



Staff Report for Council Public Meeting

Date of Meeting: July 8, 2025

Report Number: SRPBS.25.068

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.25.068 - Request for Comments –
Zoning By-law Amendment Application –
Elenora Krimus – City File ZBLA-25-0006

Owner:

Elenora Krimus
44 Bond Crescent
Richmond Hill, Ontario
L4E 3K1

Agent:

Evans Planning Inc.
9212 Yonge Street, Unit 1
Richmond Hill, Ontario
L4C 7A2

Location:

Legal Description: Part of Lot 46, Concession 1, W.Y.S.
Municipal Address: 70 Arnold Crescent

Purpose:

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

Recommendation:

- a) That Staff Report SRPBS.25.068 with respect to the Zoning By-law Amendment application submitted by Elenora Krimus for the lands known as Part of Lot 46, Concession 1, W.Y.S. (Municipal Address: 70 Arnold Crescent), City File ZBLA-25-0006, be received for information purposes and that all comments be referred back to staff.

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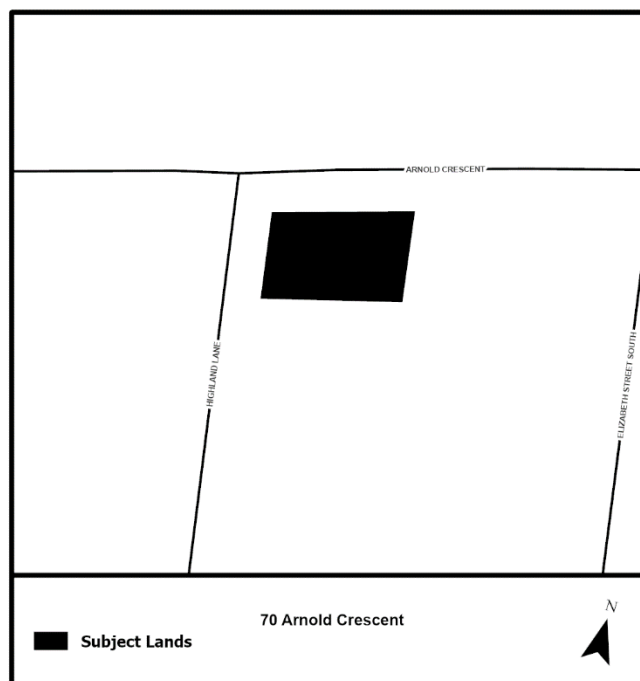
Contact Persons:

- 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, 905-771-9966

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:



Key Messages:

- the applicant is seeking approval of a Zoning By-law Amendment application to permit the creation of one (1) additional residential building lot and to facilitate the construction of two (2) single detached dwellings 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*.

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Background:

The subject Zoning By-law Amendment application was submitted on March 13, 2025, and deemed complete on April 10, 2025. The application and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment.

Prior to this, a consent to sever the owner's landholding was approved by the City's Committee of Adjustment on February 20, 2025 (City File CN-24-10). The approved consent resulted in the severance of the subject lands into two parcels, a north and south parcel, with the north parcel fronting onto Arnold Crescent and the south parcel fronting on to Highland Lane. The consent is not yet final and binding. The subject application applies only to the northern parcel which will also require a further consent application to facilitate the subject development proposal as outlined in this report. Accordingly, 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 at the southeast corner of Arnold Crescent and Highland Lane (refer to Map 1). The lands have frontages of 38.10 metres (125 feet) on Arnold Crescent and 20.20 metres (66.27 feet) on Highland Lane, and a total lot area of 0.09 hectares (0.2 acres). The lands currently support an existing one (1) storey single detached dwelling, which is 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 of the subject lands is a newly constructed medium density residential development comprised of 96 standard and stacked townhouses on the subject lands.

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit the creation of one (1) additional residential building lot on the northern portion of its landholdings in order to facilitate the construction of two (2) single detached dwellings. 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:

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- **Existing Lot Frontage (Arnold Cres.):** 38.06 metres (124.86 feet)
- **Existing Lot Area:** 932.36 sq. metres (10,035.84 sq. feet)
- **Proposed Number of Dwellings:** 2 single detached dwellings

Lot #1 (Corner Lot)

- **Building Height:** 2 storeys
 - **Proposed Lot Frontage:** 17.53 metres (57.51 feet)
 - **Proposed Lot Area:** 469.53 sq. metres (5,053.97 sq. feet)

Lot #2 (Interior Lot)

- **Building Height:** 2 storeys
 - **Proposed Lot Frontage:** 20.53 metres (67.35 feet)
 - **Proposed Lot Area:** 462.83 sq. metres (4,981.86 sq. feet)

Zoning By-law Amendment Application

The applicant is proposing to rezone the subject lands from **Residential First Density (R1) Zone** to **Residential Second Density (R2) Zone** under By-law 66-71, as amended, with site-specific development standards in order to facilitate the proposed development (refer to Appendix “A”).

Supporting Documentation

The following documents/information have been submitted to the City in support of the development proposal:

- Draft Zoning By-law;
- Site Plan;
- Plan of Survey;
- Elevation Plans;
- Floor Plans;
- Planning Justification Report;
- Development Charges Certificate;
- Erosion and Sediment Control Plan and Details;
- Exterior Cladding Materials and Colour Palette Schedule;
- Geotechnical Investigation;
- Grading Plan;
- Site Servicing Plan;
- Stage 1 Archaeological Assessment;
- Arborist Report; and,
- Tree Inventory and Preservation Plan.

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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). 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.

The Plan directs that development within the **Neighbourhood** designation 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.

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 First Density (R1) Zone** under By-law 66-71, as amended, which permits single detached dwellings on lots having minimum lot frontages of 24.38 metres (80 feet) (refer to Map 4). The proposed lots do not comply with the **R1 Zone** lot area requirement, therefore a Zoning By-law Amendment is required. Specifically, the applicant is seeking approval to rezone the subject lands to **Residential Second Density (R2) Zone** under By-law 66-71, as amended, with site-specific development standards to facilitate the further severance of the lands and permit the construction of two (2) new single detached dwellings.

The following table provides a summary of the proposed development standards relative to the **R2 Zone** category under By-law 66-71, with the site specific standards highlighted in bold:

Development Standard	R2 Zone Standards, By-law 66-71, as amended	Proposed Development Standard
Minimum Lot Frontage	15.24 metres (50 feet)	Complies
Minimum Lot Area	464.51 sq. metres (4,999.94 sq. feet)	Lot 1: 469.53 sq. metres (5,053.97 sq. feet) - Complies Lot 2: 462.83 sq. metres (4,981.86 sq. feet)

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Maximum Lot Coverage	30%	Complies
Minimum Front Yard Setback	5.5 metres (18.04 feet)	Complies
Minimum Side Yard Setback	1.2 metres (3.93 feet)	Complies
Minimum Rear Yard Setback	7 metres (22.96 feet)	Complies
Maximum Height	10.5 metres (34.44 feet)	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 Waste Management, Alectra Utilities, Enbridge, and the Regional Municipality of York, which have advised of no objections 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 single detached dwellings are permitted under the **Neighbourhood** designation;
- the proposed single detached dwellings are permitted under the **R2 Zone** of By-law 66-71, as amended, and appear to generally comply with the provisions of the **R2 Zone** category with the exception of the minimum lot area requirement. Staff will continue to review the appropriateness of the proposed site-specific zoning provision requested by the applicant;
- a future Consent Application will be required to facilitate the proposed development; and,

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- 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 - Official Plan Designation
- Map 4 - Existing Zoning
- Map 5 - Proposed Site Plan
- Map 6 - Proposed Elevations

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Report Approval Details

Document Title:	SRPBS.25.068 - Request for Comments – Zoning By-law Amendment Application – Elenora Krimus – City File ZBLA-25-0006.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.25.068 - Appendix A.docx- SRPBS.25.068 - Map 1 Aerial Photograph.docx- SRPBS.25.068 - Map 2 Neighborhood Context.docx- SRPBS.25.068 - Map 3 Existing Zoning.docx- SRPBS.25.068 - Map 4 Official Plan Designation.docx- SRPBS.25.068 - Map 5 Proposed Site Plan.docx- SRPBS.25.068 - Map 6 Proposed Elevations.docx
Final Approval Date:	Jun 19, 2025

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

Deborah Giannetta - Jun 19, 2025 - 2:17 PM

Gus Galanis - Jun 19, 2025 - 4:50 PM

Darlene Joslin - Jun 19, 2025 - 6:14 PM