

Memorandum

March 24, 2021

Memo To: Mayor and Members of Council

Copy To: Executive Leadership Team

From: Kelvin Kwan, Commissioner of Planning and Infrastructure

Subject: **SRPI.21.023 – Request for Approval on Expanded Permissions for Additional Residential Units (Secondary Suites) – City of Richmond Hill – City Files: D01-20011 and D24-20002 – Revised Appendices**

At its meeting of February 24, 2021, Council considered Staff Report SRPI.21.023 – Request for Approval on Expanded Permissions for Additional Residential Units (Secondary Suites) – City of Richmond Hill – City Files: D01-20011 and D24-20002 and deferred consideration of the report to the March 24, 2021 Council Meeting. The recommendations of the staff report were as follows:

- a) **That Staff Report SRPI.21.023 regarding the Request for Approval on Expanded Permissions for Additional Residential Units (Secondary Suites), be received for information;**
- b) **That Council address the City initiated Official Plan and Zoning By-law Amendments to permit Additional Residential Units, City Files D01-02100 and D24-20002, as follows:**
 - (i) **That City Council adopt Official Plan Amendment 23 (OPA 23) with respect to Additional Residential Units (attached as Appendix A to SRPI.21.023);**
 - (ii) **That City Council enact the Omnibus Zoning By-law to permit Additional Residential Units with appropriate development standards (attached as Appendix B to SRPI.21.023); and,**
 - (iii) **That City Council approve in principle the draft Zoning By-law to permit Additional Residential Units with appropriate development standards (attached as Appendix C to SRPI.21.023) and that the draft Zoning By-law be brought forward to a Council Meeting for enactment, substantially in accordance with Staff Report SRPI.21.023, when Zoning By-law 111-17 (the Yonge and Bernard Key Development Area Secondary Plan Zoning By-law) receives final approval from the Local Planning Appeal Tribunal.**

On February 26, 2021, the Local Planning Appeal Tribunal (LPAT) issued a decision on the Phase 1 appeal of the Yonge Bernard Secondary Plan and Zoning By-law 111-17. Amongst other matters, the decision brought into effect parts of By-law 111-17 for lands located on the west side of Yonge Street, save and except for 16 Naughton Drive. Staff notes that By-law 111-17 already applies to the lands municipally known as 70 Bernard Avenue, on the east side of Yonge Street. In consideration of the LPAT's decision, the secondary suites provisions in By-law 111-17 for these lands are now in effect.

Given that the recent LPAT decision is consistent with recommendation (b)(iii) of Staff Report SRRI.21.023, staff proposes to revise draft By-law 13-21 to incorporate the lands noted above which are now subject to By-law 111-17 in order to enable secondary suite (additional residential unit (ARU)) provisions consistent with the recommendations of the staff report. In this regard, staff would recommend that Appendix B to SRPI.21.023 be revised accordingly.

Further, staff has also revised Appendix C which is the draft by-law for the KDA lands. Specifically, the schedule to the draft by-law has been revised to reflect only the lands presently under appeal, being the lands municipally known as 16 Naughton Drive, and the lands on the east side of Yonge Street, save and except for 70 Bernard Avenue. The revised Appendix C is for consideration by Council to be approved in principal only consistent with recommendation (b)(iii) of the staff report. The final form of the by-law will only be brought forward for enactment when the appeal has been dealt with by LPAT. It should be noted that all of the recommendations contained in SRPI.21.023 remain unchanged.

Attachments:

- Attachment 1 - Revised Appendix B to SRPI.21.023
- Attachment 2 - Revised Appendix C to SRPI.21.023

Submitted by:

Kelvin Kwan
Commissioner of Planning and Infrastructure