



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

**Date of Meeting:** July 2, 2025

**Report Number:** SRPBS.25.079

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** SRPBS.25.079 - Request for Approval - Zoning By-Law Amendment and Draft Plan of Subdivision Applications - 2550526 Ontario Inc. - City Files D02-16025 and D03-16008

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### **Owner:**

2550526 Ontario Inc.  
97 Laurier Avenue  
Richmond Hill, Ontario  
L4E 4P7

### **Agent:**

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

### **Location:**

Legal Description: Lots 51 to 58, Registered Plan 133  
Municipal Address: 51 Prince Arthur Avenue

### **Purpose:**

A request for approval concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a residential development on the subject lands.

### **Recommendations:**

- a) That the Zoning By-law Amendment application submitted by 2550526 Ontario Inc. for lands known as Lots 51 to 58, Registered Plan 133 (Municipal Address: 51 Prince Arthur Avenue), City Files D02-16025 and D03-16008 be approved, subject to the following:

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- i) that the subject lands be rezoned from the former Township of King By-law 986, as amended, to Single Detached Two (R2) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish standards as outlined in Appendix “B” to Staff Report SRPBS.25.079;
- 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 the July 9<sup>th</sup>, 2025 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;
- iv) that the Plan of Subdivision as depicted on Map 6 to Staff Report SRPBS.25.079 be draft approved subject to the conditions set out in Appendix “C” to this report; and,
- v) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law, as amended.

### Contact Persons:

- Francesco Caparelli, Planner I, Development Planning, 905-747-6531
- Matthew Shilton, Manager of Development Planning, 905-747-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-2465

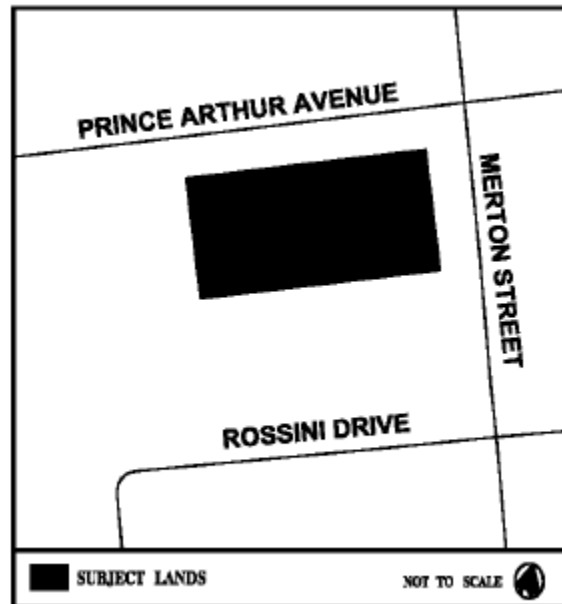
### Report Approval:

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.

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### Location Map:

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



### Key Messages:

- the applicant is seeking approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development to be comprised of five (5) single-detached dwellings, the extension of Prince Arthur Avenue and partial extension of Merton Avenue; and,
- the applicant has satisfactorily addressed the comments and technical requirements provided and therefore, staff recommends that Council approve the subject applications in accordance with the recommendations outlined in this report.

### Background:

The subject applications were considered at a statutory Council Public Meeting held on February 1, 2017, wherein Council received Staff Report SRPRS.17.019 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). Comments and concerns were raised at the Council Public Meeting included the provision of adequate grading and drainage on site, compatibility with existing building heights in the neighbourhood, and the impacts of construction on Prince Arthur Avenue. These concerns are discussed in greater detail in later sections of this report.

It is noted that following the Council Public Meeting, the subject applications were placed on hold due to the COVID-19 pandemic. The applications were reactivated in the Fall of 2024. It was requested that these applications proceed with the application on

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the adjacent lands at 45 Prince Arthur Avenue which is subject to a Zoning Amendment Application, City Files: D02-17024) to permit a residential development to be comprised of four (4) semi-detached dwellings. The applicant has satisfactorily addressed all comments and technical requirements associated with the subject applications. Accordingly, the purpose of this report is to seek Council's approval of the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications.

## Discussion:

### Site Location and Adjacent Uses

The subject lands are located on the south side of Prince Arthur Avenue, east of Bathurst Street (refer to Maps 1 and 2) and have a total lot area of 0.1858 hectares (0.46 acres). The lands are currently vacant and surrounded by residential lands consisting of single-detached, semi-detached, and townhouse dwellings. The lands to the immediate east are also owned by the same landowner of the subject lands and are subject to a development proposal to permit four (4) semi-detached dwellings (City File: D02-17024).

### Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development to be comprised of five (5) building lots on its land holdings (refer to Maps 6 and 7). 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 Lot Area:** 0.1858 hectares (0.46 acres)
- **Proposed Density:** 27 units per hectare (11 units per acre)
- **Lots 51-54 (Interior Lots):**
  - **Lot Frontage:** 12.19 metres (39.9 feet)
  - **Lot Area:** 371.55 sq. metres (3999 sq. feet)
  - **Lot Coverage:** 40%
  - **Building Height:** 10.4 metres (34.12 feet)
- **Lot 55 (Corner Lot):**
  - **Lot Frontage:** 12.15 metres (39.8 feet)
  - **Lot Area:** 365 sq. metres (3928.8 sq. feet)
  - **Lot Coverage:** 36.5%
  - **Building Height:** 10.2 metres (33.4 feet)

## 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 3). The **Neighbourhood** designation is intended for low and medium density residential uses, among other uses, subject to specific policy criteria as defined in **Section 4.9.1** of the Plan. **Section 4.9.1**

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of the Plan identifies low density residential uses as single detached, semi-detached and duplex dwellings. Additionally, the **Neighbourhood** designation permits building heights up to three (3) storeys, except along an arterial street where the buildings are permitted up to four (4) storeys in height in accordance with **Policy 4.9.1 (4)** of the Plan.

Further to the above, and more specifically in accordance with Appendix 9 of the Plan, the subject lands are located within a Priority Infill Area, the **Hughey West Infill Study Area**. As such, in accordance with **Section 4.9.1.1** of the Plan the development proposal is to be evaluated based on conformity with guidelines of the Infill Study.

### Hughey West Infill Study

The Hughey West Infill Study (the “Infill Study”) was endorsed by Council in 2007 (refer to Map 4). The Infill Study was prepared as an update to the Bathurst Street Neighbourhood Infill Study that was approved by Council in 1998. The primary objectives of the Infill Study is to build upon the recommendations of the Bathurst Infill Study, whilst providing more comprehensive direction for the future development of the neighbourhood, including a more connected and functional street network and opportunities for a variety of residential development forms. In addition to guiding the general pattern of infill development within the neighbourhood, the Infill Study contains Urban Design Guidelines that provide direction for the architectural design and treatment of individual units.

The recommendations of the Infill Study identify the closure of Bathurst Street accesses for a number of streets, including Prince Arthur Avenue, which is classified as an interior street. The subject lands front onto an unopened, undeveloped portion of Prince Arthur Avenue and flank onto an unopened and undeveloped segment of Merton Street to the east, which are to be extended to facilitate the proposed development.

The Infill Study permits single detached dwellings for both entrance streets and interior streets. The guidelines prescribe that single detached dwellings on interior streets should have minimum lot frontages of 10.5 metres (34.4 feet) and recommends that new dwellings should provide appropriate variations in setbacks, with a focus on front yards that enhance the street edge. The proposed single detached lots are located on an interior street (Prince Arthur Avenue) and will have a minimum frontage of 12.1 metres (39.7 feet) which exceeds the minimum requirement in the Infill Study.

The subject lands are also located within the **Settlement Area** designation of the Oak Ridges Moraine as defined in accordance with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). All uses which are otherwise permitted under the Plan and applicable Secondary Plans, as amended from time to time, shall be permitted within the **Settlement Area** as per **Policy 3.2.1.1(18)** of the Plan. Accordingly, the subject application complies with this Policy as the development is for residential uses.

Additionally, the lands are identified as being located within an Area 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

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relating to waste disposal sites and facilities, generation and storage of hazardous waste and toxic contaminants in these areas. The subject application complies with this Policy as the proposal is for residential uses.

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 Hughey West Infill Study. Accordingly, the proposed development is considered appropriate for the development of the lands and surrounding context; and constitutes good and orderly planning.

### Zoning By-law Amendment

The applicant is seeking Council's approval to rezone the subject lands from Township of King By-law 986, as amended to **Single Detached Two (R2) Zone** under By-law 313-96, as amended, to facilitate a residential development to be comprised of five single detached dwelling lots. It is noted that the former Township of King By-law 986, as amended, contains general land use provisions in the absence of specific zoning categories (refer to Map 5). Accordingly, in order to facilitate the development of the lands, a Zoning By-law Amendment application is required. The following table provides a summary of the applicable development standards of the **Single Detached Two (R2) Zone** under By-law 313-96, as amended relative to the proposed development:

Development Standard	R2 Zone Development Standard	Proposed Development Standards
Minimum Lot Area (Corner)	365 sq. metres (3,928.83 sq. feet)	Complies
Minimum Lot Area (Interior)	300 sq. metres (3,229.17 sq. feet)	Complies
Minimum Lot Frontage (Corner)	11 metres (36.09 feet)	Complies
Minimum Lot Frontage (Interior)	metres (29.53 feet)	Complies
Maximum Lot Coverage	40%	Complies
Minimum Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Setback to an Attached Garage	5.8 metres (19.03 feet)	Complies
Minimum Side Yard	1.5 metres (4.92 feet)*	Complies
Minimum Flankage Yard	3 metres (9.84 feet)	Complies
Minimum Rear Yard	7.5 metres (24.61 feet)	Complies
Maximum Dwelling Height	11 metres (36.09 feet)	Complies
*Minimum Side Yard may be reduced to 1.2 metres (3.94 feet) where there are no doors in any wall adjacent to the side lot line or where a door is recessed into the wall and no stairs project beyond the main side wall into the minimum required side yard.		

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Staff has undertaken a comprehensive analysis of the applicant's development proposal and is satisfied that the proposed **R2 Zone** category is appropriate to facilitate the proposed development on the subject lands. Based on the plans submitted to the City, the proposed development fully complies with the development standards of the **R2 Zone** under By-law 313-96, as amended, and no relief from the applicable zoning is required to facilitate the proposed development.

On the basis of the preceding, it is recommended that the applicant's Zoning By-law Amendment application be approved.

### Draft Plan of Subdivision

The submitted draft Plan of Subdivision, if approved, would facilitate the creation of five (5) single detached residential lots fronting onto Prince Arthur Avenue; a daylight triangle at the intersection of Prince Arthur Avenue and Merton Street to be conveyed to the City (Block 1); the extension of Prince Arthur Avenue; and, the partial extension of Merton Street. Staff have comprehensively evaluated the draft Plan of Subdivision, and subject to the conditions of draft approval contained in Appendix "C" attached hereto, are of the opinion that the draft Plan of Subdivision conforms with the applicable policies of the Plan and has appropriate regard for the criteria under Section 51 (24) of the *Planning Act*. On the basis of the proceeding, staff recommends approval of the draft Plan of Subdivision.

### Department and External Agency Comments:

As noted previously in this report, all comments from City departments and external agencies have been satisfactorily addressed with respect to the applicants' Zoning By-law Amendment and draft Plan of Subdivision applications. Where applicable, conditions of draft Plan approval have been received from City departments and external agencies and are attached to this report as Conditions of Draft Plan Approval (refer to Appendix "C").

### 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 February 1, 2017, and through written correspondence received by the City with respect to the applicant's revised development proposal:

#### Building Height

Concerns were raised regarding the building heights of the proposed dwellings. The applicant is proposing two (2) storey single-detached dwellings which is permitted under the policies of the Plan and the proposed **R2 Zone** under By-law 313-96, as amended. Further, the surrounding area is comprised of one (1) to two (2) storey dwellings. As such, staff are satisfied that the proposed building height is appropriate for the development of the subject lands.

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### Site Grading and Drainage

Concerns and comments were raised with respect to an existing retaining wall along the south property line, and how the proposed development may impact site drainage due to the existing grading on site and the surrounding area. The City's Infrastructure and Engineering Services staff have reviewed the proposed development and have advised they are satisfied with the proposed grading, servicing and drainage will not negatively impact adjacent properties.

### Impacts of Construction

Concerns were raised regarding the safety for area residents during construction of the proposed development related to the potential presence of heavy construction vehicles on Prince Arthur Avenue. Construction Management Plans are required as part of the Conditions of Draft Approval to ensure impacts on existing public roads are limited. Further, the required subdivision agreement shall ensure should there be impacts as a result of the development, that the Owner shall restore the roads to its existing or improved condition.

### Servicing Allocation:

On January 22, 2025, Council enacted 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 draft Plan of Subdivision application. In this regard, the applicant's Metrics submitted in support of the draft Plan of Subdivision application demonstrate an overall application score of 27 points, which is within the threshold range of 27 to 40 points for draft Plan of Subdivisions. Servicing allocation for the five (5) single-detached dwellings will be assigned at the time of draft approval.

### 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 single-detached dwellings are permitted within the **Neighbourhood** designation of the Plan and is consistent with the Hughey West Infill Study. Further, the proposed development complies with the **Settlement Area** policies of the ORMCP and the applicable policies of the Plan;
- the proposed development fully complies with the development standards of the proposed **R2 Zone** category under By-law 313-96, as amended;
- the applicant has satisfactorily addressed all comments raised by City departments and external agencies as it relates to the subject Zoning By-law Amendment and draft Plan of Subdivision applications; and,
- the proposed draft Plan of Subdivision facilitates the proposed development and has appropriate regard for the criteria under Section 51 (24) of the *Planning Act*.

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Based on the preceding, it is recommended that the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications be approved.

### Financial Implications:

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

### 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#03-17 held on February 1, 2017
- Appendix B – Draft Zoning By-law 68-25
- Appendix C – Schedule of Draft Plan of Subdivision Conditions
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Land Use Designation
- Map 4 – Hughey West Infill Study Area
- Map 5 – Existing Zoning
- Map 6 – Draft Plan of Subdivision
- Map 7 – Proposed Site Plan
- Map 8 – Proposed Elevations

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### Report Approval Details

Document Title:	SRPBS.25.079 - Request for Approval – Zoning By-Law and Draft Plan of Subdivision – City Files D02-16025 and D03-16008.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPBS.25.079 - Map 1 - Aerial Photograph.docx</li><li>- SRPBS.25.079 - Map 2 - Neighbourhood Context.docx</li><li>- SRPBS.25.079 - Map 3 - Official Plan Designation.docx</li><li>- SRPBS.25.079 - Map 4 - Hughey West Infill Study.docx</li><li>- SRPBS.25.079 - Map 5 - Existing Zoning.docx</li><li>- SRPBS.25.079 - Map 6 - Proposed Draft Plan of Sub.docx</li><li>- SRPBS.25.079 - Map 7 - Site Plan.docx</li><li>- SRPBS.25.079 - Map 8 - Elevations.docx</li><li>- SRPBS.25.079 - Appendix A .docx</li><li>- SRPBS.25.079 - Appendix B.docx</li></ul>
Final Approval Date:	Jun 12, 2025

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

**Deborah Giannetta - Jun 12, 2025 - 9:57 AM**

**Gus Galanis - Jun 12, 2025 - 11:14 AM**

**Darlene Joslin - Jun 12, 2025 - 12:43 PM**