



Staff Report for Council Public Meeting

Date of Meeting: June 10, 2025

Report Number: SRPBS.25.066

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.25.066 – Request for Comments –
Zoning By-law Amendment Application –
13028348 CANADA INC. – City File ZBLA-25-
0003**

Owner:

13028348 Canada Inc.
199 Butterfield Crescent
Maple, ON
L6A 1L1

Agent:

Fine Homes
10 East Wilmot Street, Unit 8
Richmond Hill, ON
L4B 1G9

Location:

Legal Description: Lots 508, 509, and 510, Registered Plan 133
Municipal Address: 0 Laurier Avenue

Purpose:

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

Recommendation(s):

- a) **That Staff Report SRPBS.25.066 with respect to the Zoning By-law Amendment application submitted by 13028348 Canada Inc. for lands known as Lots 508, 509, and 510, Registered Plan 133 (Municipal Address: 0 Laurier Avenue), City File ZBLA-25-0003, be received for information purposes only and that all comments be referred back to staff.**

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Contact Person(s):

- Diya Matroja, Planner I, Development Planning, 905-747-6470
- Matthew Shilton, Manager of Development Planning, 905-771-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-9966

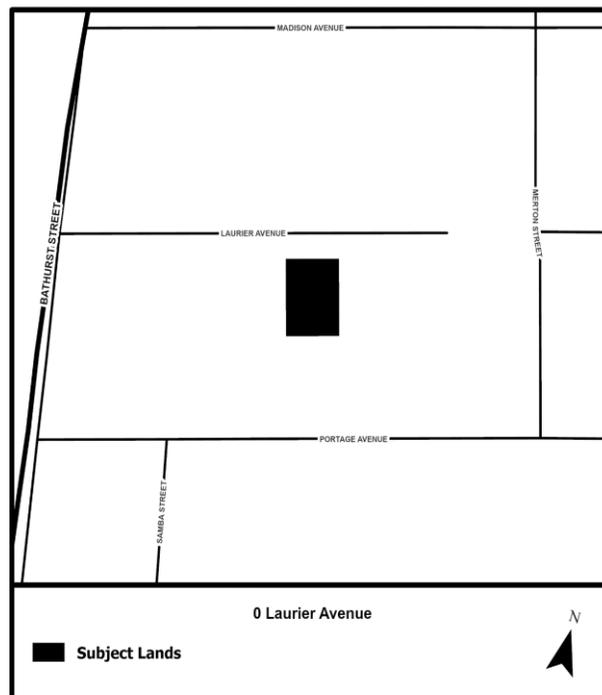
Report Approval:

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 applicants are seeking approval of a Zoning By-law Amendment application to permit the creation of one (1) additional residential building lot on the subject lands; and,
- the purpose of this report is to seek comments from Council and the public with respect to the subject applications, 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 and deemed complete by the City on March 20, 2025. The application and supporting materials were 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 subject application, 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 south side of Laurier Avenue, east of Bathurst Street. The lands have a frontage of 22.81 metres (74.84 feet) along Laurier Avenue, and a total lot area of 0.07 hectares (0.17 acres). The lands are currently vacant and are surrounded by single detached dwellings to the immediate north and east, as well as single and semi-detached dwellings to the south and west (refer to Maps 1 and 2). Land uses further north, east, and south of the subject lands include a mix of semi-detached and townhouse dwellings, while lands further west beyond Bathurst Street are undeveloped agricultural lands.

Development Proposal

The applicant is seeking Council’s approval of their Zoning By-law Amendment application to permit the creation of one (1) additional residential building lot to accommodate two (2) single-detached dwellings on the subject lands (refer to Maps 6 and 7). The following is a summary table outlining the relevant statistics of the applicants’ development proposal based on the plans and drawings submitted to the City:

- **Existing Lot Frontage:** **22.81 metres (74.84 feet)**
- **Existing Lot Area:** **0.07 hectares (0.17 acres)**
- **Number of Dwellings:** **2**
- **Proposed Building Height:** **2 storeys or 10 metres (32.8 feet)**
- **Proposed Lot 1 (#31 West Side)**
 - **Lot Frontage:** **11.4 metres (37.4 feet)**
 - **Lot Area:** **347.5 square metres (3,740.6 square feet)**
- **Proposed Lot 2 (#33 East Side)**
 - **Lot Frontage:** **11.4 metres (37.4 feet)**
 - **Lot Area:** **347.2 square metres (3,737 square feet)**

Zoning By-law Amendment Application

The applicant is seeking Council’s approval to rezone the subject lands from **Multiple Residential (RM) Zone** under former Township of King Zoning By-law 986, as amended, to **Single Detached Four (R4) Zone** under By-law 313-96, as amended, with

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site-specific development standards to facilitate the creation of one (1) additional building lot to accommodate a total of two (2) single detached dwellings on the subject lands.

Supporting Documentation

- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Property Survey;
- Site Plan;
- Floor Plans;
- Elevation Plans;
- Oak Ridges Moraine Conformity Statement;
- Archaeological Assessments;
- Development Application Summary;
- Landscape Plan;
- Arborist Report; and,
- Tree Protection Plan.

Planning Analysis:

City of Richmond Hill Official Plan

The lands are designated **Neighbourhood** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 3). In accordance with **Section 4.9.1** of the Plan, uses permitted within the **Neighbourhood** designation include low density residential uses, such as single detached and semi-detached dwellings, medium density residential uses including townhouse dwellings, and various other land uses subject to specific criteria.

In accordance with **Section 4.9.2** of the Plan, development 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 the **Settlement Area** of the Oak Ridges Moraine (the "ORM") in accordance with the *Oak Ridges Moraine Conservation Plan* (the "ORMCP"). Further, in accordance with **Policy 3.2.1.1 (18)** of the Plan, all uses which are otherwise permitted under the Plan and applicable Secondary Plans, including the creation of new lots, shall be permitted within the **Settlement Area**. Additionally, **Section 8.5.1** of the Plan requires an Oak Ridges Moraine Conformity

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Statement be provided to demonstrate how development meets the requirements of the ORMCP. In this regard, an Oak Ridges Moraine Conformity Statement has been submitted by the applicant in support of the subject application and is currently under review to assess and confirm how the proposed development addresses the policies of the Official Plan and the ORMCP.

Additionally, where development is subject to an Infill Plan or Tertiary Plan, development shall be evaluated on the basis of the criteria as set out in the applicable Infill Plan or Tertiary Plan approved by Council for the area.

Hughey West Infill Study

The applicant's land holdings are located within the boundaries of the Council approved Hughey West Infill Study ("Infill Study") (refer to Map 4). The Infill Study neighbourhood is generally characterized by a mix of vacant lots and newer dwellings in a transitioning area. The objective of the Infill Study is to guide comprehensive development of the neighbourhood, including a more connected and functional street network, identification of opportunities for a variety of residential forms of development, and to address transition between low and medium density built forms. The Infill Study further includes Urban Design Guidelines to provide direction on the architectural design for new development.

Among the recommendations of the Infill Study is the closure of Bathurst Street access to a number of alternative streets including Laurier Avenue, which is envisioned to terminate in a bulb and become an interior street through future development. Further, the subject lands are located within the **Bathurst Street Neighbourhood infill area**, which permits single detached dwellings, semi-detached dwellings, and townhouse dwellings. In accordance with design criteria as set out in the Infill Study, single detached dwellings are subject to minimum frontages of 10.5 metres (34.45 feet) and among other recommendations general built form criteria allow for variation in setbacks with front yards that enhance the streetscape in accordance with the Zoning By-law.

A more detailed review and evaluation of the proposed development in the context of the applicable policies of the Plan and the Infill Study will be completed following the receipt of comments from Council, the public, City departments and external agencies.

Zoning By-law

The applicant is seeking Council's approval to rezone its land holdings from **Multiple Residential (RM) Zone** under the former Township of King Zoning By-law 986, as amended, to the **Single Detached Four (R4) Zone** under By-law 313-96, as amended, with site specific provisions to facilitate the proposed development. The following table provides a summary of the applicable development standards within the **R4 Zone** under By-law 313-96, as amended, relative to the site-specific provisions proposed by the applicant highlighted in bold:

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Development Standard	R4 Zone Standards By-law 313-96, as amended	Proposed Site Specific Standard
Minimum Lot Frontage	12 metres (164.04 feet)	11.4 metres (37.40 feet)
Minimum Lot Area	400 sq. metres (4,305.56 sq. feet)	347.5 sq. metres (3,740.6 sq. feet) 347.2 sq. metres (3,737 sq. feet)
Minimum Front Yard Setback	4.5 metres (14.76 feet)	Complies
Minimum Side Yard Setback	1.2 metres (3.94 feet)	Complies
Minimum Rear Yard Setback	7.5 metres (24.61 feet)	Complies
Minimum Width of Ground Floor Front Wall Face (Garage)	2.28 metres (7.48 feet)	Complies
Maximum Height	11 metres (36.09 feet)	Complies
Maximum Lot Coverage	40%	42.7% 42.8%

A draft Zoning By-law submitted by the applicants in support of their development proposal is currently under review (refer to Appendix “A”). The appropriateness of the proposed zone category, land uses, development standards, as well as the need for additional development 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 the same have been circulated to various City departments and external agencies for their review and comment.

Comments have been received from the City’s Heritage and Urban Design Section, Waste Management Section, Bell Canada, Alectra Utilities, Enbridge, and the Regional Municipality of York. These City departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicants during the more detailed implementation stage of the approval process and have not been appended to this report.

The application remains under review by the City’s Financial Services Division, Park and Natural Heritage Planning Division, Infrastructure Planning and Development Engineering Division, and Canada Post. The following is a summary of the main comments received to date.

Building Services - Zoning Section

The City’s Zoning Section has reviewed the development proposal and has noted that the applicant must revise the site specific provisions in the draft by-law to reflect the proposed development, specifically with respect to the maximum width of the ground floor front wall face (refer to Appendix “B”).

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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 single detached dwellings are permitted within the **Neighbourhood** designation under **Section 4.9.1** of the Plan and within the approved Infill Study;
- the proposed design, massing, setbacks and footprint of the proposed single detached dwellings will be assessed in accordance with **Section 4.9.1.1** of the Plan and on the basis of the guidelines contained within the Infill Study where applicable, to ensure that the proposal maintains general compatibility with adjacent and surrounding development;
- the proposed minimum frontages of 11.4 metres (37.40 feet) are consistent with the required minimum frontage of 10.5 metres (34.45 feet) as recommended in the Infill Study;
- the draft by-law should be revised to be consistent with the proposed development standards as demonstrated in the Site Plan in accordance with comments provided by the City's Zoning Section (refer to Appendix "B");
- a future Consent application 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 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 recommendations of this report do not have any direct implications with respect to Council's Strategic Plan. An overview of how the subject application is aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicants' 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.

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- Appendix “A” – Applicants’ Draft Zoning By-law Amendment
- Appendix “B” – Memo from the City’s Zoning Section, dated April 16, 2025
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Designation
- Map 4 – Hughey West Infill Study
- Map 5 – Existing Zoning
- Map 6 – Proposed Site Plan
- Map 7 – Proposed Elevations

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Report Approval Details

Document Title:	SRPBS.25.066 – Request for Comments – Zoning By-law Amendment Application – City File ZBLA-25-0003.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.25.066 - Appendix A Draft Zoning By-law Amendment.pdf- SRPBS.25.066 - Appendix B Zoning Memo.pdf- SRPBS.25.066 - Map 1 Aerial Photograph.docx- SRPBS.25.066 - Map 2 Neighbourhood Context.docx- SRPBS.25.066 - Map 3 Official Plan Designation.docx- SRPBS.25.066 - Map 4 Hughey West Infill Study.docx- SRPBS.25.066 - Map 5 Existing Zoning.docx- SRPBS.25.066 - Map 6 Site Plan.docx- SRPBS.25.066 - Map 7 Elevations.docx
Final Approval Date:	May 22, 2025

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

Deborah Giannetta - May 22, 2025 - 9:32 AM

Gus Galanis - May 22, 2025 - 10:36 AM

Darlene Joslin - May 22, 2025 - 1:04 PM