



## Staff Report for Committee of the Whole Meeting

Date of Meeting: November 1, 2023

Report Number: SRPBS.23.032

Department: Planning and Building Services

Division: Development Planning

**Subject: SRPBS.23.032 – Request for Approval – Zoning  
By-law Amendment Application – 2331258  
Ontario Inc. – City File D02-21009**

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### Owner:

2331258 Ontario Inc.  
930 Progress Avenue  
Scarborough, ON M1G 3T5

### Agent:

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

### Location:

Legal Description: Part of Lot 5, Plan 65M-2075  
Municipal Address: 27 Anglin Drive

### Purpose:

A request to approve a revised Zoning By-law Amendment application to permit the creation of one (1) additional residential lot on the subject lands.

### Recommendations:

- a) That the Zoning By-law Amendment application submitted by 2331258 Ontario Inc. for the lands known as Part of Lot 5, Plan 65M-2075 (Municipal Address: 27 Anglin Drive), City File D02-21009, be approved, subject to the following:
  - (i) that the subject lands be rezoned from “Rural Residential (RR1) Zone” under By-law 2325-68, as amended, to “Single Detached Six (R6) Zone” and “Environmental Protection Area Two (EPA2) Zone” by By-law 117-23, as set out in Appendix “B” to Staff Report SRPBS.23.032; and,

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(ii) that the amending Zoning By-law be brought forward to the November 8, 2023 Council meeting for consideration and enactment.

### Contact Person:

Sarah Mowder, Planner II – Subdivisions, phone number 905-771-5475 and/or  
Deborah Giannetta, Manager of Development – Subdivisions, phone number 905-771-5542

### Report Approval:

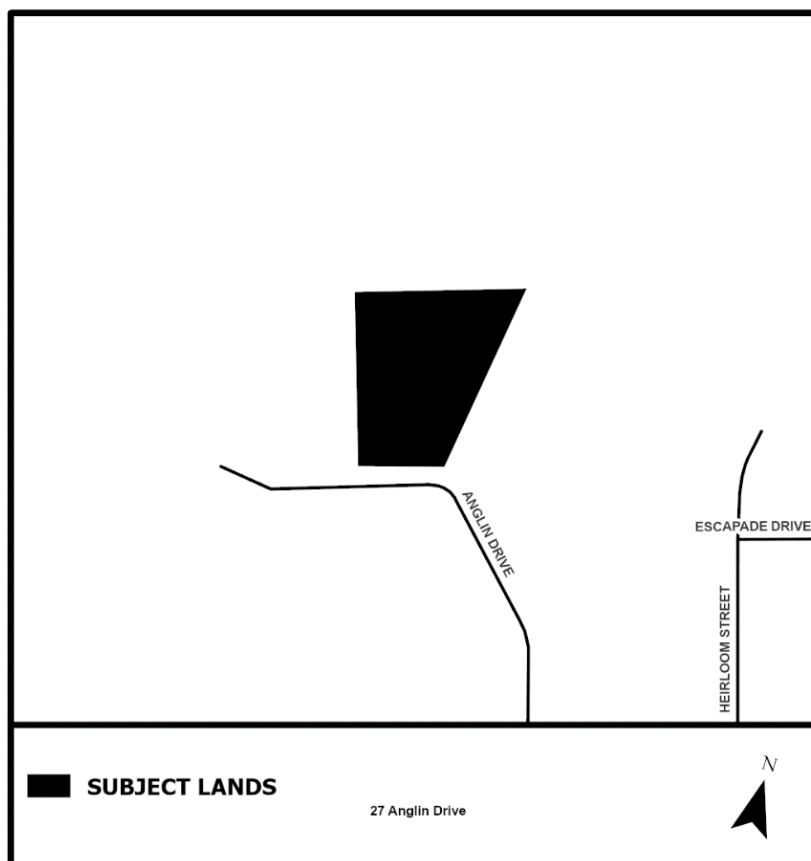
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Business Services

**Approved by:** Darlene Joslin, 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:

On November 3, 2021 a statutory Council Public Meeting was held regarding proposed Zoning By-law Amendment and Draft Plan of Subdivision applications (City Files D02-21009 and SUB-21-0003), wherein Council received Staff Report SRPI.21.101 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). The subject applications applied to three properties (27, 29 and 31 Anglin Drive) and sought approval for a residential development to be comprised of eight (8) single detached residential lots on a proposed public street extending north from Anglin Drive and an open space buffer to be conveyed to the City (refer to Map 6). Comments and concerns with respect to the applicant’s development proposal were raised at the Council Public Meeting with respect to maintaining the character of the neighbourhood, overall density, servicing, traffic, privacy and safety. These comments are addressed in the later sections of this report.

In response to the concerns raised at the Council Public Meeting, the applicant submitted a revised Zoning By-law Amendment application in July 2023 to facilitate the creation of one (1) additional single detached residential lot on only one of the three properties (27 Anglin Drive) and withdrew their Draft Plan of Subdivision application (City File SUB-23-0003) (refer to Maps 7 and 8). The revised proposal was circulated to City Departments and applicable external agencies and all comments received have now been satisfactorily addressed by the applicant. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment application.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the north side of Anglin Drive, northeast of the Yonge Street and 19<sup>th</sup> Avenue intersection (refer to Map 1). The lands have a lot area of approximately 4,080 square metres (43,916.75 square feet) and a lot frontage of approximately 39.35 metres (129.10 feet) along Anglin Drive. The property presently supports a single detached dwelling and accessory structures which are proposed to be demolished in support of the proposed development. Furthermore, there is an existing easement which runs along the eastern property line in favour of the City for stormwater purposes which will remain unaltered.

The subject lands front onto the northern terminus of Anglin Drive, which is a cul-de-sac with single detached residential lots having a variety of lot frontages and lot areas. The lands abut Anglin Drive to the south; a vacant residential property to the west; a single detached dwelling to the east; existing commercial uses to the northwest (a car dealership); and, are adjacent to wooded valley lands to the northeast (refer to Maps 1 and 2).

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### Revised Development Proposal

The applicant is seeking Council’s approval of its revised Zoning By-law Amendment application to permit one (1) additional single detached residential lot and a block for open space buffer purposes (refer to Maps 7 and 8) on its land holdings. As noted previously, the original applications applicable to the applicant’s larger land holdings sought approvals for eight single detached residential lots and the extension of Anglin Drive. The following is a summary table outlining the relevant statistics comparing the applicant’s initial development proposal to the revised development proposal based on the plans and drawings submitted in support of the application:

	Original Development Proposal	Revised Development Proposal
<b>Total Lot Area</b>	<b>0.7 hectares (1.73 acres)</b>	<b>0.408 hectares (1 acre)</b>
<b>Area of Residential Lots</b>	<b>0.404 hectares (1.0 acre)</b>	<b>0.3 hectares (0.74 acres)</b>
<b>Area of Proposed Street</b>	<b>0.176 hectares (0.43 acres)</b>	<b>N/A</b>
<b>Area of Proposed Buffer</b>	<b>0.12 hectares (0.30 acres)</b>	<b>0.11 hectares (0.26 acres)</b>
<b>Number of Dwellings</b>	<b>8</b>	<b>2 (1 additional)</b>
<b>Proposed Lot Frontages</b>	<b>Range between 10.59 metres (34.7 feet) to 25.4 metres (83.33 feet)</b>	<b>19.67 metres (64.53 feet) and 19.68 metres (64.57 feet)</b>
<b>Proposed Lot Areas</b>	<b>Range Between 424.43 square metres (4,568.53 square feet) to 621.29 square metres (6,687.51 square feet)</b>	<b>1,531 square metres (16,479.55 square feet) and 1,464 square metres (15,758.36 square feet)</b>

### 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). The lands are located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”) and within a Priority Infill Study Area for low-density development as identified in **Section 4.9.1.1.1(o)** of the Plan.

The subject Zoning By-law Amendment application proposes to create one additional single detached residential lot on the portion of the lands designated as **Neighbourhood**. The proposed single detached residential lot is permitted within the **Neighbourhood** designation of the Plan and within the **Settlement Area** of the ORMCP. In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, and the general pattern of yard setbacks. Furthermore, development shall be evaluated on the basis of the criteria as set out in the applicable Infill Plan approved by Council for the area.

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The portion of the subject lands designated **Natural Core** are not proposed to be developed and shall be protected through this application by way of dedication to the City in accordance with **Section 3.2.1(8)** of the Plan, which requires the City to seek dedication of environmental lands and their respective buffer be dedicated to a public authority.

### **Anglin Drive/Long Hill Drive/19<sup>th</sup> Avenue Infill Study**

The subject lands are located within the study area boundaries of the *Anglin Drive/Longhill Drive/19th Avenue Residential Infill Study* (“Study”) area approved by Council in 1999 (refer to Map 5). The purpose of the Study is to provide key principles to guide future infill development in the study area. The Study recognizes that building lots in the neighbourhood originally contained larger than typical side yards, thereby providing the potential for the creation of additional lots. The Study recommends new development along Anglin Drive be rezoned to the **R6 Zone** standards which the subject application proposes.

The Study also prescribes specific development standards such as minimum lot frontages of 15 metres (49.21 feet); minimum lot areas of 500 square metres (5,381.96 square feet); and front yard setback of 7.6 metres (24.93 feet). It is noted that Study prescribes a greater front yard setback than the **R6 Zone** category requires (4.5 metres (14.76 feet)). The proposed development maintains the intent of the Infill Study by providing residential lots that exceed and/or meet all of the provisions. On the basis of the preceding, staff is of the opinion that the subject revised Zoning By-law Amendment complies with the applicable policies of the ORMCP, the Study and the City’s Plan.

### **Revised Zoning By-law Amendment Application**

The applicant’s revised proposal is seeking approval to rezone the subject lands from **Rural Residential (RR1) Zone** under By-law 2325-68, as amended, to **Single Detached Six (R6) Zone** and **Environmental Protection Area Two (EPA2) Zone** under Zoning By-law 235-97, as amended, to permit the construction of one (1) additional single detached residential lot and the protection of an open space/environmental buffer.

The following summary table outlines the relevant development standards of the proposed **R6** zone. The draft Zoning By-law Amendment is attached to this report as Appendix “B”. The proposed site specific development standards are outlined in bold in the table and explained further below:

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Development Standards	By-law 235-97, as amended	
	R6 Zone	Proposed Development
<b>Minimum Lot Area (Interior Lot)</b>	500 square metres (5,381.96 square feet)	Complies
<b>Minimum Lot Frontage (Interior Lot)</b>	15 metres (49.21 feet)	Complies
<b>Minimum Side Yard Setback (Interior)</b>	1.5 metres (4.92 feet)	Complies
<b>Minimum Front Yard Setback</b>	4.5 metres (14.76 feet)	Complies
<b>Minimum Rear Yard Setback</b>	7.5 metres (24.61 feet)	Complies
<b>Maximum Height</b>	11 metres (36.08 feet)	Complies
<b>Maximum Lot Coverage</b>	40%	Complies

It should be noted that the **EPA2 Zone** is absent of zone provisions, and therefore the **EPA2 Zone** is not included in the table above. The purpose of the zone category is to protect the environmental lands and permitted uses include Conservation and Public Park uses.

Notwithstanding that the parent by-law permits a front yard setback of 4.5 metres (14.76 feet), the applicable Infill Study directs for a minimum front yard setback of 7.6 metres (24.93 feet) which the applicant's proposed development achieves. In this regard, the proposed by-law includes a site specific provision to increase the front yard setback to 7.6 metres (24.93 feet) in accordance with the Infill Study. Furthermore, an additional site specific provision has been included to increase the driveway width from the permitted 9.0 metres (29.53 feet) to 9.7 metres (31.82 feet). It is noted that the driveway width within the municipal boulevard complies with all applicable municipal standards. On the basis of the preceding, staff are of the opinion that the proposed revised Zoning By-law Amendment is appropriate for the subject lands.

### **Council and Public Comments:**

As noted previously, concerns with the applicant's original development proposal to permit eight single detached lots were raised by the public and members of Council at the Council Public Meeting held on November 3, 2021. The identified concerns were primarily focused on compatibility with the character of the north Anglin subdivision; the significant departure from the applicable Infill Study (although the Infill Study contemplated a northern extension from Anglin Drive); the increased density and the associated adverse impacts on traffic and delivery of public services on the existing cul-de-sac (i.e. servicing capacity, snow and garbage removal); and, intensification of the lands and associated adverse environmental impact to the abutting environmental features to the northeast.

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The applicant's revised development proposal to only permit one (1) additional single detached residential lot complies with the provisions of the prescribed **R6 Zone** category, save and except the provision for a widened driveway, and addresses all of the previously identified concerns. It is noted that with respect to the environmental impact, the applicant has submitted a Natural Heritage Evaluation in support of its development proposal which has been reviewed and supported and the conveyance of the environmental feature and associated buffer complies with City policy. Therefore on the basis of the preceding, staff are of the opinion that the applicant's revised proposal adequately addresses the comments and concerns raised by residents and Council at the Council Public Meeting.

### Development Planning Division

Planning staff has undertaken a comprehensive review and evaluation of the applicant's Zoning By-law Amendment application and are in support of same for the following principle reasons:

- the revised proposal to create one (1) additional single detached residential lot is consistent with the lot fabric along this portion of Anglin Drive and therefore compatible with the existing residential character of the neighbourhood. Accordingly, the proposal represents intensification within the **Neighbourhood** designation in accordance with the policies of the Plan and more specifically, with the provisions of the Infill Study;
- the proposed open space buffer, its conveyance to the City and the proposed **Environmental Protection Area Two (EPA2) Zone** category shall serve to protect the woodland feature on the subject lands pursuant to Section **3.2.1(8)** of the Plan and therefore complies with the **Natural Core** designation on the property;
- the proposed **R6 Zone** category, including the proposed site specific provision for a larger driveway width, is appropriate in consideration of the surrounding context; and,
- the revised development proposal satisfactorily addresses the comments from City Departments and external agencies as well as the concerns previously raised by Council and the Public in response to the initial development proposal.

On the basis of the preceding, it is recommended that the proposed Zoning By-law Amendment application be approved. It is noted that a future Consent application will be required to facilitate the creation of the additional lot proposed.

### 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 recommendations of this report are aligned with **Balancing Grown and Green** by recognizing the balance between economic development and environmental protection

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by supporting residential infill development within an existing neighbourhood and conveying a portion of land into public ownership for continued environmental protection. Further, the recommendations of this report are aligned with **Strong Sense of Belonging** by adding additional housing stock in existing communities.

### **Climate Change Considerations:**

The recommendations of this report are aligned with Council's climate change considerations as the development proposal contemplates infill development within an existing urban area which represents an efficient use of land within this area of the City. Furthermore, the proposal supports the protection of environmentally sensitive lands though the conveyance of a portion of the subject lands into public ownership.

### **Conclusion:**

The applicant is seeking Council's approval of its revised Zoning By-law Amendment application to permit one (1) additional single detached residential lot on its land holdings. The applicant's development proposal conforms with the applicable policies of the City's Official Plan and is considered to represent good planning. On the basis of the preceding, it is recommended that Council approve the subject revised Zoning By-law Amendment application as outlined and described in this report.

### **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.

- Appendix "A" – Extract of Council Public Meeting, C#45-21
- Appendix "B" – Draft Zoning By-law
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Existing Zoning
- Map 4 – Official Plan Designation
- Map 5 – Anglin Drive Infill Study
- Map 6 – Initial Proposed Development
- Map 7 – Proposed Conceptual Site Plan
- Map 8 – Proposed Conceptual Elevation Plans



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### Report Approval Details

Document Title:	SRPBS.23.032 - Request for Approval - D02-21009.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPBS.23.032 - Map 1 - Aerial Photograph.docx</li><li>- SRPBS.23.032 - Map 2 - Neighbourhood Context.docx</li><li>- SRPBS.23.032 - Map 3 - Existing Zoning.docx</li><li>- SRPBS.23.032 - Map 4 - Official Plan Designation.docx</li><li>- SRPBS.23.032 - Map 5 - Anglin Drive Infill Study.docx</li><li>- SRPBS.23.032 - Map 6 - Initial Development Proposal.docx</li><li>- SRPBS.23.032 - Map 7 - Proposed Conceptual Site Plan.docx</li><li>- SRPBS.23.032 - Map 8 - Proposed Conceptual Elevation Plans.docx</li><li>- SRPBS.23.032 - Appendix A - Council Public Meeting Extract.pdf</li><li>- SRPBS.23.032 - Appendix B - Draft By-law.docx</li></ul>
Final Approval Date:	Oct 15, 2023

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

**Gus Galanis - Oct 13, 2023 - 12:15 PM**

**Kelvin Kwan - Oct 13, 2023 - 12:20 PM**

**Darlene Joslin - Oct 15, 2023 - 8:02 PM**