



Staff Report for Council Public Meeting

Date of Meeting: February 2, 2022

Report Number: SRPI.22.010

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.22.010 – Request for Comments – Zoning By-law Amendment Application – Tijiang Gao and Bijin Gao – City File D02-21019

Owners:

Tijiang Gao and Bijin Gao
73 Westwood Lane
Richmond Hill, ON L4C 6X7

Agent:

Batory Planning and Management
655 Annland Street
Pickering, ON L1W 1A9

Location:

Legal Description: Part of Lot 7, Plan 3659
Municipal Address: 73 Westwood Lane

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.22.010 with respect to the Zoning By-law Amendment application submitted by Tijiang Gao and Bijin Gao for the lands known as Part of Lot 7, Plan 3659 (Municipal Address: 73 Westwood Lane), City File D02-21019, be received for information purposes only and that all comments be referred back to staff.

Page 2

Contact Person:

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

Report Approval:

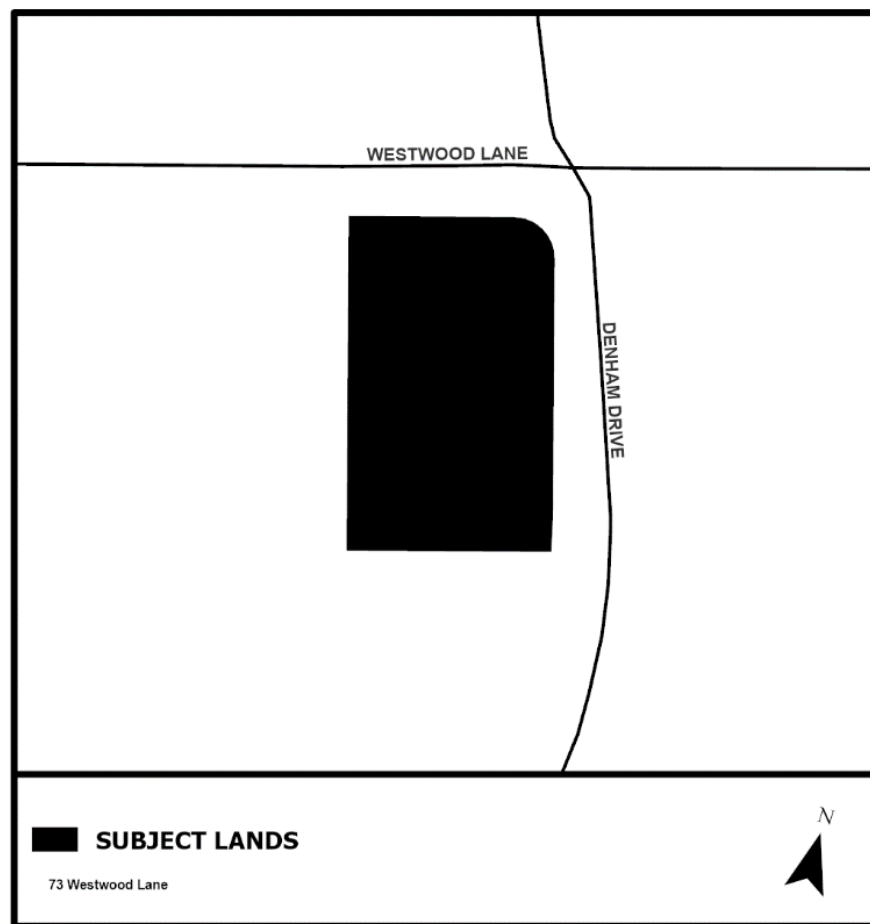
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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.



Page 3

Background Information:

The subject Zoning By-law Amendment application was received by the City and deemed complete on December 1, 2021. 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 applicant's development proposal 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 southwest corner of Westwood Lane and Denham Drive, being west of Yonge Street and north of Highway 7 in the City's South Richvale neighbourhood (refer to Map 1). The lands have an area of approximately 0.23 hectares (0.58 acres) with a lot frontage of approximately 38.10 metres (125.0 feet) along Westwood Lane and 61.94 metres (203.22 feet) along Denham Drive. The lands presently support a single detached dwelling which is proposed to be demolished to facilitate the applicant's development proposal and there is extensive tree and shrub coverage along the perimeter boundaries of the property. The lands abut single detached dwelling lots of varying sizes to the west and south, Westwood Lane to the north and Denham Drive to the east. The lands are surrounded by low density residential uses in an area characterized by large lots and single detached dwellings (refer to Map 2).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to facilitate a future severance of the property and the construction of two new single detached dwellings on the subject lands, with frontages along Denham Drive (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 Area:** 0.23 hectares (0.58 acres)
- **Total Lot Frontage (Westwood Lane):** 38.1 metres (125.0 feet)
- **Total Number of Units:** 2
- **Proposed Lot 1 (Corner):**
 - **Proposed Lot Area:** 1,184.6 sq. metres (12,751.8 sq. feet)
 - **Proposed Lot Frontage:** 31.4 metres (103.1 feet)
- **Proposed Lot 2 (Interior):**
 - **Proposed Lot Area:** 1,159.1 sq. metres (12,476.5 sq. feet)
 - **Proposed Lot Frontage:** 30.5 metres (100.1 feet)
- **Proposed Building Height:** 10.7 metres (35.0 feet)
- **Proposed Number of Storeys:** 2

Page 4

Supporting Documentation/Reports

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

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

Zoning By-law Amendment Application

The subject lands are currently zoned **First Density Residential “S” (R1(S)) Zone** under By-law 2523, as amended (refer to Map 3). Permitted uses include a single detached dwelling, among other uses. The applicant is seeking Council’s approval to establish site specific development standards in order to facilitate the creation of one additional building lot for single detached residential purposes on its land holdings. The following table provides a comparison of the proposed development standards relative to those of the associated parent zone category, with the proposed site specific exceptions highlighted in bold:

Development Standard	R1(S) Zone Standards under By-law 2523, as amended	Proposed Development	
		Corner Lot	Interior Lot
Minimum Lot Frontage	30.48 metres (100.0 feet)	Complies	Complies
Minimum Lot Area	1,393.55 sq. m. (15,000 sq. ft.)	1,184.59 sq. m. (12,751 sq. ft.)	1,159.11 sq. m. (12,476.7 sq. ft.)
Maximum Lot Coverage	20%	28%	28.5%
Minimum Front Yard Setback	9.14 metres (30.0 feet)	6.10 metres (20.0 feet)	6.10 metres (20.0 feet)
Minimum Exterior Side Yard Setback	9.14 metres (30.0 feet)	6.10 metres (20.0 feet)	n/a
Minimum Interior Side Yard Setback	1.52 metres (5.0 feet)	Complies	Complies
Minimum Rear Yard Setback	7.62 metres (25.0 feet)	Complies	Complies
Maximum Building Height	10.67 metres (35.0 feet)	Complies	Complies
Minimum Lot Depth	60.96 metres (200.0 feet)	38.04 metres (124.8 feet)	38.04 metres (124.8 feet)

Page 5

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). Uses permitted within the **Neighbourhood** designation include preliminary 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 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 general pattern of yard setbacks. 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, the public and City departments and external agencies.

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.

Building Services Division – Zoning Section

The City’s Zoning Section has advised that the proposed front yard setback for both dwellings does not comply with the Zoning By-law requirement. In this regard, the applicant shall revise its development proposal or the draft By-law to address this matter. Further, it is advised that the applicant’s front yard landscaping calculation appears to include areas of the front yard which cannot be included by definition and therefore the applicant must revise their calculation and statistics accordingly.

Park and Natural Heritage Planning Section

The City’s Park and Natural staff has advised that the applicant must demonstrate that the proposed development complies with the applicable minimum 45% front yard landscaping requirement. Additionally, staff has requested that the development proposal be revised to retain and protect as many mature trees as possible. In this regard, the current proposal would result in the loss of 14 native and non-native trees. The City will seek to restore the tree canopy within the development by securing tree plantings and/or compensation for the loss of the trees through the development

Page 6

process. Further technical comments with respect to tree protection and plan requirements are to be addressed through the review of a future Consent application.

Development Engineering Division

The City's Development Engineering Division has advised that a detailed Grading and Servicing Plan will be required through the required Consent application, as well as conveyance of a daylighting triangle (including the preparation of legal plans).

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 are permitted residential uses within the **Neighbourhood** designation of the Plan;
- additional analysis is required to determine the appropriateness of the proposed lot sizes and depths in terms of compatibility with the surrounding neighbourhood and conformity with the applicable policies of the Official Plan;
- the applicant shall demonstrate that the proposed development complies with the minimum required 45% front yard landscaping requirement;
- a future Consent application will be required to facilitate the creation of the proposed additional building lot on the lands;
- the applicant shall satisfactorily address comments related to retaining and protecting as many mature trees as possible;
- the applicant must satisfactorily address comments and requirements identified by the City departments and external agencies that have been requested to review the proposed 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 been received from the City's Community Services Department – Waste Section, in addition to the Toronto and Region Conservation Authority and Enbridge Gas. These City departments and external agencies have advised of no objections to the application and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the development process.

Page 7

As of the time of writing this report, the subject application remains under review by the City's Urban Design Section, Financial Services Division and Fire and Emergency Services Division, in addition to the Regional Municipality of York, Alectra Utilities, Bell Canada and Canada Post.

Financial/Staffing/Other Implications:

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

Relationship to Council's Strategic Priorities 2020-2022:

The recommendation of this report does not have any direct implications with respect to Council's Strategic Priorities. 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 facilitate the creation of one additional building lot 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. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Existing Official Plan Designation
- Map 5, Conceptual Site Plan
- Map 6, Conceptual Elevation Plans

Page 8

Report Approval Details

Document Title:	SRPI.22.010 - 73 Westwood Lane - D02-21019.docx
Attachments:	<ul style="list-style-type: none">- SRPI.22.010 - Map 1 - Aerial Photograph.docx- SRPI.22.010 - Map 2 - Neighbourhood Context.docx- SRPI.22.010 - Map 3 - Existing Zoning.docx- SRPI.22.010 - Map 4 - Official Plan Designation.docx- SRPI.22.010 - Map 5 - Conceptual Site Plan.docx- SRPI.22.010 - Map 6 - Conceptual Elevation Plans.docx
Final Approval Date:	Jan 17, 2022

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

Gus Galanis – Jan 12, 2022 – 2:45 PM

Kelvin Kwan – Jan 12, 2022 – 3:17 PM

MaryAnne Dempster – Jan 17, 2022 – 10:51 AM