



Staff Report for Council Public Meeting

Date of Meeting: November 26, 2024

Report Number: SRPBS.24.120

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.24.120 – Request for Comments –
Zoning By-law Amendment Application – Shuxin
Liu – City File ZBLA-24-0010**

Owner:

Shuxin Liu
11 Cynthia Crescent
Richmond Hill, Ontario
L4E 2P8

Agent:

Groundswell Urban Planners Inc.
95 Mural Street, Suite 402
Richmond Hill, Ontario
L4B 3G2

Location:

Legal Description: Lot 10, Registered Plan M36
Municipal Address: 11 Cynthia Crescent

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit the creation of one (1) additional residential building lot on the subject lands.

Recommendation:

- a) **That Staff Report SRPBS.24.120 with respect to the Zoning By-law Amendment application submitted by Shuxin Liu for the lands known as Lot 10, Registered Plan M36 (Municipal Address: 11 Cynthia Crescent), City File ZBLA-24-0010, be received for information purposes and that all comments be referred back to staff.**

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Contact Persons:

- Francesco Caparelli, Planner I, 905-747-6531
- Kaitlyn Graham, Acting Manager of Development Planning, 905-771-5563
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-9966

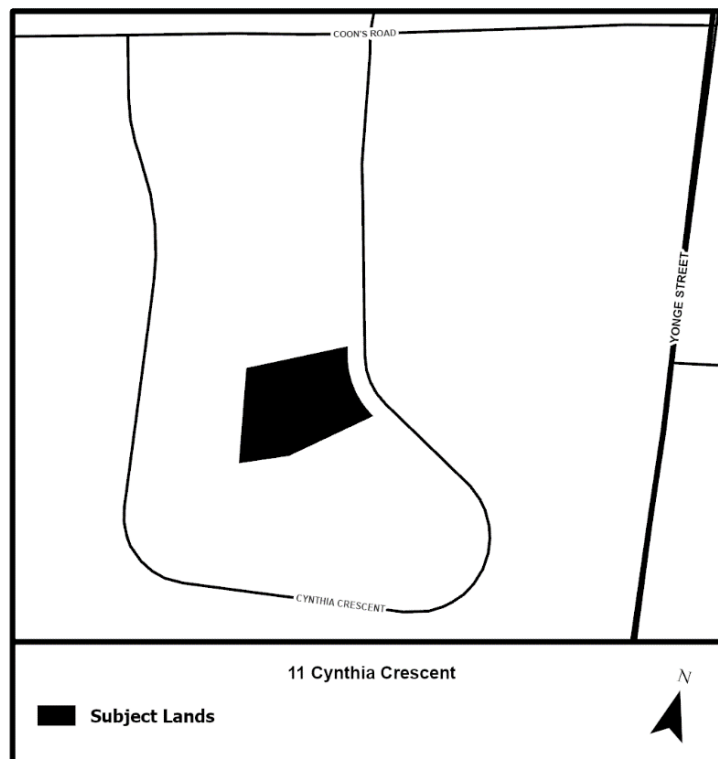
Report Approval:

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.

Key Messages:

- The applicant is seeking approval of a Zoning By-law Amendment application to permit the creation of one (1) additional building lot for single detached residential purposes on the subject lands; and,
- the purpose of this report is to seek comments from Council and the public with respect to the subject application, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Location Map:



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Background:

The subject Zoning By-law Amendment application was received by the City on September 11, 2024, and subsequently deemed complete on September 25, 2024. 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*.

Discussion:

Site Location and Adjacent Uses

The subject lands are located in the City's Beaufort Hills neighbourhood on the west side of Cynthia Crescent, south of Coons Road (refer to Map 1). The lands have a frontage of 46.31 metres (151.93 feet) along Cynthia Crescent, a lot area of 0.37 hectares (0.91 acres) and currently supports an existing single detached dwelling which is proposed to be retained and altered in order to facilitate the proposed development. The property is moderately treed and surrounded by established low density residential uses, consisting of single detached dwellings (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit the creation of one (1) additional building lot with frontage on Cynthia Crescent for single detached residential purposes on its landholdings. The existing and new lot shall accommodate a total of two (2) single detached dwellings (refer to Maps 5 and 6). The following is a summary outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Lot Frontage:** **46.31 metres (151.11 feet)**
- **Lot Area:** **3,719.95 square metres (40,041.20 square feet)**
- **Number of Dwellings:** **2 (one existing and one new)**
- **Building Height:** **2 storeys**
- **Proposed Lot 1 (South Lot)**
 - **Proposed Lot Frontage:** **23.02 metres (75.65 feet)**
 - **Proposed Lot Area:** **2,107.52 square metres (22,685.15 square feet)**
- **Proposed Lot 2 (North Lot)**
 - **Proposed Lot Frontage:** **23.10 metres (75.95 feet)**
 - **Proposed Lot Area:** **1,612.43 square metres (17,356.15 square feet)**

Zoning By-law Amendment Application

The applicant is seeking Council's approval for relief from the provisions of Section 1(c) of By-law 146-76, as amended, which stipulates that the minimum lot frontage and minimum lot area requirements as established through the original registered Plan of

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Subdivision (Registered Plan M-36) in order to facilitate the proposed development (refer to Appendix A). Additionally, the applicant is also seeking to rezone a portion of the subject lands to **Open Space (O) Zone** under By-law 1275, as amended, in order to protect a mature treed area to the rear of the subject lands.

Supporting Documentation

- Planning Justification Report;
- Topographic Survey;
- Architectural Drawing Package;
- Arborist Report;
- Natural Heritage Evaluation;
- Tree Inventory and Preservation Plan;
- Draft Zoning By-law;
- Development Charges Certificate;
- Grading Plan;
- Floor Plans;and,
- Contaminant Management Letter.

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 also located within the **Settlement Area** of the Oak Ridges Moraine, in accordance with the *Oak Ridges Moraine Conservation Plan* ("ORMCP"). Within the **Neighbourhood** designation, permitted uses include both low density and medium density residential uses among other uses subject to specific policy criteria outlined in the Plan. In accordance with **Section 4.9.2** of the Plan, development within the **Neighbourhood** designation 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 the general pattern of yard setbacks.

Permitted uses within the **Natural Core** designation include fish, wildlife and forest management; conservation projects and flood and erosion control projects other than stormwater management works; essential transportation, infrastructure, and utilities subject to specific policy criteria as outlined in Chapter 4 of the Plan; low-intensity recreational uses; unserviced parks; and accessory uses. Additionally, the lands are also identified on Schedule A4 (Key Natural Heritage Features and Key Hydrological Features) of the Plan, which identifies the potential for Significant Woodland on the subject lands.

Policy 4.10.5.1.5 of the Plan states that the limits of **Natural Core** areas were based on the information available at the time of the adoption of the Plan and that the **Natural Core** boundaries can be refined as a result of a Natural Heritage Evaluation. The

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applicant has submitted a Natural Heritage Evaluation in accordance with the Plan and the ORMCP to confirm the limits of the **Natural Core** area of the subject lands and to evaluate the potential Significant Woodland, which remains under review by City staff at this time. The ORMCP Technical Paper Number 7 (Identification and Protection of Significant Woodlands) identifies criteria to guide the identification of Significant Woodlands on the Oak Ridges Moraine, in order to determine if a given woodland is considered to be a Significant Woodland.

With respect to the ORMCP, **Section 3.2.1.1(18)** of the Plan states that all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Sections 19(3) and 31(4) of the ORMCP. It is to be noted that the lands are located within an Area of High Aquifer Vulnerability, which is defined as areas susceptible to contamination from both human and natural impacts with regards to water quality. Specific uses prohibited within an Area of High Aquifer Vulnerability can be found in **Section 3.2.1.1(37)** of the Plan and include storage of hazardous waste or liquid industrial waste and waste disposal sites. The proposed residential development complies with this policy of the plan as it is not a prohibited land use.

A more detailed review and evaluation of the submitted application will be completed following the receipt of comments from Council, the public, City departments and external agencies.

Zoning

The subject lands are currently zoned **Residential Urban (RU) Zone** under By-law 1275, as amended by By-law 146-76. Single detached dwellings, as proposed by the subject application are permitted within this zone category (refer to Map 3) however, the provisions of Section 1(c) of By-law 146-76, as amended, stipulates that the minimum lot frontage and minimum lot area requirements as established through the original registered Plan of Subdivision (Registered Plan M-36) shall apply.

As it appears the proposed development complies with the development standards of the **RU Zone** category, the applicant is only seeking relief from the provisions of Section 1(c) of By-law 146-76, as amended, and is seeking to rezone a portion of the subject lands to **Open Space (O) Zone** under By-law 1275, as amended, in order to protect the mature treed area at the rear of the subject lands.

The following table displays the proposed development standards in comparison to those of the current **Residential Urban (RU) Zone** category, as well as if the proposed development complies:

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Development Standard	RU Zone Standards, By-law 1275, as amended	Proposed Development (Lots 1 and 2)
Minimum Lot Frontage	22.86 metres (75 feet)	Complies
Minimum Lot Area	929.03 square metres (10,000 square feet)	Complies
Minimum Front Yard Setback	9.14 metres (30 feet) or the established building line, whichever is the greater of the two	Complies
Minimum Side Yard Setback	combined width of 20% of the width of the lot, and a minimum of 1.52 metres (5 feet) for a building of masonry construction or a minimum of 3.05 metres (10 feet) for a building of frame construction	Complies
Minimum Rear Yard Setback	20% of the depth of the lot but shall not exceed 9.14 metres (30 feet)	Complies
Minimum Ground Floor Area	69.68 square metres (750 square feet) for a 2 storey building	Complies
Maximum Height	10.67 metres (35 feet) or 2½ storeys	Complies

A draft Zoning By-law submitted by the applicant in support of its development proposal is currently under review (refer to Appendix A). The appropriateness of the proposed zone category, development standards, land uses, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the submitted development application with regards to policy conformity, compatibility, design and function.

City Department and External Agency Comments:

The subject Zoning By-Law Amendment application and 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. Comments have been received from the City's Waste Management section and Heritage and Urban Design Section, as well as Alectra Utilities, Enbridge, the Toronto and Region Conservation Authority, and the Regional Municipality of York. These City departments and external agencies have no objections to the application and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. All of the comments received to date have been forwarded to the applicant for consideration but have not been appended to this report. The application remains under review by the City's Infrastructure Planning and Development Engineering Division, Financial Services Division, Building Division Park and Natural Heritage Planning Division and Canada Post.

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Development Planning Division

Planning staff has completed a preliminary review of the applicant's development proposal, including plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan that are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed development to permit an additional lot for single detached residential purposes appears to be consistent with the policies of the **Neighbourhood** designation of the Plan and permitted within the **Settlement Area** of the *ORMCP*;
- a portion of the subject lands are designated **Natural Core**, which does not permit residential development. Through the review of the applicant's Natural Heritage Evaluation, the boundary of the **Natural Core** designation on these lands may be refined pursuant to **Policy 4.10.5.1.5** of the Plan which will assist in determining the actual limits of the **Natural Core** designation and therefore, the appropriateness of the proposed development;
- the western portion of the lands (along the rear) contains an existing woodland that is to be retained as part of the proposed development and is proposed to be zoned into an appropriate protective **Open Space (O) Zone** category;
- the proposed development complies with the **Residential Urban (RU) Zone** development standards;
- a future Consent application will be required; and,
- the applicant must satisfactorily address any issues identified by City departments and external agencies that have been requested to review the subject development proposal.

A comprehensive review and evaluation of the subject Zoning By-law Amendment application will be conducted following the receipt of comments and feedback from all circulated 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.

Financial Implications:

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

Relationship to Strategic Plan 2024-2027:

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 Priorities will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

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Attachments:

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 – Applicant’s Draft Zoning By-law
- Map 1 - Aerial Photograph
- Map 2 - Neighbourhood Context
- Map 3 - Existing Zoning
- Map 4 - Official Plan Designation
- Map 5 - Proposed Site Plan
- Map 6 - Proposed Elevation Plan (North Lot)

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Report Approval Details

Document Title:	SRPBS.24.120 – Request for Comments – Zoning By-law Amendment Application – Shuxin Liu – City File ZBLA-24-0010.docx
Attachments:	<ul style="list-style-type: none">- Appendix A – Applicant’s Draft Zoning By-law.docx- Map 1 - Aerial Photograph.docx- Map 2 - Neighbourhood Context.docx- Map 3 - Existing Zoning.docx- Map 4 - Official Plan Designation.docx- Map 5 - Proposed Site Plan.docx- Map 6 - Proposed Elevation Plan.docx
Final Approval Date:	Nov 6, 2024

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

Deborah Giannetta - Nov 6, 2024 - 9:23 AM

Gus Galanis - Nov 6, 2024 - 9:27 AM

Darlene Joslin - Nov 6, 2024 - 9:53 AM