



Staff Report for Council Public Meeting

Date of Meeting: September 9, 2025

Report Number: SRPBS.25.082

Ward: 4

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.25.082 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - PINEWALK ESTATES INC. - City Files ZBLA-25-0011 and SUB-25-0003

Owner:

Pinewalk Estates Inc.
2220 Highway 7 West, Unit: 5
Concord, ON
L4K 1W7

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1b
Concord, ON
L4K 3P3

Location:

Legal Description: Lot 75, Plan 1999
Municipal Address: 263 Oxford Street

Purpose:

A request for comments concerning a Zoning By-law Amendment and Draft Plan of Subdivision application to permit a residential development to be comprised of two (2) single detached and eight (8) semi-detached dwellings and a portion of a public road on the subject lands.

Recommendation(s):

- a) **That Staff Report SRPBS.25.082 with respect to the Zoning By-law Amendment application submitted by Pinewalk Estates Inc. for lands known as Lot 75, Plan 1999 (Municipal Address: 263 Oxford Crescent), City Files**

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ZBLA-25-0011 and SUB-25-0003, be received for information purposes only and that all comments be referred back to staff.

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

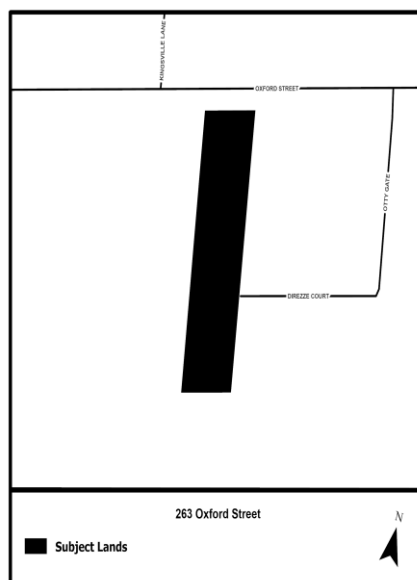
Report Approval:

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 report's approval are attached.

Key Messages:

- the applicant is seeking approval of Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a residential development to be comprised of two (2) single detached and eight (8) semi-detached dwellings and the extension of Direzze Court 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 and draft Plan of Subdivision applications were deemed complete by the City on May 16, 2025. The applications 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 subject applications, 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 Oxford Street, east of Bathurst Street. The lands have a frontage of approximately 31.39 metres (102.99 feet) along Oxford Street and a total lot area of approximately 0.42 hectares (1.04 acres). The lands currently support a single detached dwelling that is to be demolished to facilitate the proposed development. The lands abut single detached dwellings to the immediate south and west, as well as single and semi-detached dwellings to the north across Oxford Street and to the east along Otty Gate and Direzze Court (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval of their Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development to be comprised of two (2) single detached and eight (8) semi-detached dwellings and a portion of a public road on the subject lands (refer to Maps 7 and 8). 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:** 31.39 metres (102.99 feet)
- **Existing Lot Area:** 0.42 hectares (1.04 acres)
- **Proposed Number of Dwellings:** 10
- **Proposed Lots 1 and 2:** 2 single detached dwellings
 - **Lot Frontages:** 15.6 metres (51.18 feet)
 - **Lot Areas:** 603.88 square metres (6,500.11 square feet)
 - **Building Heights:** 9.38 metres (30.77 feet) and 9.54 metres (31.30 feet)
- **Proposed Lots 3-10:** 8 semi-detached dwellings
 - **Lot Frontages:** 7.5 metres (24.61 feet)
 - **Lot Areas:** 270.75 square metres (2,914.33 square feet)
 - **Building Heights:** 10.55 metres (34.61 feet) to 10.65 metres (34.94 feet)

Zoning By-law Amendment and Draft Plan of Subdivision Applications

The applicant is seeking Council's approval to rezone its land holdings from **Second Density Residential (R2) Zone** to **Fourth Density Residential (R4) Zone** under By-law

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2523, as amended, with site-specific development standards to facilitate the construction of two (2) single detached and eight (8) semi-detached dwellings and the extension of a public road on the subject lands (refer to Map 5).

The applicant is also seeking approval of a related draft Plan of Subdivision application to facilitate the creation of one (1) additional lot for a total of two (2) lots fronting onto Oxford Street, and eight (8) new semi-detached lots fronting onto the future easterly extension of Direzze Court (refer to Map 6).

Supporting Documentation

- Arborist Report;
- Development Application Summary;
- Parcel Register;
- Draft Zoning By-law Amendment;
- Draft Plan of Subdivision;
- Response Matrix;
- Planning Justification Report;
- Topographic Survey;
- Site Plan, Elevation Plan, Floor Plan and Roof Plans;
- Sustainability Metric Report;
- Landscape Plans;
- Tree Inventory and Preservation Plan;
- Site Servicing and Grading Plan;
- Functional Servicing and Stormwater Management Report;
- Preliminary Hydrogeological Assessment Report;
- Geotechnical Study;
- Environmental Site Assessment;
- Noise Report; and,
- Archaeological Assessment

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 and semi-detached dwellings, medium density residential uses including townhouse dwellings, and various other land uses subject to specific criteria.

Further, 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; size and configuration of lots; massing, including

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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; and, preservation of mature trees and landscape and greenspace features.

The subject lands are also located within a Priority Infill Area without a Council Approved Infill Study, as identified on Appendix 9 (Priority Infill Areas) of the Plan (refer to Map 4). As set out in **Section 4.9.1.1** of the Plan, Council may require the approval of an infill study, tertiary plan or concept plan to guide infill development in accordance with the policies of this Plan.

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, including the creation of new lots, shall be permitted within the **Settlement Area**.

Zoning By-law

The applicant is seeking Council’s approval to rezone its land holdings from **Second Density Residential (R2) Zone** to **Fourth Density Residential (R4) Zone** under By-law 2523, 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 2523, as amended, relative to the site-specific provisions proposed by the applicant highlighted in bold:

Development Standard	R4 Zone Standards By-law 2523, as amended	Proposed Site Specific Standard
Minimum Lot Frontage	Singles: 15.24 metres (50 feet) Semis: 21.34 metres (70 feet)	Singles: Complies Semis: 15 metres (49.21 feet)
Minimum Lot Area	Singles: 557.42 sq. metres (6,000 sq. feet) Semis: 780.39 sq. metres (8400 sq. feet)	Singles: Complies Semis: 541.5 sq. metres (5,828.66 sq. feet)
Minimum Front Yard Setback	7.62 metres (25 feet)	Complies
Minimum Side Yard Setback	1.52 metres (5 feet)	1.24 metres (4.07 feet)
Minimum Rear Yard Setback	7.62 metres (25 feet)	Complies
Maximum Rear Yard Encroachment	0.91 metres (3 feet)	2.5 metres (8.2 feet)
Maximum Height	10.67 metres (35 feet)	Complies
Maximum Lot Coverage	20%	45%

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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, 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 supporting background studies and reports 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, Park and Natural Heritage Planning Section, Building Services, Infrastructure Planning and Development Engineering Division, Community Services – Waste Management Section, Fire and Emergency Services Division, York Catholic District School Board, Rogers Communications, Hydro One, Enbridge, and the Regional Municipality of York. These City departments and external agencies have provided comments to be considered by the applicants as part of a resubmission and during the more detailed implementation stage of the approval process.

The application remains under review by the City’s Financial Services Division, York Region District School Board, Bell Canada, and Canada Post.

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:

- in accordance with **Section 4.9.1** of the Plan, the proposed single and semi-detached dwellings are permitted under the **Neighbourhood** designation;
- the subject lands are located within an identified Priority Infill Area. Since there is no Council approved Infill Plan or Tertiary Plan for this area, the applicant’s development proposal will be evaluated based on the applicable compatibility and design policies of the Plan;
- the proposed lotting pattern and development standards appear to be generally in keeping with the character of the surrounding neighbourhood, including recent approvals along Oxford Street and Direzze Court;
- revised drawings with additional information will be required so as to allow for a complete zoning review including a review of the proposed zoning standards relative to the City’s Comprehensive Zoning By-law (CZBL) in order to determine the appropriateness of the applicant’s request to amend the Zoning By-law as well as the

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site-specific development standards proposed by the applicant. The additional information includes, but is not limited to setback dimensions, encroachments, driveway widths, front landscaping calculations;

- the proposed development is subject to the existing Architectural Control Guidelines established for this area and will be a condition of draft approval of the related draft Plan of Subdivision; and,
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal.

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.

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 Amendment
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Designation
- Map 4 – Priority Infill Area
- Map 5 – Existing Zoning
- Map 6 – Proposed Draft Plan of Subdivision
- Map 7 – Proposed Site Plan
- Map 8 – Proposed Elevations

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Report Approval Details

Document Title:	SRPBS.25.082 - Request for Comments - 263 Oxford Street - City Files ZBLA-25-0011 and SUB-25-0003.docx
Attachments:	- SRPBS.25.082 - Appendix A Draft Zoning By-law Amendment.pdf - SRPBS.25.082 - Map 1 Aerial Photograph.docx - SRPBS.25.082 - Map 2 Neighbourhood Context.docx - SRPBS.25.082 - Map 3 Official Plan Designation.docx - SRPBS.25.082 - Map 4 Priority Infill Area.docx - SRPBS.25.082 - Map 5 Existing Zoning.docx - SRPBS.25.082 - Map 6 Proposed Draft Plan of Subdivision.docx - SRPBS.25.082 - Map 7 Proposed Site Plan.docx - SRPBS.25.082 - Map 8 Proposed Elevations.docx
Final Approval Date:	Aug 19, 2025

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

Deborah Giannetta - Aug 19, 2025 - 4:50 PM

Gus Galanis - Aug 19, 2025 - 4:51 PM

Darlene Joslin - Aug 19, 2025 - 7:29 PM