



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2018

Report Number: SRPRS.18.064

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.064 – Request for Approval – Zoning By-law Amendment Application – Ya Xi Lu – Town File D02-17018**

Owner:

Ya Xi Lu
17 Pearson Avenue
Richmond Hill, Ontario
L4C 6S9

Agent:

Design Plan Services Inc.
900 The East Mall, Suite 300
Toronto, Ontario
M9B 6K2

Location:

Legal Description: Lot 10, Plan 3403
Municipal Address: 17 Pearson Avenue

Purpose:

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

Recommendations:

- a) That the Zoning By-law Amendment application submitted by Ya Xi Lu for the lands known as Lot 10, Plan 3403 (Municipal Address: 17 Pearson Avenue), Town File D02-17018, be approved, subject to the following:
 - (i) That the subject lands be rezoned from Second Density Residential (R2) Zone to Third Density Residential (R3) Zone under By-law 2523, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.18.064; and,

- (ii) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Contact Person:

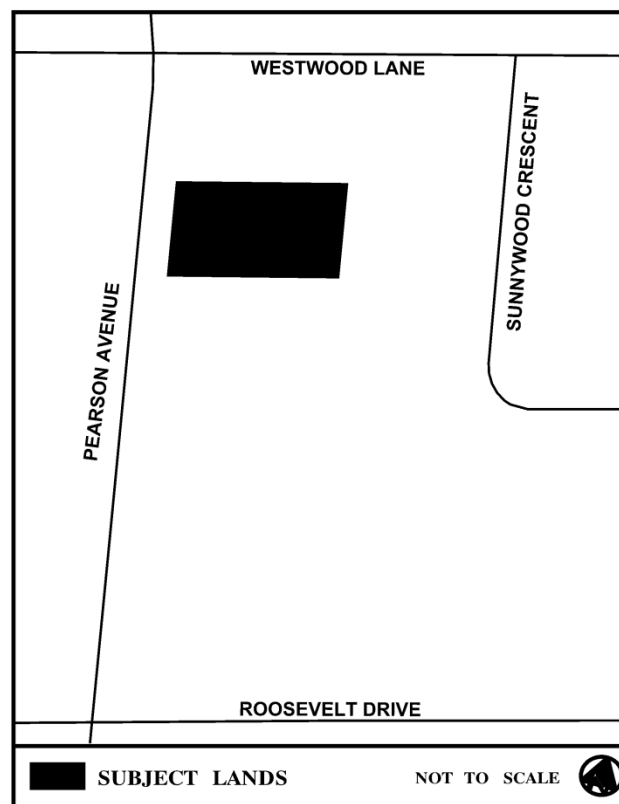
Simone Fiore, Planner I – Subdivisions, phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.



Background:

The subject Zoning By-law Amendment application was presented at a statutory Council Public Meeting on November 15, 2017 wherein Council received Staff Report SRPRS.17.175 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”). No concerns were raised at the Council Public Meeting from either Council or the public.

All comments from internal departments and external agencies pertaining to the subject proposal have been satisfactorily addressed by the applicant. In this regard, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Pearson Avenue, south of Westwood Lane, have a total lot area of 0.17 hectares (0.42 acres) and a lot frontage of 30.48 metres (100 feet). The lands abut existing low density residential dwellings to the north, east and south and Pearson Avenue to the west (refer to Maps 1 and 2). The lands currently support a one storey single detached dwelling that is proposed to be demolished as part of the development proposal.

Revised Development Proposal

The applicant is seeking Council’s approval to rezone the subject lands from **Second Density Residential (R2) Zone** to **Third Density Residential (R3) Zone** under Zoning By-law 2523, as amended, with site specific provisions to facilitate the creation of one (1) additional building lot on its land holdings. The proposal is intended to accommodate two (2) new single detached dwellings (refer to Maps 5 and 6).

The applicant submitted a revised development proposal to the Town in November 2017 in response to comments received from Town staff and external agencies arising from the initial submission of June 2017. The revised proposal incorporates an increased front yard setback to promote better compatibility with adjacent properties. The following is a summary table outlining the pertinent statistics of the applicant’s revised development proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area: 0.17 hectares (0.42 acres)**
- **Part 1:**
 - **Lot Frontage: 15.24 metres (50 feet)**
 - **Lot Area: 833.82 square metres (8,975.27 square feet)**
 - **Lot Coverage: 20%**
- **Part 2:**
 - **Lot Frontage: 15.24 metres (50 feet)**
 - **Lot Area: 833.69 square metres (8,973.83 square feet)**
 - **Lot Coverage: 20%**

Planning Analysis:

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town’s Official Plan (the Plan) (refer to Map 4). Uses permitted within the **Neighbourhood** designation include primarily low-density residential uses, medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Town’s Official Plan. Single detached dwellings are permitted within the **Neighbourhood** designation. Section 4.9.2.4 of the Plan also states that development shall be compatible with the existing character of the adjacent and surrounding area. Staff is of the opinion that the proposed single detached dwelling lots are compatible with the predominant building form and type of development in the area.

Given all of the above, Planning staff is of the opinion that the subject Zoning By-law Amendment application conforms to the **Neighbourhood** policies of the Plan.

Proposed Zoning By-law Amendment

The subject lands are currently zoned **Second Density Residential (R2) Zone** under By-law 2523, as amended (refer to Map 3). In this regard, the applicant is seeking Council’s approval to rezone the subject lands to **Third Density Residential (R3) Zone** under By-law 2523, as amended, with a site specific provision related to the minimum front yard setback. Staff is recommending an increased minimum front yard setback from 7.62 metres (25 feet) to 9.5 metres (31.17 feet) in order for the proposed development to be consistent with the established building line on this portion of Pearson Avenue. The following table outlines the proposed **R3 Zone** standards relative to the standards requested by the applicant:

Development Standard	Existing R2 Zone Standards, By-law 2523	Proposed R3 Zone Standards, By-law 2523	Proposed Development
Minimum Lot Area (Interior)	696.77 square metres (7,500 square feet)	557.42 square metres (6,000 square feet)	833.82 square metres (8,975.27 square feet) (Part 1) 833.69 square metres (8,973.83 square feet) (Part 2)
Minimum Lot Frontage (Interior)	18.29 metres (60 feet)	15.24 metres (50 feet)	15.24 metres (50 feet) (Parts 1 and 2)
Minimum Front Yard	9.14 metres (30 feet)	9.5 metres (31.17 feet)	10.62 metres (34.84 feet) (Part 1) 9.62 metres (31.56 feet) (Part 2)
Minimum Interior Side Yard	1.52 metres (5 feet)	1.52 metres (4.99 feet)	1.52 metres (4.99 feet) (Parts 1 and 2)
Minimum Rear Yard	7.62 metres (25 feet)	7.62 metres (25 feet)	28.35 metres (93.01 feet) (Part 1) 29.84 metres (97.9 feet) (Part 2)
Maximum Building Height	10.67 metres (35 feet)	10.67 metres (35 feet)	10.67 metres (35 feet) (Parts 1 and 2)
Maximum Lot Coverage	30%	30%	20%

Planning staff has undertaken a comprehensive analysis of the applicant's revised development proposal and is satisfied that the proposed **R3 Zone** category and site specific provisions are appropriate to facilitate the applicant's development proposal.

Town Department and External Agency Comments:

Development Planning Division

Planning staff has reviewed the applicant's development proposal and is of the opinion that it has appropriate regard for and is consistent with the broader policy direction for this part of the Town as outlined in the Official Plan. On this basis, it is recommended that the subject Zoning By-law Amendment application be approved for the following reasons:

- the proposal conforms to the **Neighbourhood** policies of the Town's Official Plan;
- the proposed development is consistent with the adjacent surrounding properties. In this regard, the adjacent lots on Pearson Avenue have lot frontages of approximately 15.24 metres (50 feet) and lot areas of approximately 830 square metres (8,934.05 square feet);
- the revised development proposal incorporates an increased front yard setback for both Part 1 and Part 2 to promote better compatibility with adjacent properties. The draft Zoning By-law has included this site specific provision; and,
- circulated Town departments and external agencies have no further concerns or comments regarding the subject Zoning By-law Amendment application.

Given the above, staff is of the opinion that the applicant's Zoning By-law Amendment request is considered appropriate for the lands and constitutes good planning.

Other Department and External Agency Comments

The applicant's revised development proposal satisfactorily addresses the comments from Town departments and external agencies. Town departments and external agencies have no further comments or objections with respect to the application.

Financial/Staffing/Other Implications:

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

Relationship to Strategic Plan:

The applicant's development proposal aligns with **Goal Two - Better Choice in Richmond Hill** by providing housing that offers options for people at all stages of life, in addition to **Goal Four - Wise Management of Resources in Richmond Hill** by designing energy efficient dwellings and using land responsibly.

Conclusion:

The applicant is seeking Council's approval of its proposal to facilitate the creation of one (1) additional building lot on its land holdings for a total of two (2) building lots. The submitted Zoning By-law Amendment application conforms with the Town's Official Plan. In light of the preceding, staff is of the opinion that the proposed amendment is appropriate and represents good planning. On the basis of the preceding, it is recommended that Council approve the subject Zoning By-law Amendment application as outlined and described in this report.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Extract from Council Public Meeting C#40-17 held November 15, 2017 Public Meeting
- Appendix B, Draft Zoning By-law
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevation Plans

Report Approval Details

Document Title:	SRPRS.18.064 - Request for Approval - Zoning By-law Amendment Application - 17 Pearson Avenue.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, CPM Extract.pdf- Appendix B, By-law 23-18.pdf- Appendix B, By-law Schedule.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- MAP_3_EXISTING_ZONING.pdf- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_5_PROPOSED_SITE_PLAN.pdf- MAP_6_PROPOSED_ELEVATION_PLANS.pdf
Final Approval Date:	Mar 2, 2018

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

Gus Galanis - Feb 26, 2018 - 6:32 PM

Kelvin Kwan - Feb 27, 2018 - 8:56 AM

Neil Garbe - Mar 2, 2018 - 10:50 AM