



## **Staff Report for Council Public Meeting**

**Date of Meeting:** March 25, 2025

**Report Number:** SRPBS.25.039

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** **SRPBS.25.039 - Request for Comments - Zoning By-law Amendment Application - 14796721 CANADA CORP. - City File ZBLA-24-0017 (Related Files SUB-24-0005 and SP-24-0038)**

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### **Owner:**

14796721 CANADA CORP.  
Yimiao Yuan  
333 Denison Street, Suite 21  
Markham, Ontario  
L3R 2Z4

### **Agent:**

Harry Zhu  
Arcadis  
55 St. Clair Avenue West  
Toronto, Ontario  
M4V 2Y7

### **Location:**

Legal Description: Part of Lot 1, Registered Plan 2404  
Municipal Address: 112 Elgin Mills Road West

### **Purpose:**

A request for comments concerning a proposed Zoning By-law Amendment application to permit a medium density residential development to be comprised of 15 townhouse dwelling units on a common element condominium road on the subject lands.

### **Recommendation:**

- a) **That Staff Report SRPBS.25.039 with respect to the Zoning By-law Amendment application submitted by 14796721 CANADA CORP. for the**

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lands known as **Part of Lot 1, Registered Plan 2404 (Municipal Address: 112 Elgin Mills Road West)**, City File ZBLA-24-0017, be received for information purposes and that all comments be referred back to staff.

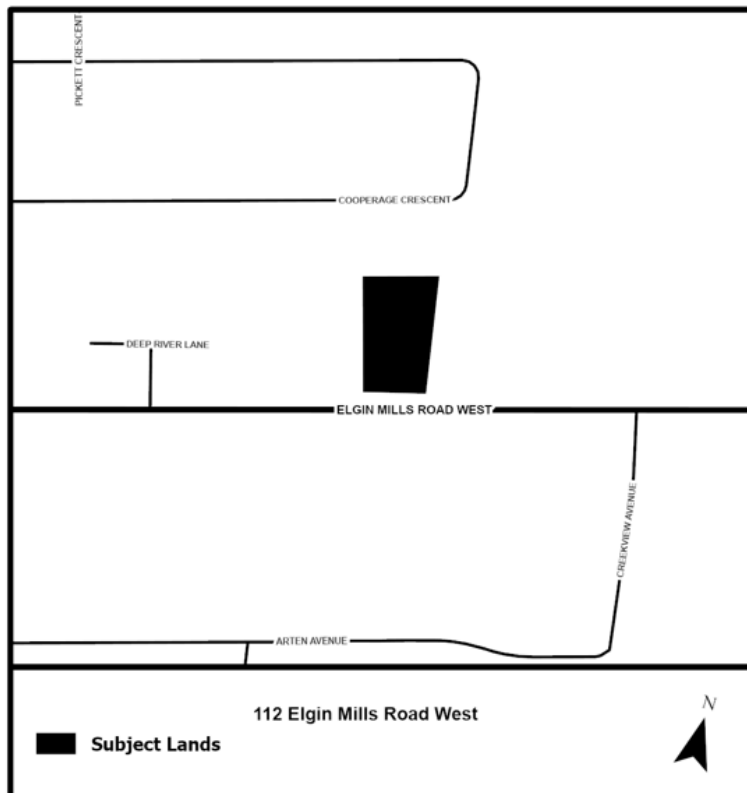
### Contact Persons:

- 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.

### Location Map:



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### Key Messages:

- the applicant is seeking approval of a Zoning By-law Amendment application and related draft Plan of Subdivision and Site Plan applications to permit the construction of a medium density residential development to be comprised of 15 townhouse dwelling units on a private common element condominium road 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*.

### Background:

The subject Zoning By-law Amendment application was received by the City on December 12, 2024, and subsequently deemed to be complete on December 19, 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 on the north side of Elgin Mills Road West, east of Shaftsbury Avenue and west of Yonge Street. (refer to Map 1). The lands have frontage of 37.93 metres (124.44 feet) along Elgin Mills Road West and a lot area of 0.29 hectares (0.72 acres). The lands currently support an existing one (1) storey single detached dwelling and one and a half (1.5) storey detached garage which are proposed to be demolished in order to facilitate the proposed development.

The property is surrounded by existing low density residential uses to the north, west, and south (refer to Maps 1 and 2). To the east is an unopened road allowance (Dickson Street), which provides access to an existing condominium townhouse development. It is noted that there are several active development applications in the vicinity of the subject lands including:

- 282 and 292 Elgin Mills Road West (City Files D02-19018 and SUB-22-0004 to permit 15 townhouse dwelling units on a common element condominium road);
- 196 Elgin Mills Road West (D01-22004, D02-22005 and SUB-22-0002 to permit three (3) single detached dwelling units and 14 townhouse dwelling units on common element condominium roads that connect to an existing townhouse development at 168 and 176 Elgin Mills Road West (City Files D02-15004, D03-16005, D05-16005, and D06-15013));

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- 181 and 187 Elgin Mills Road West (City Files D02-20013 and D06-21080 to the south of the subject lands to permit 15 townhouse dwelling units on a common element condominium road); and,
- 50, 54, 62, 72, 78 and 86 Elgin Mills Road West (OPA-24-0010 and ZBLA-24-0018 to permit a seven (7) storey residential building) located at to the east of the subject lands.

### Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to facilitate the construction of a medium density residential development to be comprised of 15 townhouse dwelling units on a private common element condominium road on the subject lands. The proposed development is to be divided into three (3) blocks, consisting of six (6) four (4) storey townhouse dwelling units in Block 1, five (5) three (3) storey townhouse dwelling units in Block 2, and four (4) three (3) storey townhouse dwelling units in Block 3 (refer to Maps 6 and 7). 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:

- **Existing Lot Frontage:** 37.93 metres (124.44 feet)
- **Existing Lot Area:** 2,744.1 sq. metres (29,537.24 sq. feet)
- **Proposed Number of Dwellings:** 15 townhouse dwelling units

#### Proposed Block 1

- **Number of Dwellings:** 6 townhouse dwelling units
- **Building Height:** 4 storeys /11.89 metres (39.00 feet)
  - **Proposed Lot Frontage:** 39.12 metres (128.34 feet)
  - **Proposed Lot Area:** 635.83 sq. metres (6,844.01 sq. feet)

#### Proposed Block 2

- **Number of Dwellings:** 5 townhouse dwelling units
- **Building Height:** 3 storeys /11.73 metres (38.48 feet)
  - **Proposed Lot Frontage:** 33.51 metres (109.94 feet)
  - **Proposed Lot Area:** 738.31 sq. metres (7,947.10 sq. feet)

#### Proposed Block 3

- **Number of Dwellings:** 4 townhouse dwelling units
- **Building Height:** 3 storeys /11.80 metres (38.71 feet)
  - **Proposed Lot Frontage:** 34.48 metres (113.12 feet)
  - **Proposed Lot Area:** 504.23 sq. metres (5,427.48 sq. feet)

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### Zoning By-law Amendment and Related Draft Plan of Subdivision and Site Plan Applications

The applicant is seeking Council's approval to rezone the subject lands from **Residential Single Family Eight (R8) Zone** to **Residential Multiple Family One (RM1) Zone** under By-law 190-87, as amended, with site-specific development standards in order to facilitate the proposed medium density residential development (refer to Appendix "A").

The applicant is also seeking approval with respect to related draft Plan of Subdivision and Site Plan applications for the proposed development. The submitted draft Plan of Subdivision application would establish one (1) residential block to accommodate the proposed townhouse dwelling units and private common element condominium road and one (1) block for road widening purposes, to be conveyed to the City along Elgin Mills Road West (refer to Maps 5 and 6). The related Site Plan application pertains to the development of the residential block within the draft Plan of Subdivision to facilitate the proposed 15 townhouse dwelling units and private common element condominium road.

### Supporting Documentation

- Draft Zoning By-law;
- Draft Plan of Subdivision;
- Site Plan;
- Plan of Survey;
- Deep River Lane Expansion Concept Plan;
- Elevation Plans;
- Floor Plans;
- Planning Justification Report;
- Contaminant Staging Plan;
- Development Charges Certificate;
- Engineering and Landscape Cost Estimate;
- Erosion and Sediment Control Plan & Details;
- Exterior Cladding Materials and Colour Palette Schedule;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Investigation;
- Grading Plan;
- Noise Feasibility Study;
- Phase 1 and Phase 2 Environmental Site Assessment;
- Preliminary Hydrogeological Assessment;
- Service Connections Sections Plan;
- Site Servicing Plan;
- Stage 1 Archaeological Assessment;
- Streetscape Plan;

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- Sustainability Community Amenities Map;
- Sustainability Metrics Summary Report;
- Traffic Impact Study;
- Tree Inventory and Preservation Plan; and,
- Waste Management Plan.

### 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). Within the **Neighbourhood** designation, permitted uses include both low and medium density residential uses among other uses subject to specific policy criteria outlined in the Plan. In accordance with **Sections 4.9.1** and **4.9.1.2** of the Plan, medium density residential uses, including low-rise townhouses, are permitted where lands have frontage on an arterial street such as Elgin Mills Road West up to a maximum site density of 50 units per hectare (20 units per acre) and to a maximum building height of three (3) storeys except on an arterial street where the maximum permitted height is four (4) storeys.

Further, the Plan directs that development within the **Neighbourhood** designation shall be compatible with the character of the adjacent and surrounding areas with respect to patterns of streets, blocks, and lanes; parks and public building sites; size and configuration of lots; massing, including consideration of height, scale, density and dwelling types of nearby properties; the location, design and elevations relative to driveways and garages; setbacks of buildings from the street; patterns of front, rear, and side yard setbacks and landscaped open space areas; preservation of mature trees and landscape and greenspace features; and, conservation of heritage buildings, structures and landscapes. The subject lands are also located within a Priority Infill Area as identified on Appendix 9 of the Plan; however, a study has not been undertaken or approved by Council for this location. In this regard, the applicant has submitted a Concept Plan illustrating how the subject development may fit into the broader planned and existing context of this area (refer to Map 8).

The subject lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* ("ORMCP"). All uses which are otherwise permitted under the Plan and applicable Secondary Plans, as amended, shall be permitted within the **Settlement Area** as per **Policy 3.2.1.1(18)** of the Plan. Additionally, a portion of the lands are located within Areas of High Aquifer Vulnerability in accordance with Schedule A5 – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas of the Plan. **Policy 3.2.1.1(37)** of the Plan prohibits uses relating to waste disposal sites and facilities, generation and storage of hazardous waste and toxic contaminants. The proposed residential development complies with this policy of the Plan as it is not a prohibited land use.

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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

As noted previously in this report, the subject lands are zoned **Residential Single Family Eight (R8) Zone** under By-law 190-87, as amended (refer to Map 3). The proposed block townhouses are not permitted under the **R8 Zone** and therefore, the applicant is seeking approval to rezone the subject lands to **Residential Multiple Family One (RM1) Zone** under By-law 190-87, as amended, with site-specific development standards in order to permit the proposed medium density residential development. The following table provides a summary of the proposed development standards relative to the **RM1 Zone** category under By-law 190-87, with the site specific standards highlighted in bold:

Development Standard	RM1 Zone Standards, By-law 190-87, as amended	Proposed Development Standard
Minimum Lot Frontage	37 metres (121.39 feet)	37.93 metres (124.44 feet)
Minimum Lot Area	2,700 square metres (29,062.55 square feet)	2,744.10 square metres (29,537.24 square feet)
Maximum Lot Coverage	45%	41.3%
Maximum Number of Units	15 Units	15 Units
Minimum Front Yard Setback	4.50 metres (14.76 feet)	<b>Block 1: 1.0 metre (3.28 feet)</b> <b>Block 2: 4.0 metres (13.12 feet)</b> <b>Block 3: 1.0 metres (3.28 feet)</b>
Minimum Side Yard Setback	1.50 metres (4.92 feet)	1.51 metres (4.95 feet)
Minimum Rear Yard Setback	7.50 metres (24.60 feet)	<b>Block 1: 3.0 metres (9.84 feet)</b> <b>Block 2: 5.0 metres (16.40 feet)</b> <b>Block 3: 2.5 metres (8.20 feet)</b>
Maximum Height	11 metres (36.08 feet)	Block 1: 11.89 metres (39 feet) Block 2: 11.73 metres (38.48 feet) Block 3: 11.80 metres (38.71 feet)
Minimum Required Parking Spaces	2 spaces/unit Visitor: 0.25 spaces/unit	2 spaces/unit Visitor: 4 Spaces

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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 comments. Comments have been received from the City’s Building Services Division, Financial Services Division, Fire and Emergency Services Division, Waste Management Section, Heritage and Urban Design Section, Zoning Section, Park and Natural Heritage Planning Division, and Development Engineering Division, as well as Rogers, Bell, 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.

### 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 townhouse dwellings are permitted under the **Neighbourhood** designation as a medium density residential use in accordance with **Section 4.9.1.2** of the Plan as the subject lands front onto Elgin Mills Road West, which is an arterial street, and appear to conform with the maximum permitted height and density as set out in the Plan;
- the proposed height, density, design and massing of the proposed townhouse dwellings and Concept Plan submitted in support of the development proposal will continue to be assessed on the basis of the applicable provisions and requirements outlined, as well as similar developments within the area;
- the proposed block townhouses are permitted under the **RM1 Zone** of By-law 190-87, as amended. Staff will continue to review the appropriateness of the proposed site-specific zoning provisions requested by the applicant;
- approval of the related draft Plan of Subdivision and Site Plan applications (City Files SUB-24-0005 and SP-24-0038), in addition to future applications for draft Plan



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of Common Element Condominium, Part Lot Control, Street Naming and Municipal Addressing will be required to facilitate the proposed development; and,

- the applicant must satisfactorily address comments and requirements 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.

### **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 Draft Plan of Subdivision
- Map 6 - Proposed Site Plan
- Map 7 - Proposed Elevations
- Map 8 - Deep River Block Plan

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### Report Approval Details

Document Title:	SRPBS.25.039 - Request for Comments – Zoning By-law Amendment Application – 14796721 CANADA CORP. – City File ZBLA-24-0017.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPBS.25.039 - Appendix A.docx</li><li>- SRPBS.25.039 - Map 1 Aerial Photograph.docx</li><li>- SRPBS.25.039 - Map 2 Neighbourhood Context.docx</li><li>- SRPBS.25.039 - Map 3 Existing Zoning.docx</li><li>- SRPBS.25.039 - Map 4 Official Plan Designation.docx</li><li>- SRPBS.25.039 - Map 5 Proposed Draft Plan of Subdivision.docx</li><li>- SRPBS.25.039 - Map 6 Proposed Site Plan.docx</li><li>- SRPBS.25.039 - Map 7 Proposed Elevations.docx</li><li>- SRPBS.25.039 - Map 8 Deep River Block Plan.docx</li></ul>
Final Approval Date:	Mar 6, 2025

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

**Deborah Giannetta - Mar 5, 2025 - 4:00 PM**

**Gus Galanis - Mar 5, 2025 - 5:37 PM**

**Darlene Joslin - Mar 6, 2025 - 10:00 AM**