plan
- Map 6 Conceptual Front Elevations
- Map 7 Proposed Tree Inventory and Preservation Plan
- Appendix A – Memo from the City's Park and Natural Heritage Planning Section, dated May 4, 2020

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Report Approval Details

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|----------------------|---|
| Document Title: | SRPRS.20.082 - Request for Comments - D02-20005 - 57 Beaufort Hills Road.docx |
| Attachments: | <ul style="list-style-type: none">- MAP 1 - AERIAL PHOTO.pdf- MAP 2 - NEIGHBOURHOOD CONTEXT.pdf- MAP 3 - EXISTING ZONING.pdf- MAP 4 - OFFICIAL PLAN DESIGNATION.pdf- MAP 5 - PROPOSED DEVELOPMENT PLAN.pdf- MAP 6 - CONCEPTUAL FRONT ELEVATIONS.pdf- MAP 7 - PROPOSED TREE INVENTORY AND PRESERVATION PLAN.pdf- APPENDIX A - Letter from PNHP Section, dated May 4, 2020.pdf |
| Final Approval Date: | May 14, 2020 |

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

Gus Galanis - May 13, 2020 - 9:18 AM

Kelvin Kwan - May 14, 2020 - 9:23 AM

MaryAnne Dempster - May 14, 2020 - 11:49 AM