

To : City of Richmond Hill
From: Pat & Miranda Di Stefano
35 Anglin Drive, Richmond Hill, Ontario

September 27, 2021

Re: Refusal of the proposed Zoning By-law Amendment
City File :D02-21009 and SUB-21-0003(D03-21003)

Dear Sir or Madam,

We would like to offer the following comments and concerns regarding the proposed Zoning By-law Amendment/Draft Plan of Subdivision for the lands known as Lots 5 and 6, Plan 65M-2075 (27,29 and 31 Anglin Drive).

Upon review of the proposed Zoning by-law Amendment and associated Draft Plan of Subdivision applications for the property, it is our position that the proposal is inappropriate for the area as it will compromise and undermine the neighbourhood stability within the "north Anglin" component of the larger Anglin/Long Hill neighbourhood.

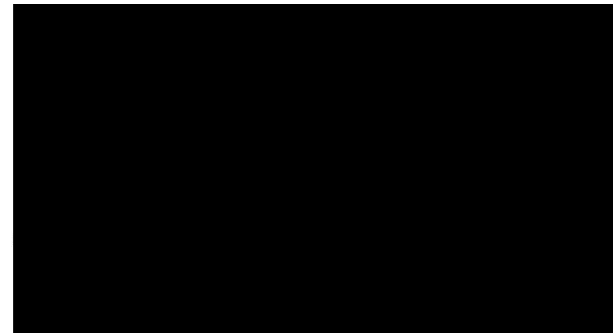
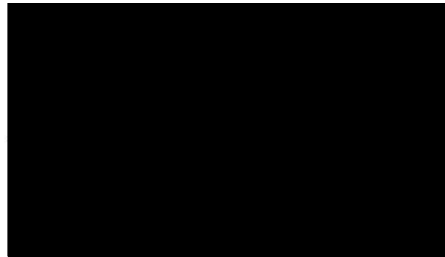
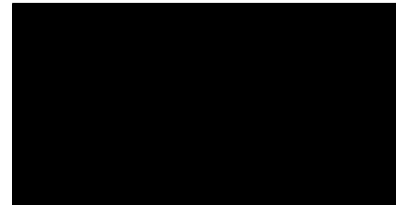
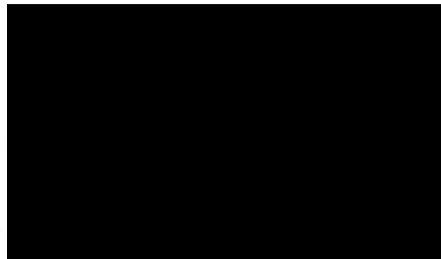
It is our opinion that the proposal for the subject lands introduces the same compatibility issues/concerns that arose and were clearly expressed by the surrounding owners in conjunction with the recent efforts to redevelop the lands into four (4) 50 ft. lots for the property known as 31 Anglin Drive. As you may recall, the 31 Anglin Drive proposal eventually resulted in the creation of 60 ft. lots (rather than the originally proposed four (4) 50 ft. lots). The eventual decision for 31 Anglin Drive was arrived at primarily on the basis that the "north Anglin" component of the larger Anglin/Long Hill neighbourhood is comprised of distinct large lots and homes. The originally proposed 50ft.lot frontages for the 31 Anglin Drive property would have created an incompatible lot size by permanently inhibiting the ability to appropriately transition from the existing larger lots at the westerly portion("north Anglin") to the smaller lots along the south/east area of the Anglin/Long Hill neighbourhood.

Although we recognize that the Long Hill/Anglin Infill study recommends minimum lot frontages of 15 metres along Anglin Drive, we do not feel that the proposal for 27,29 and 31 Anglin Drive appropriately respects and is compatible with the existing large lot and housing stock character of the "north Anglin" component of the Anglin/Long Hill neighbourhood.

Refusal of the proposed Zoning By-law Amendment

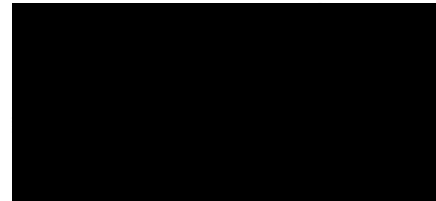
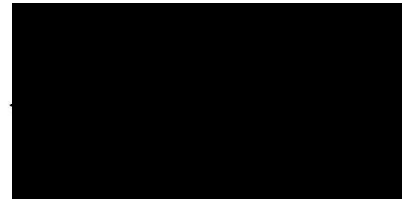
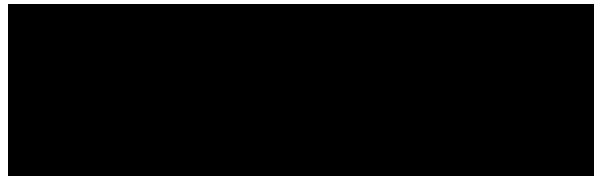
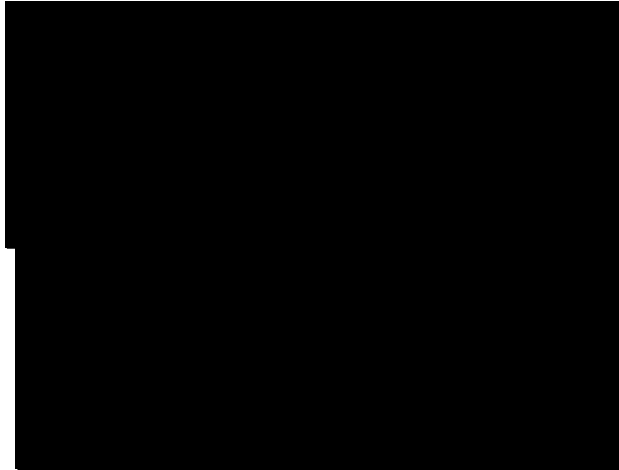
It is our opinion that when evaluating development in a neighbourhood, one must carefully consider the proposal with the context of the existing neighbourhood in terms of size, scale, fit and character. The proposed subdivision of 27,29 and 31 Anglin Drive will result in as a series of smaller lots that will be starkly out of character and thus not compatible nor in keeping with the existing development pattern within the vicinity ("north Anglin") of the site. The proposed subdivision of 27,29 and 31 Anglin Drive will set a negative precedent in the neighbourhood and upset the balance of the existing larger lot and housing stock availability within this segment of the overall Anglin/Long Hill neighbourhood.

Therefore, it is our position that the proposal for 27, 29 and 31 Anglin Drive does not represent an appropriate form of intensification (as is required within the provisions of the Provincial Policy Statement, the Growth Plan, the Region of York Official Plan and the local Official Plan), is not consistent with the Long Hill/Anglin Infill Study and it will create a lotting fabric that is not consistent/ in keeping with the existing lots adjacent to the subject lands. This will give rise to a negative change that will be perceivable from a streetscape perspective.



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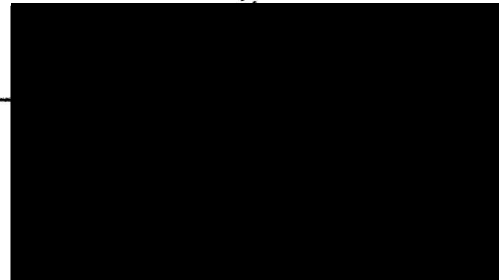
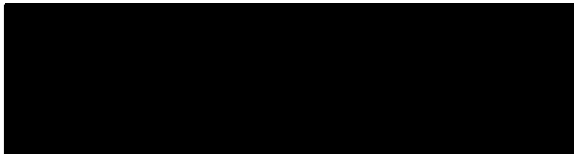
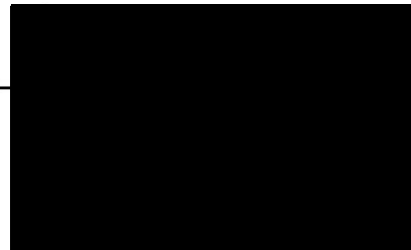
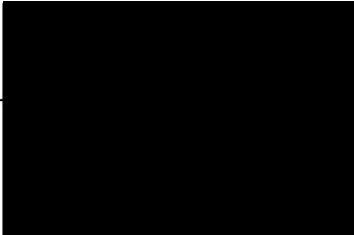
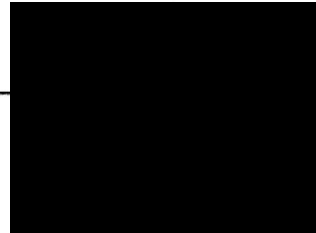
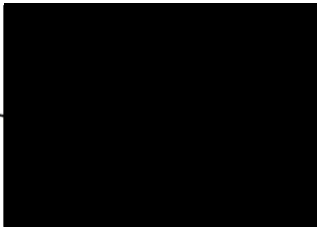
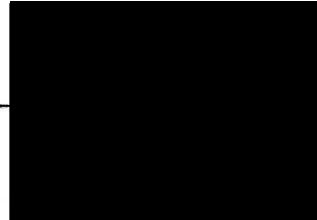
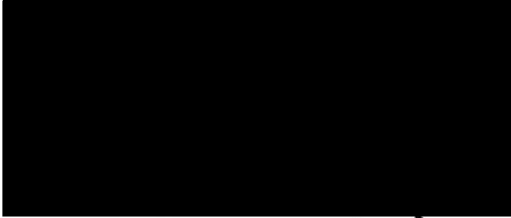
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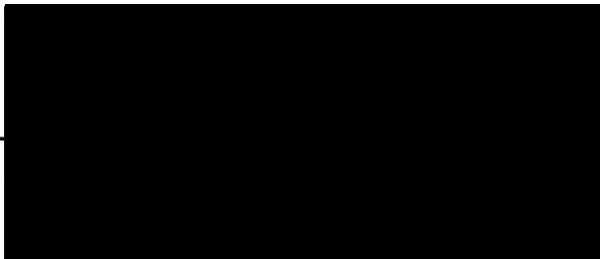


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10/5/21, 11:51 AM

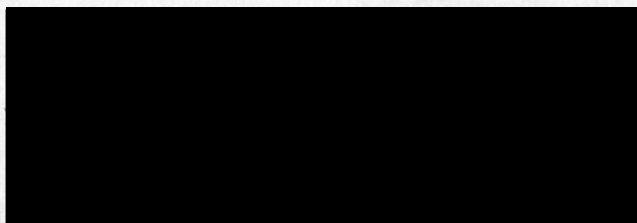
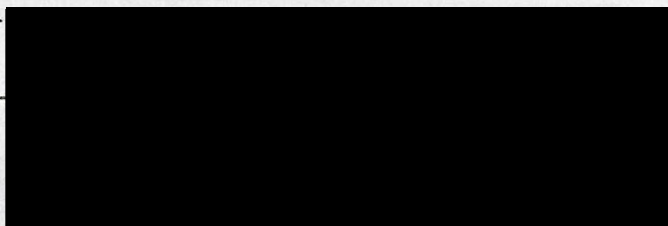
Mail - Miranda Di Stefano - Outlook

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All of the lots on this section of Anglin are irregular, most being pie-shaped. The Town submits that no particular frontage requirements are needed where the original lots have relatively little in the way of frontage but have a large flare at the rear. For those lots whose pie shape is more modified and who have larger frontage on Anglin, the Town submits that frontage requirements are needed to maintain this small cluster of large lots while still permitting some infill and intensification.

Section 2.1 of the *Planning Act*, directs the Board to:

"...have regard to,

- (a) any decision that is made under this Act by a municipal council ... and relates to the same planning matter; and
- (b) any supporting information and material that the municipal council ... considered in making the decision described in clause (a)..."

The staff report before Council referenced the earlier decision of Council to adopt a zoning by-law amendment that set frontage requirements in excess of the normal R6 frontage. As noted above, that decision did not set additional performance standards beyond the normal requirements of R6. In this case, the Town directed staff to bring forward a by-law amendment that attached additional performance standards. The Town's proposed by-law was filed as Exhibit 16 in these proceedings.

In considering the character of the area, Sipsis asks the Board to consider the entire Anglin/Long Hill neighbourhood and not just that small section of Anglin Drive that curves west and ends in the cul de sac. DiStefano and the Town ask the Board to consider this small section of Anglin as distinct. In looking at the differences in lot sizes, and consequent difference in character, the Board is persuaded that the extensive changes to this area over the years have resulted in several distinct sub area neighbourhoods. One of these is the small section of Anglin, now occasionally referred to as "north Anglin", that bends fully west after going north from 19th and crossing Long Hill.

Sipsis and the Town agree that the large existing lot can be reasonably divided into three distinct areas. Area 1 is large, irregular, and sited at the corner where Anglin turns west. Area 2 is much smaller, slightly irregular, and is sited both farthest from the

curve and nearly opposite a smaller lot created a few years ago by division of another of these large lots. Area 3 is the largest, fronts entirely on that part of Anglin that has already curved to the west, and houses the existing residence. Sipsis wishes the by-law to have standards that would enable Area 3 to be divided into two lots; the Town wishes the by-law to have standards that would restrict Area 3 to a single lot.

Having regard to the decision of Council, and having regard to the character of that section of Anglin, the Board finds that a total of three future lots, rather than four, is reasonable and appropriate. The Board further finds that the frontages for Areas 1, 2 and 3, and associated minimum lot areas, are reasonable and reflect an appropriate transition in lot size.

Houses in this stretch of Anglin differ considerably in their size, style and siting on their lots, including the newer ones built under the R6 standards. These differences are made possible in part through the flexibility that is afforded the property owner when left to design a custom home within the envelope established by the standard R6 setback requirements. The Board is not persuaded that there has been any demonstrated difficulty with this approach. Nor was the Board given evidence in support of a much more restrictive approach in this case, except to reference a proposed lotting plan that Sipsis brought forward for four lots and four possible houses to be built thereon.

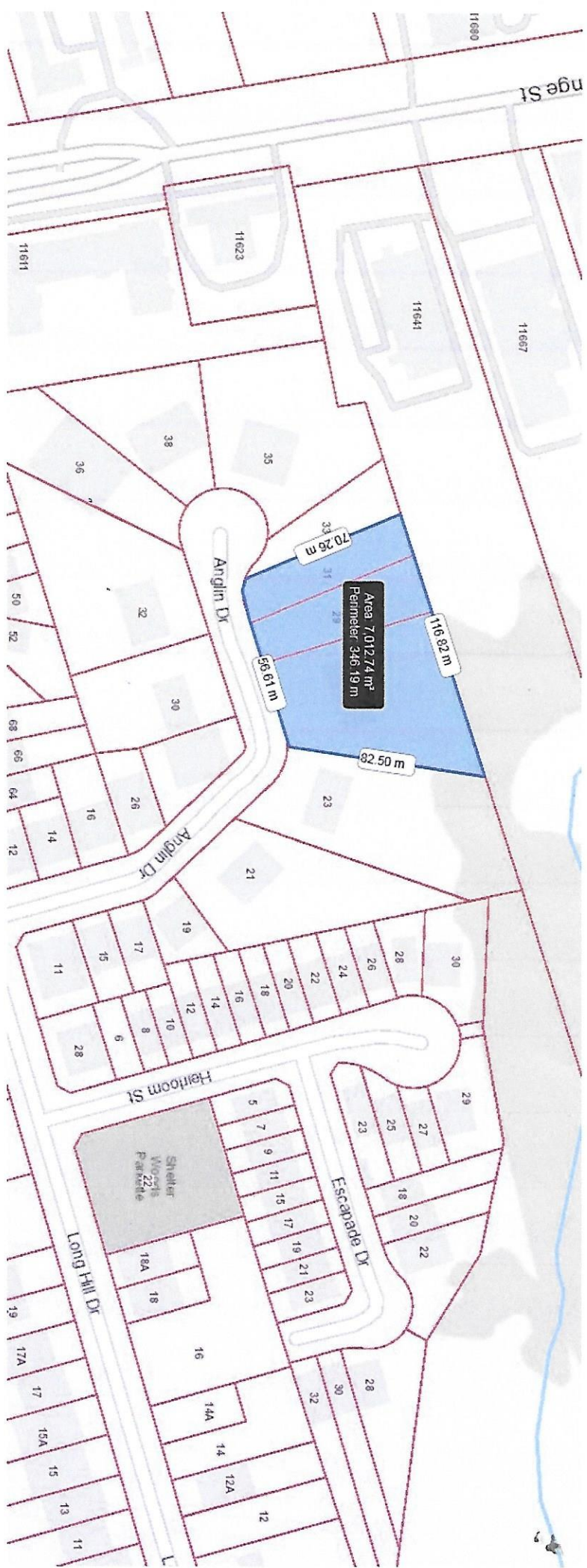
The appeal is allowed in part. The Town's proposed by-law amendment, filed as Exhibit 16 in these proceedings, is approved except for the additional performance standards set out for front, flankage, interior side, and rear yard setbacks.

The Board's Order is withheld until an amended form of the by-law is filed with the Board.

If difficulties arise, the Board may be spoken to.

"Susan de Avellar Schiller"

SUSAN de AVELLAR SCHILLER
MEMBER





Council Public Meeting

Wednesday, November 3, 2021

Concerning a Proposed Zoning By-law Amendment and Draft Plan of Subdivision

A Public Meeting is scheduled for Wednesday, November 3, 2021 at 7:30 PM to notify the public and receive comments on the following applications that have been received by the City. In support of the efforts of our public health partners and the Province of Ontario to stop the spread of COVID-19, the meeting will be held using electronic video conference technology. Details on how you can participate in the meeting are included in this notice. You can also view the livestream of the meeting at [RichmondHill.ca/CouncilMeetings](https://richmondhill.ca/CouncilMeetings).

Inquiries Refer To:

City Files: D02-21009 and SUB-21-0003 (D03-21003)
City Planner: Sarah Mowder, Acting Planner II – Site Plans
Telephone: 905-771-5475
Email: sarah.mowder@richmondhill.ca

A request has been received from **2331258 Ontario Inc.** to amend the Zoning By-law and for approval of a draft Plan of Subdivision for lands described as Part of Lot 5 and All of Lot 6, Plan 65M-2075 and municipally known as 27, 29 and 31 Anglin Drive. The subject lands have a total area of approximately 0.7 hectares (1.73 acres).

The Zoning By-law Amendment application proposes to rezone the subject lands from "Single Detached Six (R6) Zone" under By-law 235-97, as amended, and "Residential Rural (RR1) Zone" under By-law 2325-68, as amended, to "Single Detached Three (R3) Zone", "Single Detached Six (R6) Zone" and Environmental Protection Area Two (EPA2) Zone" under Zoning By-law 235-97, as amended, with site specific provisions.

The draft Plan of Subdivision application proposes to permit a residential development comprised of eight (8) single detached dwelling lots, in addition to a new municipal road and a block for open space buffer purposes.

