



Staff Report for Council Meeting

Date of Meeting: November 11, 2020

Report Number: SRPI.20.006

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.20.006 – Request for Approval – Zoning
By-law Amendment Application – Long Hill
Developments 16 Inc. – City File D02-19015

Owner:

Long Hill Developments 16 Inc.
181 Eglinton Avenue East, Suite 204
Toronto, Ontario
M4P 1J4

Agent:

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

Location:

Legal Description: Part of Lot 7, Plan 5509
Municipal Addresses: 16 Long Hill Drive

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to remove the Holding (H) provision to facilitate the construction of three single detached dwellings on the subject lands.

Recommendation:

- a) That the Zoning By-law Amendment application submitted by Long Hill Developments 16 Inc. to remove the Holding (H) provision for a portion of the lands known as Part of Lot 7, Plan 5509 (Municipal Address: 16 Long Hill Drive), City File D02-19015, be approved.

Page 2

Contact Person:

Simone Fiore, Planner II, Subdivisions, phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2450

Report Approval:

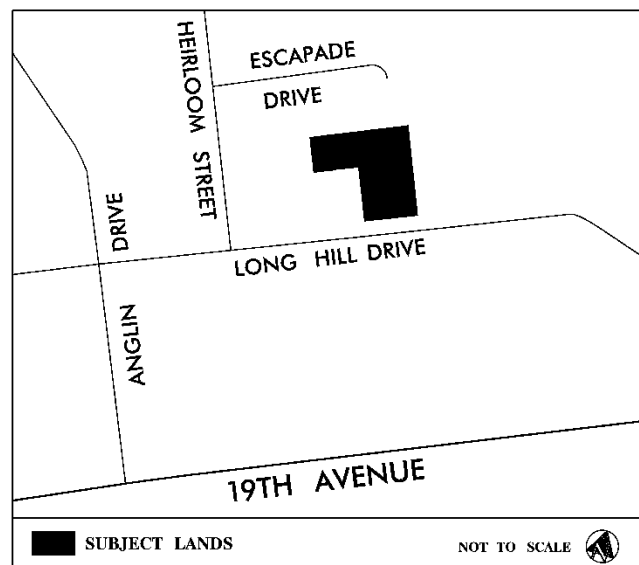
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Mary-Anne Dempster, 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 “Contact Person” above.



Page 3

Background:

The subject Zoning By-law Amendment application was received by the City on October 9, 2019 and deemed complete on October 29, 2019. The application was subsequently circulated to relevant City departments and external agencies for review and comment.

By way of background, Council approved Zoning By-law Amendment and draft Plan of Subdivision applications (Files D02-12020 and D03-12005) in March and May of 2013 to facilitate the creation of three building lots for single detached residential purposes and the extension of Escapade Drive on the subject lands (refer to Appendices A and B). Subsequently, Zoning By-law 40-13 came into effect on May 13, 2013 which zoned the subject lands “Single Detached Six (R6) Zone” and “Single Detached Four (R4(H)) Zone” under By-law 235-97, as amended (refer to Map 3). A Holding (H) provision was imposed on two proposed lots along the extension of Escapade Drive until such time as municipal services are available to the subject lands. The associated draft Plan of Subdivision has been draft approved but is not yet registered.

The applicant has submitted the subject Zoning By-law Amendment application to remove the Holding (H) provision from the “Single Detached Four (R4(H)) Zone” to facilitate the registration of a draft approved Plan of Subdivision and the construction of two single detached dwellings with frontage on Escapade Drive.

The purpose of this report is to seek Council’s approval of the Zoning By-law Amendment application to remove the Holding (H) provision in order to facilitate the construction of the proposed development on the subject lands.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Long Hill Drive, east of Heirloom Street, and have a total lot area of 0.40 hectares (1.01 acres). The lands are presently vacant, although Escapade Drive and associated municipal services are currently under construction. The subject lands abut single detached residential uses to the north, east, south and west (refer to Map 1).

Development Proposal

The applicant is seeking Council’s approval of a Zoning By-law Amendment application to remove the Holding (H) provision on the subject lands in order to facilitate the construction of the two single detached dwellings on Escapade Drive (refer to Map 4). Below is a summary outlining pertinent statistics of the applicant’s development proposal based on the draft approved Plan of Subdivision:

- **Total Lot Area:** 0.295 hectares (0.729 acres)
 - **Residential Lots/Blocks:** 0.1862 hectares (0.46 acres)
 - **Public Road:** 0.1089 hectares (0.269 acres)

Page 4

- **Lot Frontages:** 12.0 metres (39.37 feet) to 17.0 metres (55.77 feet)
- **Lot Areas:** 566.5 square metres (6,097.76 square feet) to 610.1 square metres (6,567.06 square feet)
- **Number of Dwelling Units:** 3

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”), and are located within the Anglin Drive/Longhill Drive/19th Avenue Residential Infill Study area (refer to Map 2). The **Neighbourhood** designation permits low density residential uses, including the three approved single detached residential lots on the subject lands. In this regard, the approved development will result in a built form that is compatible with the existing character of the adjacent and surrounding area with respect to predominant building forms and types, massing, landscaped areas and treatments, and general patterns of yard setbacks.

The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”) as defined in accordance with the ORMCP. In accordance with Section 3.2.1.1 (18) of the Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**.

In light of the preceding, the proposed development on the subject lands conforms with the City’s Official Plan and the *Oak Ridges Moraine Conservation Plan*.

Zoning By-law Amendment Application

Zoning By-law 40-13, as amended, was approved by Council on May 13, 2013 and contains site specific provisions to facilitate the construction of three single detached dwellings and the extension of Escapade Drive on the subject lands. As noted earlier in this report, the by-law also contains a Holding (H) provision on the portion of the lands zoned “Single Detached Four (R4) Zone”, being two proposed lots along the extension of Escapade Drive. The Holding (H) provision prohibits the construction of single dwellings on this portion of the subject lands until municipal services are available.

Staff has no concerns removing the Holding (H) provision given that there is a draft approved Plan of Subdivision proceeding towards registration, and Escapade Drive and associated municipal services have now been installed through issuance of a Site Alteration Permit. Accordingly, staff recommends Council enact a Zoning By-law Amendment to remove the Holding (H) provision applicable to the subject lands.

Page 5

City Department and External Agency Comments:

As of the writing of this report, circulated City departments and external agencies have not raised any concerns with the proposed Zoning By-law Amendment application.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendation of this report will facilitate a development proposal that is aligned with the City's Strategic Plan, specifically **Goal Two – Better Choices in Richmond Hill** by providing housing options and providing better quality options to achieve the community vision for the City and with **Goal Four – Wise Management of Resources in Richmond Hill** by creating opportunities for incorporating energy efficient design.

Conclusion:

The applicant is seeking Council's approval to remove the Holding (H) provision applicable to the subject lands in order to facilitate registration of a draft approved Plan of Subdivision and the construction of three single detached dwellings. As the original intent of the Holding (H) provision has now been satisfied, staff recommends that Council approve the Zoning By-law Amendment to remove the Holding (H) provision.

Attachments:

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.

- Appendix A, Extract from Council Meeting C#10-13 held March 25, 2013
- Appendix B, Extract from Council Meeting C#18-13 held May 13, 2013
- Map 1, Aerial Photograph
- Map 2, Existing Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Draft Approved Plan of Subdivision (19T(R)-12005)

Page 6

Report Approval Details

Document Title:	SRPI.20.006 - Request for Approval - Zoning By-law Amendment Application - 16 Long Hill Drive.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, Extract from Council Meeting C 10-13 held March 25, 2013.pdf- Appendix B, Extract from Council Meeting C 18-13 held May 13, 2013.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_EXISTING OFFICIAL PLAN DESIGNATION.pdf- MAP_3_EXISTING_ZONING.pdf- MAP_4_DRAFT_APPROVED_PLAN.pdf
Final Approval Date:	Oct 19, 2020

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

Gus Galanis - Oct 19, 2020 - 2:07 PM

Kelvin Kwan - Oct 19, 2020 - 2:15 PM

MaryAnne Dempster - Oct 19, 2020 - 3:34 PM