



Staff Report for Committee of the Whole Meeting

Date of Meeting: May 21, 2025
Report Number: SRPBS.25.054

Department: Planning and Building Services
Division: Development Planning

Subject: **SRPBS.25.054 - Request for Approval - Revised Zoning By-Law Amendment Application - 1001004738 Ontario Inc. - City File D02-14039 (Related Files D03-14017 and D06-20047)**

Owner:

1001004738 Ontario Inc
7130 Warden Avenue, Unit 409
Markham, Ontario
L3R 4N3

Agent:

Groundswell Planning
95 Mural Street, Unit 402
Richmond Hill, Ontario
L4B 3G2

Location:

Legal Description: Lots 63, 66 and 67 and Part of Lots 1, 62, 64 and 65, Registered Plan 136
Municipal Addresses: 8, 10, 12, 14, 16 and 18 Bostwick Crescent and 2, 6 and 8 Bond Crescent

Purpose:

A request for approval concerning a revised Zoning By-law Amendment application to permit the construction of a medium density residential development on the subject lands.

Recommendations:

- a) **That the revised Zoning By-law Amendment application submitted by 1001004738 Ontario Inc. for lands known as Lots 63, 66 and 67 and Part of Lots 1, 62, 64 and 65, Registered Plan 136 (Municipal Addresses: 8, 10, 12,**

Page 2

14, 16 and 18 Bostwick Crescent and 2, 6 and 8 Bond Crescent), City File D02-14039 be approved, subject to the following:

- i) that the subject lands be rezoned from Multiple Residential One (RM1) Zone under By-law 313-96, as amended, and Commercial (C) Zone under By-law 1275, as amended, to Multiple Residential One (RM1) Zone and Open Space (O) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPBS.25.054;**
- ii) that the draft amending Zoning By-law attached hereto as Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to a future Council meeting for consideration and enactment;**
- iii) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law Amendment to implement the proposed development on the subject lands; and,**
- iv) that prior to the amending Zoning By-law being brought forward to Council for consideration and enactment, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 121-24, as amended.**

Contact Persons:

- Giuseppe Russo, Planner II, 905-771-2403
- 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, 905-771-2465

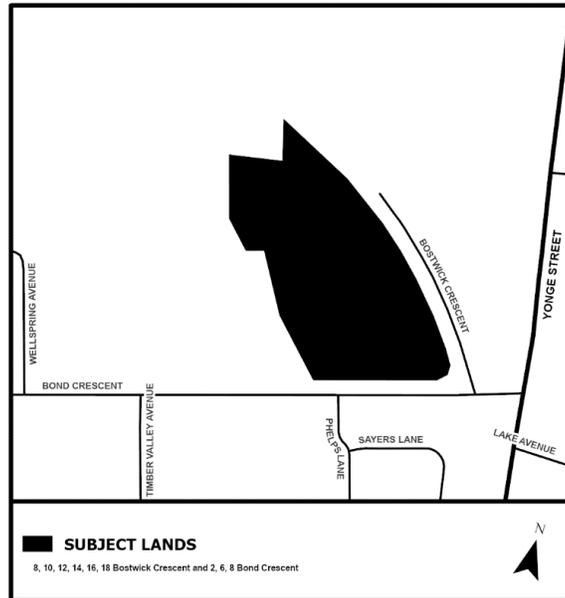
Report Approval:

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.

Page 3

Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under the “Contact Person” above.



Key Messages:

- the subject revised Zoning By-law Amendment application will facilitate the construction of a medium density residential development to be comprised of 20 stacked townhouses, 52 rear lane townhouses and open space lands on the subject properties; and,
- the applicant has satisfactorily addressed the comments and technical requirements provided and therefore, staff recommends that Council approve the subject application in accordance with the recommendations outlined in this report.

Background:

The subject Zoning By-law Amendment application, together with a related draft Plan of Subdivision application (City File D03-14017), was submitted to the City in 2014 to permit a low density residential development to be comprised of 40 semi-detached dwellings for the lands at 8, 10, 12, and 14 Bostwick Crescent. Following the City's initiation of an update to the Bond Crescent Infill Study and a Council Public Meeting held respecting the subject applications on June 17, 2015 (refer to Appendix "A"), the owner at that time (Ideal Developments) acquired additional lands at 2, 6 and 8 Bond Crescent as well as 16 and 18 Bostwick Crescent and filed revised applications to facilitate a medium density residential development to be comprised of 72 townhouse dwelling units on the larger landholdings. The revised applications were considered at a Council Public Meeting held on November 9, 2016 (refer to Appendix "B"), following

Page 4

which the former owner also submitted an associated Site Plan application (City File D06-20047) to the City in 2020.

The subject lands were subsequently purchased by 1000162801 Ontario Corp. who addressed outstanding technical comments provided by City departments and external agencies. The related draft Plan of Subdivision application was approved at the July 6, 2022 Council Meeting to permit the creation of three (3) blocks, one (1) being a residential development block and two (2) open space/buffer blocks in order to facilitate the proposed medium density residential development on the subject lands (refer to “Appendix C”).

In October 2024 the subject lands were acquired by the current owner, 1001004738 Ontario Inc., who have satisfactorily addressed all comments and technical requirements related to the Zoning By-law Amendment application. At this time, only minor issues remain outstanding and all remaining technical comments will be addressed through the associated Site Plan application currently under review by the City (City File D06-20047). Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment application to permit the construction of a medium density residential development on the subject lands.

Discussion:

Site Location and Adjacent Uses

The subject lands are located at the northwest corner of Bond Crescent and Bostwick Crescent and are comprised of nine (9) existing lots having a total lot area of approximately 1.44 hectares (3.56 acres). The lands currently support several vacant single detached dwellings and accessory structures that are proposed to be demolished to facilitate the development proposal. Adjacent land uses include open space and a municipal stormwater management pond to the north, Bostwick Crescent (which has been identified as a proposed future linear park in the 2022 Parks Plan) and commercial uses to the east, Bond Crescent and a medium density townhouse development to the south, and low density residential and institutional uses to the west (refer to Map 1).

Revised Development Proposal

The applicant is seeking Council’s approval of its revised Zoning By-law Amendment application to permit the construction of 72 townhouse dwelling units, including 52 rear lane townhouse dwelling units and 20 stacked townhouse dwelling units on a private condominium road (refer to Map 5). The following is a summary of the pertinent development statistics of the applicant’s development proposal based on the plans and drawings submitted to the City:

- **Total Combined Lot Area:** **1.43 hectares (3.53 acres)**
 - **Block 1 Area (Residential):** **1.42 hectares (3.51 acres)**
 - **Block 2 Area (Open Space):** **0.0068 hectares (0.017 acres)**
 - **Block 3 Area (Open Space):** **0.0101 hectares (0.025 acres)**

Page 5

- **Total Frontage (Bond Crescent):** 94.25 metres (309.22 feet)
- **Total Frontage (Bostwick Crescent):** 194.01 metres (636.52 feet)
- **Number of Dwelling Units:** 72
 - **Rear Lane Townhouse Dwellings:** 52
 - **Stacked Townhouse Dwellings:** 20
- **Proposed Density:** 50 units per hectare (20 units per acre)
- **Proposed Building Height:** 3 storeys and 11 metres (36.09 feet)
- **Total Parking Spaces:** 164
 - **Residential spaces:** 144
 - **Visitor Spaces:** 18
 - **Barrier Free Parking** 2

As previously noted, there have been a number of modifications to the original development proposal submitted in 2014, as summarized below:

- the acquisition of additional lands at 16 and 18 Bostwick Crescent as well as 2,6, and 8 Bond Crescent;
- the replacement of semi-detached dwellings to rear lane and stacked townhouse dwelling units; and,
- the reconfiguration of the proposed internal private road to remove dead ends to accommodate municipal waste collection in accordance with City standards.

As previously noted in this report, the applicant has also submitted a related Site Plan application (City File D06-20047) that remains under review at the time of writing this report.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Oak Ridges Local Centre** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 2). Although the northern portion of the subject lands is within the **Oak Ridges Local Centre**, **Section 7.1.6** of the Plan states that the boundaries of the land use designations are general in nature and minor adjustments to the boundaries of land use designations are permitted without an Official Plan Amendment, provided that the intent of the Plan is maintained. In this regard, staff note that the area of the subject lands designated **Oak Ridges Local Centre** are generally intended as open space blocks in accordance with the related draft approved Plan of Subdivision and will be conveyed to the City. Based on the forgoing, the limits of the development block to facilitate the proposed medium density residential development is deemed to be within the **Neighbourhood** designation.

In accordance with **Section 4.9.1.2** of the Plan, medium density residential development is permitted within the **Neighbourhood** designation on lands identified in

Page 6

a Tertiary Plan undertaken by the City and approved by Council or identified as part of a Priority Infill Area. In this regard, the subject lands are located within the area of the Bond Crescent Neighbourhood Infill Development Report where medium density residential uses are contemplated. Within the **Neighbourhood** designation, development shall have a maximum building height of three (3) storeys, except on an arterial street where the maximum building height shall be four (4) storeys in accordance with **Section 4.9.1.4** of the Plan. Further, **Section 4.9.1.2.3** of the Plan states that the maximum permitted site density shall be 50 units per hectare (20 units per acre). In this regard, the applicant has proposed three (3) storey stacked and rear lane townhouse dwellings at a site density of 50 units per hectare (20 units per acre) which is consistent with the Plan.

The subject lands are further located within the **Settlement Area** of the Oak Ridges Moraine in accordance with the *Oak Ridges Moraine Conservation Plan* (the “ORMCP”). Pursuant to **Section 3.2.1.1.18** of the Plan, all uses including the creation of new lots which are otherwise permitted under the Plan and applicable Secondary Plans as amended from time to time shall be permitted within the **Settlement Area**. Permitted uses shall be subject to the requirements of **Sections 19(3)** and **31(4)** of the ORMCP and **Section 3.2.1.1** of the Plan.

Bond Crescent Infill Study

The Bond Crescent Infill Study (the “Infill Study”) was approved by Council in 1998 and was intended to guide future infill development in the Bond Crescent neighbourhood. The Infill Study was updated in March 2016 (the “Infill Study Update”) to be consistent with the City’s updated Official Plan, and to ensure that appropriate lands were identified to accommodate medium density residential uses to ensure their compatibility with the existing character of adjacent and surrounding areas and for consideration to the lotting framework and street network. The Infill Study Update encompasses the lands on the south side of King Road, the lands on the west of side of Bostwick Crescent, the rear lot lines of the lots fronting onto Timber Valley Avenue, and to the rear of the lots on the west side of Bond Crescent.

The Infill Study Update focused on three (3) new areas. The subject lands are located within Focus Area 2. The proposed development is generally consistent with the Preferred Concept and design criteria included in the Infill Study Update as follows (refer to Map 3):

- the subject lands are identified as a location for two (2) to three (3) storey medium density residential development, as proposed;
- the proposed dwelling units are to have a minimum unit width of 6 metres (19.69 feet);
- the proposed residential dwelling units are to have garage access to the private street network;
- no vehicular access is proposed onto Bostwick Crescent;

Page 7

- the proposed development shall provide continuous and connected crosswalks to the sidewalks along Bond Crescent; and,
- the proposed private street will have a width of 6 metres (19.69 feet) and a sidewalk width of 1.5 metres (4.9 feet), which is a minor deviation from the Report Update which recommends a sidewalk width of 2 metres (6.56 feet), but which is in accordance with City standards.

On the basis of the preceding, staff is satisfied that the proposed development conforms with the applicable policies of the Plan and the ORMCP; is generally consistent with the Council approved Bond Crescent Infill Study, is appropriate for the development of the lands and surrounding context; and constitutes good and orderly planning.

Zoning By-law Amendment

The subject lands are currently zoned **Multiple Residential One (RM1) Zone** with site-specific exceptions under By-law 313-96, as amended, and **Commercial (C) Zone** under By-law 1275, as amended. In this regard, the site-specific exceptions applicable to the current **RM1 Zone** on the northern portion of the subject lands restrict the permitted uses to a retirement residence and a nursing home while the **C Zone** permits a range of commercial uses. Accordingly, the applicant is seeking to rezone the subject lands to **Multiple Residential One (RM1) Zone** and **Open Space (O) Zone** under By-law 313-96, as amended, with site specific development standards to permit the proposed medium density residential development (refer to Appendix “D”). In this regard, outlined below is a summary of the requested development standards proposed by the applicant:

Development Standard	Proposed RM1 Zone Standard, By-law 313-96, as amended
Minimum Lot Frontage	30 metres (98.43 feet)
Maximum Lot Coverage	50%
Minimum Front Yard	2.4 metres (7.87 feet)
Minimum Interior Side Yard	1.2 metres (3.94 feet)
Minimum Flankage Yard	4.5 metres (14.76 feet)
Minimum Rear Yard	3.75 metres (12.30 feet)
Maximum Number of Storeys	3
Maximum Height	3 storeys or 11 metres (36.09 feet)
Minimum Parking <ul style="list-style-type: none"> • Residential • Visitor 	2.0 spaces/unit 0.25 spaces/unit

Staff have reviewed the proposed development standards and find them appropriate to facilitate the development as proposed. The applicant’s draft Zoning By-Law Amendment would include site specific provisions to, amongst others, establish rear lane and stacked townhouse dwelling units as “block residential dwellings” which is not a specifically defined use under Zoning By-law 313-96, as amended. As such, there are

Page 8

no applicable development standards in the current by-law and therefore the proposed development standards are site specific.

In this regard, staff have reviewed the proposed development standards as outlined above and are satisfied they support a compact built form that provides for buildings to frame the public realm and contribute to an active streetscape; provide adequate separation to neighboring properties and accommodate adequate grading and drainage requirements; provides appropriate separation between the building and the flanking property line to provide sufficient space to accommodate a pedestrian walkway along the planned future linear park along Bostwick Crescent; and, the proposed rear yard setbacks functions as a side yard and provides for a sufficient interface with the adjacent open space areas to the north. The proposed development standards are consistent with the Preferred Concept Plan within the Bond Crescent Infill Study and are consistent with development standards approved in the surrounding community, including the development at 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent (City File D02-18009) across Bond Crescent.

Further, the applicant is seeking approval to permit the establishment of an **O Zone** for the proposed open space/buffer blocks which are to be conveyed into public ownership in accordance with the draft approved Plan of Subdivision. These blocks shall form portions of a 10 metre (32.8 feet) buffer associated with the East Humber River Regional Floodplain and associated stormwater management pond to the north.

Based on the preceding, Staff are of the opinion that the subject Zoning By-law Amendment implements the applicant's draft approved Plan of Subdivision, conforms with the applicable policies of the Plan, is consistent with the Bond Crescent Neighbourhood Infill Study and represents good planning.

Department and External Agency Comments:

As noted previously in the report, all comments from circulated City departments and external agencies have been satisfactorily addressed. Additionally, all circulated City departments and external agencies have either indicated no objections or have provided comments to be addressed through the related Site Plan application, with respect to the following:

- receipt of consent from the abutting property owner with respect to the proposed retaining wall along the property boundary to the west;
- technical stormwater management matters, including the detailed review of the proposed infiltration trench location and sizing;
- removal of the interlock pavers currently proposed along Bond Crescent to address concerns relating to interference with snow removal; and,
- confirmation of roadworks required on Bostwick Crescent and provision of a Construction Management Plan to the satisfaction of the City.

Page 9

Council and Public Comments:

The following is an overview of and response to comments and concerns expressed by members of Council and the public at the Council Public Meeting held on November 9, 2016, and through written correspondence received by the City with respect to the applicant's revised development proposal:

Height, Density and Compatibility

Concerns were raised regarding the proposed height and density of the development, particularly in relation to compatibility with the existing low rise residential development within this neighbourhood. In this regard, the applicant is proposing a mix of stacked and rear lane townhouse dwellings at heights of three (3) storeys and a density of 50 units per hectare (20 units per acre), which is permitted under the policies of the Plan and consistent with the Bond Crescent Infill Plan. Further, the development has been designed to provide for sufficient setbacks, tree plantings and landscape buffers, as well as fencing along shared property lines to mitigate potential overlook and privacy concerns with adjoining neighbours. Planning staff are satisfied that the proposed development represents a compatible and context-sensitive form of intensification that is consistent with the direction set out in the Plan, the Infill Study Update, and with other developments that have been approved in this area.

Traffic and Access

Concerns and comments were raised with respect to the appropriateness of the singular point of access proposed to serve the development from Bond Crescent, including requests to explore adding a second driveway connection to Bostwick Crescent to alleviate potential traffic concerns. The City's Infrastructure Planning and Development Engineering Transportation Staff have reviewed the plans and materials submitted in support of the Zoning By-law Amendment application, including the applicant's submitted Transportation Impact Study. Staff have expressed no concerns with the application as proposed. Staff have advised that they are not supportive of an additional vehicular access to Bostwick Crescent given that Bostwick Crescent is intended to be closed as a public road and converted into a public linear park as outlined in the 2022 Parks Plan, which is also consistent with the recommendations of the Update Report which prohibits vehicular access onto Bostwick Crescent.

Environmental Considerations

Concerns were raised with respect to the removal of mature trees and the potential loss of natural features on the site as a result of the development proposal. The City's Park and Natural Heritage Planning Section Staff have reviewed a Natural Heritage Evaluation (NHE) submitted by the applicant in relation to the related draft Plan of Subdivision, which confirmed that there are no natural heritage features present on site. It is noted that 160 trees are proposed to be removed in order to facilitate the development proposal. Currently, through the accompanying Site Plan Application the applicant is proposing to replant 87 trees and will be required to provide cash-in-lieu in accordance with the City's Tree Preservation By-law 41-07 to the satisfaction of Park and Natural Heritage Planning staff. Furthermore, the application includes a request to

Page 10

rezone two (2) open space blocks adjacent to the stormwater management pond to an appropriate **O Zone** category, which are to be conveyed to the City.

Servicing Allocation:

On January 22, 2025, Council enacted a new Municipal Servicing Allocation Policy By-law 9-25 which sets out the circumstances for when allocation is assigned, withdrawn, or reallocated. The applicant has provided a Servicing Allocation Justification Letter to address the City's allocation criteria in accordance with By-law 9-25, which includes achievement of the City's Sustainability Performance Metrics (the "Metrics") submitted in support of its related Site Plan application. In this regard, the applicant's Metrics submitted in support of the Site Plan application demonstrate an overall application score of 43 points, which is within the threshold range of 32 to 45 points for Site Plans. Staff will continue to work with the applicant to secure commitments related to the criteria for servicing allocation through the approval of the associated Site Plan application through which servicing allocation will be assigned to the development.

Recommendation:

Planning staff has completed a comprehensive review of the proposed development and are in support of same for the following principal reasons:

- the proposed medium density residential land use at a site density of 50 units per hectare (20 units per acre) and building heights of three (3) storeys are permitted within the **Neighbourhood** designation, complies with the applicable policies of the City's Plan and is consistent with the Bond Crescent Infill Study;
- the proposed **RM1 Zone** category and the site-specific development standards as well as the proposed **O Zone** category under By-law 313-96, as amended, are considered appropriate to implement the proposed development and related draft approved Plan of Subdivision;
- the applicant has satisfactorily addressed all comments raised by City departments and external agencies as it relates to the subject Zoning By-law Amendment application. The remaining minor technical matters will be addressed as part of the related Site Plan application (City File D06-20047), including that the applicant be required to register Section 118 restrictions on Block 1 pursuant to the *Land Titles Act* prior to finalization of the Site Plan application to ensure the orderly development of the lands; and,
- it is noted that future draft Plan of Condominium will be required to facilitate the development proposal.

Based on the preceding, it is recommended that the applicant's Zoning By-law Amendment application be approved.

Financial Implications:

The recommendations of this report do not have any financial, staffing, or other implications.

Page 11

Relationship to Strategic Plan 2024-2027:

The recommendations of this report are aligned with **Pillar 1, Growing a Livable, Sustainable Community** as the proposed development demonstrates infill development within an existing neighbourhood which reduces the need to expand development into undeveloped areas of the Municipality.

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 – Extract of Council Public Meeting C#31-15 held on June 17, 2015
- Appendix B – Extract of Council Public Meeting C#36-16 held on November 9, 2016
- Appendix C – Extract Council Meeting held on July 6, 2022, for Related Draft Plan of Subdivision Approval (City File D03-14017)
- Appendix D – Draft Zoning By-law 62-25
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Land Use Designation
- Map 4 – Existing Zoning
- Map 5 – Site Plan
- Map 6 – Proposed Stacked Townhouse Elevations
- Map 7 – Proposed Rear Lane Townhouse Elevations
- Map 8 – Draft Plan of Subdivision

Page 12

Report Approval Details

Document Title:	SRPBS.25.054 Staff Report.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Council Extract - June 17, 2015.pdf- Appendix B - Council Extract - November 9, 2016.pdf- Appendix C - Council Extract - SRPI.22.082.pdf- Appendix D - Draft By-Law 62-25.pdf- Map 1 Aerial Photograph.docx- Map 2 Neighbourhood Context.docx- Map 3 Official Plan Designation.docx- Map 4 Existing Zoning.docx- Map 5 Proposed Site Plan .docx- Map 6 Proposed Stacked Townhouse Elevation.docx- Map 7 Typical Proposed Rear Lane Townhouse Elevation.docx- Map 8 Draft Plan of Subdivision.docx
Final Approval Date:	May 1, 2025

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

Deborah Giannetta - Apr 30, 2025 - 10:38 AM

Gus Galanis - Apr 30, 2025 - 10:39 AM

Darlene Joslin - May 1, 2025 - 8:35 AM