



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** January 22, 2018

**Report Number:** SRPRS.18.024

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.18.024- Request for Approval – Zoning By-law Amendment Application – Carol Wilkinson – Town File D02-17023**

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### **Owner:**

Carol Wilkinson  
23 Long Hill Drive  
Richmond Hill, ON  
L4E 3M5

### **Agent:**

Alexander Planning Inc.  
72 Herefordshire Crescent  
East Gwillimbury, ON  
L9N 0B6

### **Location:**

Legal Description: Lot 17, Plan 5509  
Municipal Address: 23 Long Hill Drive

### **Purpose:**

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate the creation of two (2) additional building lots on the subject lands.

### **Recommendations:**

1. **That the Zoning By-law Amendment application submitted by Carol Wilkinson for lands known as Lot 17, Plan 5509, municipally known as 23 Long Hill Drive, Town File D02-17023, be approved, subject to the following;**
  - a) **That the subject lands be rezoned from Rural Residential (RR1) Zone under By-law 2325-68, as amended, to Single Detached Six (R6) Zone, under By-law 235-97, as amended, and that the amending Zoning By-law**

**establish site specific development standards as outlined in Staff Report SRPRS.18.024; and,**

- b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.**

### **Contact Person:**

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or  
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

### **Report Approval:**

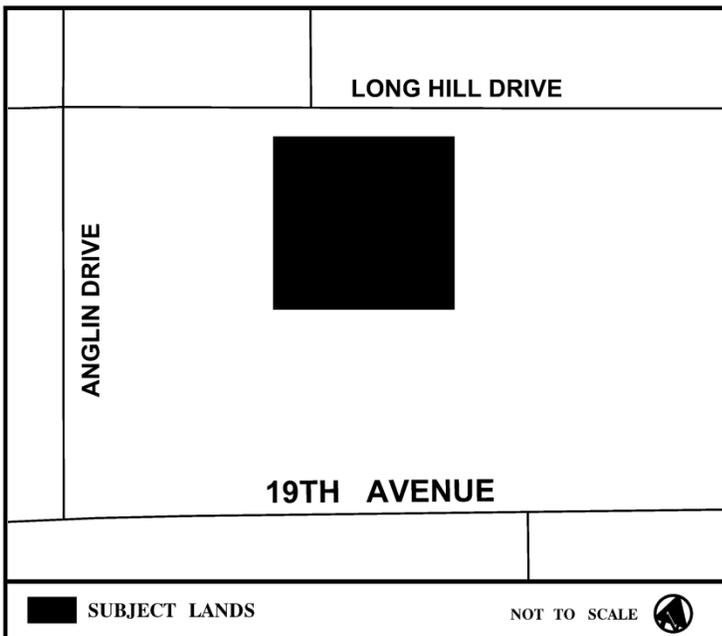
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. 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 “Contact Person” above.



## Background:

The subject Zoning By-law Amendment application was received and deemed complete by the Town on August 4, 2017. A statutory Council Public Meeting was held on November 15, 2017 wherein Council received Staff Report SRPRS.17.182 for information purposes and referred all comments back to staff. The extract from the meeting is attached hereto as Appendix “A”. No issues were raised by the public or Council at the meeting.

The purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment application.

## Summary Analysis

### Site Location and Adjacent Uses

The subject lands are located on the south side of Long Hill Drive, west of Anglin Drive and have a total lot area of 0.41 hectares (1.01 acres). The lands presently support a single detached dwelling that is to be retained. Surrounding land uses include residential uses to the east, south, and west, and Long Hill Drive to the north.

### Development Proposal

The applicant is seeking Council’s approval of its Zoning By-law Amendment application to permit two (2) additional building lots on its land holdings. Two (2) new single detached dwellings are proposed to be constructed on each lot. The following is a summary table outlining the pertinent statistics of the applicant’s development proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area: 4,094.70 square metres (44,074.98 square feet)**
- **Total Number of Units: 3**
- **Proposed East Lot**
  - Proposed Lot Area: 1,009.39 square metres (10,864.98 square feet)
  - Proposed Lot Frontage: 16.15 metres (52.99 feet)
- **Proposed West Lot**
  - Proposed Lot Area: 1,009.39 square metres (10,864.98 square feet)
  - Proposed Lot Frontage: 16.15 metres (52.99 feet)
- **Retained Lot**
  - Proposed Lot Area: 2,086.22 square metres (22,455.89 square feet)
  - Proposed Lot Frontage: 32.22 metres (105.71 feet)

## Planning Analysis

### Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town’s Official Plan (the “Plan”) (refer to Map 4 ). The lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan*

(“ORMCP”) and within the Anglin Drive / Longhill Drive / 19<sup>th</sup> Avenue Residential Infill Study (the “Study”) area.

The **Neighbourhood** designation generally permits low 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. The proposed additional single detached building lots are considered to conform with the **Neighbourhood** designation as follows:

- the proposed lots will accommodate single detached dwellings which are a permitted form of low density residential under the **Neighbourhood** designation; and,
- the proposed development would result in a built form that is generally compatible with the existing character of the adjacent and surrounding area with respect to predominant building forms and types, massing, landscaped areas and treatments, and general patterns of yard setbacks.

The subject lands are also located within the **Settlement Area** of the Oak Ridges Moraine as defined in accordance with the ORMCP. In accordance with Section 3.2.1.1 (18) of the Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**. In this regard, the proposed development would conform to the **Settlement Area** policies as the proposed single detached dwellings are a permitted use.

### **Anglin Drive / Longhill Drive / 19<sup>th</sup> Avenue Residential Infill Study**

As noted previously, the subject lands are located within the boundaries of the Anglin Drive / Longhill Drive / 19<sup>th</sup> Avenue Residential Infill Study (the “Study”) area approved by Council in 1999 (see Map 5). The purpose of the Study was to provide key principles to guide future infill development in the study area. The Study recognized that building lots in the neighbourhood originally contained larger than typical side yards, thereby providing the potential for the creation of additional lots. Therefore the Study recommended new zoning provisions for the properties on Long Hill Drive that includes minimum lot sizes of 500 square metres (5,381.96 square feet), minimum frontages of 15 metres (49.21 feet), and minimum front yard setbacks of 7.60 metres (24.94 feet), among other provisions. The proposed development is consistent with the aforementioned zoning provisions.

Given all of the above, staff is of the opinion that the submitted Zoning By-law Amendment application has appropriate regard for, and is generally consistent with the policy direction for this part of the Town as outlined in the Plan and the recommendations of the Study.

### **Zoning By-Law Amendment Application**

The subject lands are zoned **Rural Residential (RR1) Zone** under Zoning By-law 2325-68, as amended (refer to Map 3). This zone category allows for one single detached

dwelling, as well as various other uses including home occupations, places of worship, elementary schools, etc. The proposed building lots do not meet the minimum lot area and frontage requirements of the current zone category. Accordingly, in order to facilitate the proposed development, the applicant is seeking Council’s approval to rezone the subject lands to **Single Detached Six (R6) Zone** under Zoning By-law 235-97, as amended. The following table outlines the existing zoning standards of the **RR1 Zone** in By-law 2325-68, as amended, relative to the development standards of the **R6 Zone**, proposed for the subject lands:

<b>Development Standards</b>	<b>RR1 Standards, By-law 2325-68, as amended</b>	<b>R6 Standards, By-law 235-97, as amended</b>
<b>Minimum Lot Area</b>	4,046.68 square metres (43,558 square feet)	500 square metres (5,382 square feet)
<b>Minimum Frontage</b>	45 metres (150 feet)	15 metres (49 feet)
<b>Minimum Lot Coverage</b>	N/A	40%
<b>Minimum Front Yard Setback</b>	7.62 metres (25 feet)	4.5 metres (15 feet)
<b>Minimum Side Yard Setback</b>	3.05 metres (10 feet)	1.5 metres (5 feet)
<b>Minimum Rear Yard Setback</b>	7.62 metres (25 feet)	7.5 metres (24 feet)
<b>Minimum Height</b>	N/A	11 metres (36 feet)

Planning staff has undertaken a comprehensive review of the applicant’s development proposal and is of the opinion that it is appropriate for the following reasons:

- the zoning standards of By-law 2325-68, as amended, date back to 1968 and reflect a different neighbourhood context and setting. Since then, Long Hill Drive and the surrounding neighbourhood have been identified as a priority infill area which has experienced considerable redevelopment;
- the proposed **R6 Zone** category is consistent with much of the redevelopment in the area. Most of the surrounding properties that have been redeveloped have been rezoned to the **R6 Zone** category. Accordingly, the proposed building lots are consistent with the emerging lot fabric in the neighbourhood; and,
- the proposed additional single detached lots and the new dwellings meet all of the development standards of the **R6 Zone** and will not require any site specific provisions.

Based on the foregoing, staff is of the opinion that the development as proposed constitutes good and orderly planning. Accordingly, it is recommended that the applicant’s Zoning By-law Amendment application be approved.

## **Town Department and External Agency Comments**

### **Development Planning Division**

Planning staff has reviewed the applicant's development proposal and is of the opinion that it is appropriate. Accordingly, staff recommends that the subject Zoning By-law Amendment application be approved on the following basis:

- the proposed future single detached lots and dwellings are consistent with the **Neighbourhood** designation policies of the Plan;
- the proposed development is consistent with the intent of the Study;
- the proposed **Single Detached Six (R6) Zone** category under Zoning By-law 235-97, as amended, is in keeping with redevelopment in the surrounding neighbourhood; and,
- the proposed lots will meet all of the development standards of the **R6 zone** under Zoning By-law 235-97, as amended.

It is noted that a future Consent application will be required to create the additional lots. In addition, Site Plan approval will also be required.

### **Heritage and Urban Design Section**

Urban Design staff has reviewed the subject application in accordance with the Council approved Anglin Drive / Longhill Drive / 19<sup>th</sup> Avenue Residential Infill Study and the Town-wide Urban Design Guidelines and has provided design recommendations as outlined in Appendix C attached hereto. These comments will be addressed through the Site Plan approval process.

### **Other Departments/External Agencies**

Comments received through the circulation of the applicant's development proposal from Town departments and external agencies have been satisfactorily addressed. Town departments and external agencies have no further comments or objections to the application.

### **Financial/Staffing/Other Implications:**

This recommendation does not have any financial, staffing or other implications.

### **Relationship to the Strategic Plan:**

The applicant's development proposal would align with **Goal Two - Better Choice in Richmond Hill** by providing housing that offers options for people at all stages of life. The proposal would also align with **Goal Four - Wise Management of Resources in Richmond Hill** by designing energy efficient dwellings and using land responsibly.

### **Conclusion:**

The applicant is seeking Council's approval to rezone the subject lands to facilitate the creation of two (2) additional single detached lots on its land holdings. Staff is of the opinion that the submitted Zoning By-law Amendment application maintains the general

intent of the goals, objectives and policies of the Plan. The proposed development is considered appropriate and in keeping with the character of the surrounding area. The applicant has satisfactorily addressed the issues and concerns raised during the initial circulation of the proposal. Accordingly, staff recommends approval of the submitted Zoning By-law Amendment application as outlined and described within this report.

## **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A Council Public Meeting Extract C#40-17 Held November 15, 2017
- Appendix B Draft Zoning By-law 5-18
- Appendix C Memo from Eno Udoh-Orok dated September 6, 2017
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Anglin Drive / Longhill Drive / 19<sup>th</sup> Avenue Residential Infill Study
- Map 6 Proposed Site Plan

### Report Approval Details

Document Title:	SRPRS.18.024 - 23 Long Hill Drive - D02-17023 (CAROL WILKINSON).docx .docx
Attachments:	<ul style="list-style-type: none"> <li>- By-law 5-18 - Schedule A.pdf</li> <li>- MAP_1_AERIAL PHOTOGRAPH.pdf</li> <li>- MAP_2_NEIGHBOURHOOD_CONTEXT_S217023A.pdf</li> <li>- MAP_3_EXISTING_ZONING_S217023A.pdf</li> <li>- MAP_4_OFFICIAL_PLAN_DESIGNATION_LAND_USE.pdf</li> <li>-</li> <li>MAP_5_ANGLIN_DRIVE_LONG_HILL_DRIVE_19TH_AVENUE_INFILL_STUDY.pdf</li> <li>- MAP_6_PROPOSED_SITE_PLAN.pdf</li> <li>- SRPRS.18.024 - Appendix A (CPM Extract).docx</li> <li>- SRPRS.18.024 - Appendix B (Draft By-law).docx</li> </ul>
Final Approval Date:	Jan 9, 2018

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

**Gus Galanis - Jan 9, 2018 - 1:26 PM**

**Kelvin Kwan - Jan 9, 2018 - 3:29 PM**

**Neil Garbe - Jan 9, 2018 - 4:18 PM**