



Staff Report for Council Public Meeting

Date of Meeting: January 20, 2021

Report Number: SRPI.21.014

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.014 – Request for Comments – Zoning
By-law Amendment Application – Xiukai Zhu –
City Files D02-20023

Owner:

Xiukai Zhu
19 Pearson Avenue
Richmond Hill, Ontario
L4C 6S9

Agent:

JKO Planning Services Inc.
27 Fieldflower Crescent
Richmond Hill, Ontario
L4E 5E9

Location:

Legal Description: Lot 11, Plan 3403
Municipal Address: 19 Pearson Avenue

Purpose:

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

Recommendation:

- a) That Staff Report SRPI.21.014 with respect to the Zoning By-law Amendment application submitted by Xiukai Zhu for lands known as Lot 11, Plan 3403 (Municipal Address: 19 Pearson Avenue), City File D02-20023, be received for information purposes only and that all comments be referred back to staff.

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Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or
Denis Beaulieu, Manager of Development - Subdivisions, phone number 905-771-2540

Report Approval:

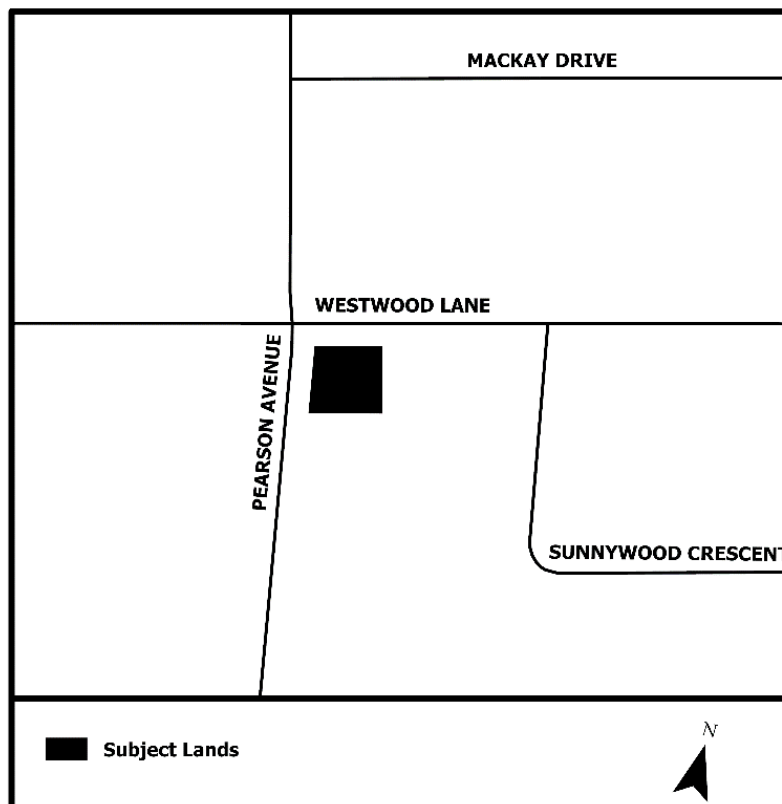
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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 the “Contact Person” above.



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Background Information:

The subject Zoning By-law Amendment application was received and deemed complete by the City on October 8, 2020. The application 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 subject application, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the southeast corner of Pearson Avenue and Westwood Lane and have a total lot area of 0.091 hectares (0.22 acres) (refer to Map 1). The lands have a frontage of 30.54 metres (100.2 feet) along Pearson Avenue and abut existing single detached dwellings to the east and south, Pearson Avenue to the west, and Westwood Lane to the north (refer to Map 2). The lands currently support a one storey single detached dwelling that is proposed to be demolished as part of the development proposal.

Development Proposal

The applicant is seeking Council's approval to rezone its land holdings from "**Second Density Residential (R2) Zone**" to "**Third Density Residential (R3) Zone**" under By-law 2523, as amended, to facilitate the creation of one additional building lot. New single detached dwellings are proposed to be constructed on the lands (refer to Maps 5 and 6). Outlined below are the relevant statistics for the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.09 hectares (0.22 acres)
- **Total Number of Units:** 2
- **Part 1 (Interior Lot)**
 - **Proposed Lot Frontage:** 14.48 metres (47.50 feet)
 - **Proposed Lot Area:** 439.73 square metres (4,733.2 square feet)
 - **Proposed Lot Coverage:** 42.65%
 - **Proposed Building Height:** 10.67 metres (35 feet) / 2 storeys
- **Part 2 (Corner Lot)**
 - **Proposed Lot Frontage:** 14.62 metres (47.96 feet)
 - **Proposed Lot Area:** 477.01 square metres (5,134.6 square feet)
 - **Proposed Lot Coverage:** 41.59%
 - **Proposed Building Height:** 10.67 metres (35 feet) / 2 storeys
- **Proposed Density:** 22.22 units per hectare (9.09 units per acre)

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Supporting Documentation/Reports

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

- Plan of Survey;
- Planning Justification Report;
- Draft Zoning By-law;
- Grading Plan;
- Arborist Report and Tree Preservation Plan;
- Conceptual Elevation Plans; and,
- Conceptual Site Plan.

Zoning By-law Amendment Application

The subject lands are zoned “**Second Density Residential (R2) Zone**” under By-law 2523, as amended (refer to Map 3). This zone category permits a single family dwelling among other uses. The subject development proposal does not meet the development standards of the “**Second Density Residential (R2) Zone**” (e.g. minimum lot frontage, minimum lot area), and therefore the applicant is seeking Council’s approval of its request to rezone the subject lands to “**Third Density Residential (R3) Zone**” under By-law 2523, as amended.

The following table provides a comparison of the proposed development standards relative to those of the associated parent zone category, with required site specific exceptions highlighted in bold:

Development Standard	R3 Zone Standards, By-law 2523, as amended	Proposed Development
Minimum Lot Frontage (Interior)	15.24 metres (50 feet)	14.40 metres (47.2 feet)
Minimum Lot Frontage (Corner)	19.81 metres (65 feet)	14.60 metres (47.9 feet)
Minimum Lot Area (Interior)	557.42 square metres (6,000 square feet)	439.00 square metres (4,725 square feet)
Minimum Lot Area (Corner Lot)	724.62 square metres (7,800 square feet)	475.00 square metres (5,113 square feet)
Maximum Lot Coverage	30%	43%
Minimum Front Yard	7.62 metres (25 feet)	6.00 metres (19.6 feet)
Minimum Interior Side Yard	1.52 metres (5 feet)	1.22 metres (4.0 feet)
Minimum Exterior Side Yard	7.62 metres (25 feet)	1.22 metres (4.0 feet)
Minimum Rear Yard	7.62 metres (25 feet)	Complies
Maximum Height	10.67 metres (35 feet)	Complies

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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 4). The **Neighbourhood** designation generally permits low-density and medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, as well as automotive service commercial uses, subject to specific policy criteria as outlined in Chapter 4 of the Plan.

Further, development must be compatible with the character of the adjacent and surrounding area, in accordance with **Policy 4.9.2.4** of the Plan. Specifically, the proposal shall be compatible with predominant building forms and types, building massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, and general pattern of yard setbacks found in the surrounding area. It is noted that the **Neighbourhood** designation allows for small-scale infill development that enhances and strengthens the character of the existing area and promotes connectivity and high-quality design.

A more detailed review and evaluation of the submitted application will be completed following the receipt of comments from Council and the public. In this regard, City staff will complete additional analysis to determine if the proposal conforms with the City’s Official Plan policies.

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 of this report.

Park and Natural Heritage Planning Section

The City’s Park and Natural Heritage Planning Section has no concerns with the proposed Zoning By-law Amendment application and has provided comments with respect to the requirements for tree removal/compensation to be addressed as part of the future Consent application required to implement the proposed development (refer to Appendix A).

Development Engineering Division

The City’s Development Engineering Division has provided comments with respect to grading and servicing, driveway configuration, and the conveyance of land to the City for road widening and daylighting triangle purposes, all of which are to be addressed as part of the future Consent application process (refer to Appendices B and C).

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Building Services Division – Zoning Section

The City's Building Services Division - Zoning Section has reviewed the application and identified zoning compliance issues and/or the need for clarification/revisions. In particular, Zoning staff has requested that the applicant confirm the height of the proposed dwellings by providing additional dimensions on the Elevation Plans, as well as confirmation that the proposed lot area and lot coverage calculations are based on the lot sizes after all road widening and daylighting triangle conveyances.

The applicant is also advised that the proposed porches, decks, and stairs encroach beyond 3 feet (0.91 metres) into the minimum required front, side, and rear yards as per the applicable Zoning By-law provisions (refer to Appendix D). In this regard, the applicant is advised to revise the submitted Site Plan drawing. Should the applicant wish to revise their draft Zoning By-law to include the increased encroachments as site specific exceptions, City staff will need to conduct a further analysis respecting the appropriateness and compatibility of the proposed exception(s).

Development Planning Division

Planning staff has completed a preliminary review of the applicant's development proposal, including 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 single detached dwellings are permitted under the **Neighbourhood** policies of the Plan applicable to the subject lands;
- the proposed building heights of two storeys are consistent with building heights contemplated within the **Neighbourhood** designation;
- City staff notes that while there are many lots in the surrounding area that are currently zoned **Third Density (R3) Residential Zone**, the proposed development does not comply with the majority of the **Third Density (R3) Residential Zone** provisions under By-law 2523, as amended. Site specific exceptions have been requested for reduced minimum lot frontage, minimum lot area, minimum side yard setbacks, minimum front yard setback and minimum rear yard setback, as well as increased maximum lot coverage. The applicant will be required to request site specific exceptions for maximum porch/deck/stair encroachment should they decide to not revise their proposal, which does not currently meet the applicable zoning provisions;
- City staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment. The appropriateness of the site specific provisions proposed by the applicant will continue to be reviewed with regard to compatibility, design and function; and,
- the applicant must satisfactorily address any issues identified by City departments and external agencies that have been requested to review the subject development proposal.

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Other City Department and External Agency Comments

Comments have also been received from the City's Development Engineering Division, Fire and Emergency Services Division, Financial Services Division and Urban Design Section, in addition to the Toronto and Region Conservation Authority, the Regional Municipality of York, Alectra Utilities, the Conseil Scolaire Viamonde, the York Region District School Board, Rogers Communications, Enbridge Gas Distribution and Canada Post. These City departments and external agencies have no objections to the application and/or have provided technical comments to be considered by the applicant during the more detailed implementation stage of the approval process.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from Hydro One, Bell Canada, and the Conseil scolaire catholique MonAvenir.

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 its Zoning By-law Amendment application to facilitate the creation of one additional building lot for single detached residential purposes on its land holdings. The purpose of this report is to provide Council and the public with an overview of the applicant's 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.

- Appendix A - Email from the City's Park and Natural Heritage Planning Section dated November 17, 2020
- Appendix B - Memo from the City's Development Engineering Division dated November 12, 2020

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- Appendix C - Email from the City's Development Engineering Division dated November 30, 2020
- Appendix D - Memo from the City's Building Services Division – Zoning Section, dated November 10, 2020
- Map 1 - Aerial Photograph
- Map 2 - Neighbourhood Context
- Map 3 - Existing Zoning
- Map 4 - Official Plan Designation
- Map 5 - Proposed Site Plan
- Map 6 - Proposed Elevation

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Report Approval Details

Document Title:	SRPI.21.014 - 19 Pearson Avenue - D02-20023 (Xiukai Zhu).docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.014 - Appendix A (Parks Comments).pdf- SRPI.21.014 - Appendix B (Engineering Comments).pdf- SRPI.21.014 - Appendix C (Transportation Comments).pdf- SRPI.21.014 - Appendix D (Zoning Comments).pdf- SRPI.21.014 - MAP 1 - AERIAL PHOTO.pdf- SRPI.21.014 - MAP 2 - NEIGHBOURHOOD CONTEXT.pdf- SRPI.21.014 - MAP 3 - EXISTING ZONING.pdf- SRPI.21.014 - MAP 4 - OFFICIAL PLAN DESIGNATION.pdf- SRPI.21.014 - MAP 5 - PROPOSED SITE PLAN.pdf- SRPI.21.014 - MAP 6 - PROPOSED ELEVATION.pdf
Final Approval Date:	Dec 24, 2020

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

Gus Galanis - Dec 23, 2020 - 10:43 AM

Task assigned to Kelvin Kwan was completed by delegate Patrick Lee

Patrick Lee on behalf of Kelvin Kwan - Dec 24, 2020 - 9:59 AM

MaryAnne Dempster - Dec 24, 2020 - 10:28 AM