



Residential Infill Zoning By-law Technical Paper - What We Heard Report

What We Heard Report

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gladki planning associates

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Introduction

Project Background:

City of Richmond Hill is undertaking a comprehensive review of its zoning by-laws and reviewing its approach to residential infill which forms a key component of the City's intensification strategy. Residential infill helps make optimum use of land and resources. Currently, the City's Official Plan provides policies for small-scale residential infill, such as single detached and semi-detached dwelling types, within the Neighborhood designation, specifically Priority Infill Areas. The City has, over the years, approved many Infill Studies and several Secondary or Tertiary plans that facilitate infill development of built-up neighbourhoods. The Official Plan policies in Section 4.9 are relied on for the areas that do not have specific secondary plans, tertiary plans or infill studies. The technical paper will focus on these areas of the Neighbourhood designation and inform an approach for appropriate infill development that responds to built context and the Plan policies. The City has engaged Gladki Planning Associates to prepare this technical paper.

The development of the Residential Infill technical paper is divided into four phases. Phase 1, kick off was completed in Feb, 2020. Phase 2 (ongoing) includes background research and community consultation. The draft technical paper will be developed as part of phase 3 (Sept, 2021). Phase 4 will include three public consultation meetings and conclude with the final report in Dec, 2021.

Purpose of Report:

This *What We Heard* Report documents the community consultation undertaken as part of Phase 2 of Residential Infill Zoning By-law Technical Paper. A nine-question online survey was prepared for the residents to share their thoughts and feedback on residential infill within their neighborhoods and Citywide.

Consultation Summary

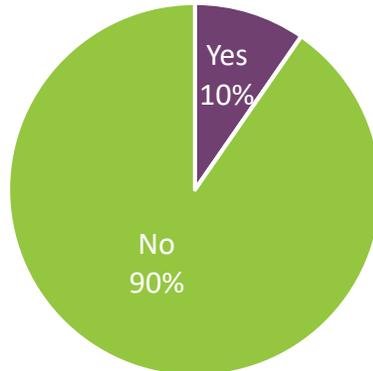
A survey on Residential Infill was shared by the City of Richmond Hill. The survey was open from June 4th to June 18th, 2021, during which period 83 people participated. The survey results are as follows.

Interest in Residential Infill

Answered: 83, skipped: 0

The participants were asked if they have considered adding residential infill to their property. **The majority of the respondents have not considered residential infill.** A few respondents expressed interest in introducing infill to their property.

Figure 1: If you own a house in Richmond Hill, have you considered residential infill?



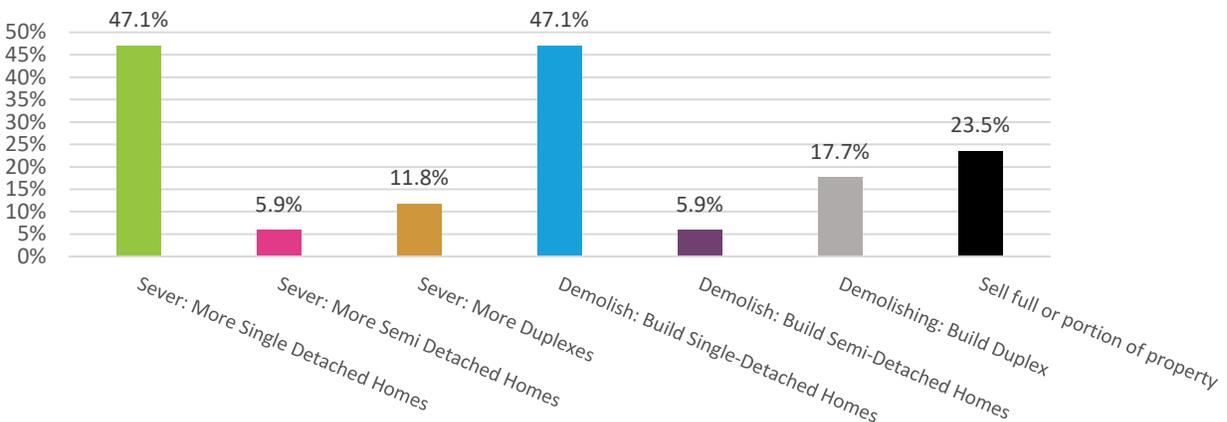
Preference of Infill Mechanism

Answered: 17, skipped: 66

Residential infill can be facilitated through three key mechanisms – 1) severance of lands to create additional parcels, 2) demolishing and rebuilding to achieve maximum potential of the parcel, and 3) amalgamating your parcel with others to allow assembly of lands which together can achieve greater density of development than individual parcels. Within each mechanism, several building types are possible.

Participants were asked which infill mechanism and associated building type they'll prefer if they have considered infill. The majority of respondents selected **severing the lands to create additional lots for single detached homes** and **demolishing the existing dwelling and rebuilding a newer single detached home**. Option 7 which is **selling property to allow for larger assembly and redevelopment** was the next clear choice. The majority of participants skipped this question given the fact that majority of respondents in previous question had not considered residential infill.

Figure 2: If you have considered infill, please select which of the following statements that apply (please check all that apply).



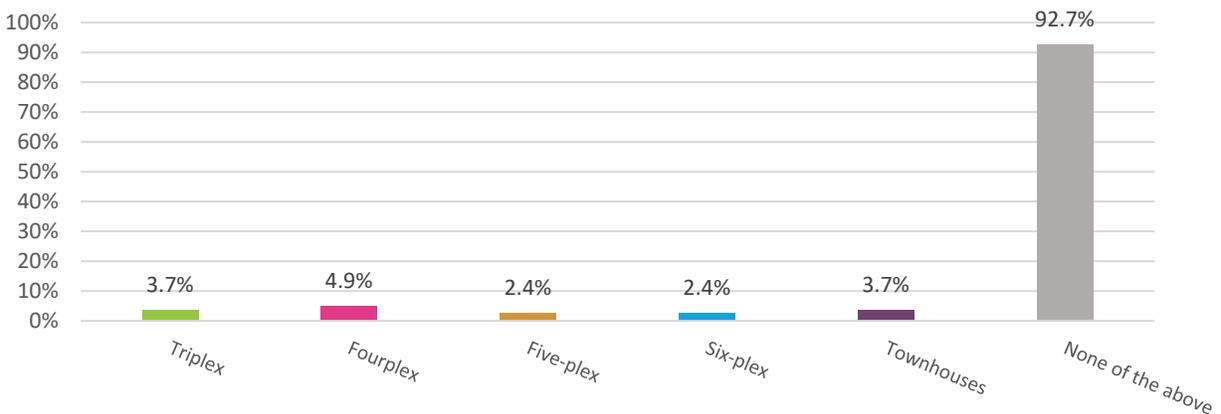
Interest in Redevelopment of Property

Answered: 82, skipped: 1

Redevelopment is one of the mechanisms of introducing infill in low-rise neighborhoods. The associated low-rise residential building types typically include 1) Triplex 2) Fourplex 3) Five-plex 4) Six-plex 5) Townhouses. The participants were given these options as well as “none of the above”.

The majority of participants responded “none of the above” which likely reflects (lack of) interest in infill from the previous question. Among the other respondents who wanted to add infill, **fourplex** was the preferred building type, followed by **triplex** and **townhouses**. The five-plex and six-plex ranked low on preferred building type for redevelopment. Given that over 92% of people selected *none of the above* option, the preference for each building type is relatively evenly distributed with minor variation and generally inconclusive.

Figure 3: Would you want to redevelop your property into any of the following low-rise residential building types (select all that apply)?



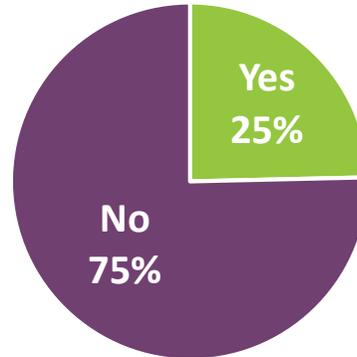
Support of Residential Infill in Neighborhood

Answered: 67, skipped: 16

Participants were asked if they support residential infill in their neighborhood.

The majority do not support residential infill in their neighborhood. Only around 25% support residential infill.

Figure 4: Do you support residential infill in your neighbourhood?

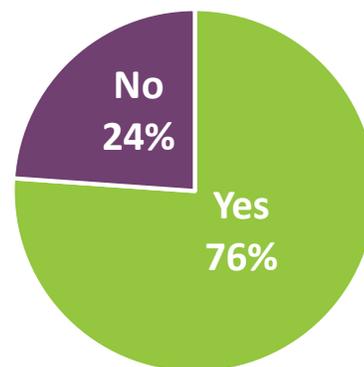


Awareness of Residential Infill Projects in Neighborhood

Answered: 67, skipped: 16

When asked if participants are aware if residential infill development projects are happening in their neighborhoods, **majority confirmed infill projects are a part of their neighborhood.**

Figure 5: Are you aware of residential infill in your neighbourhood?



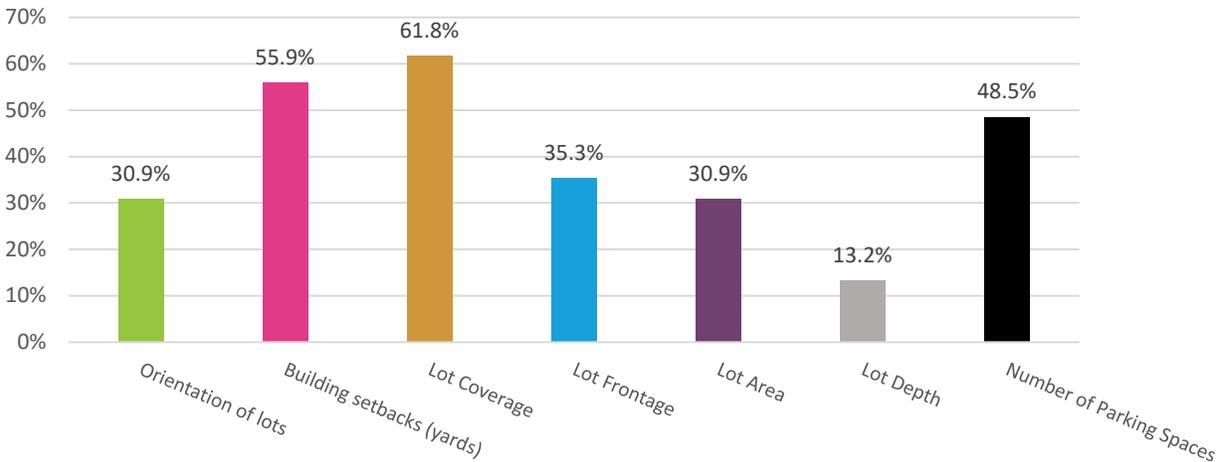
Factors for Zoning By-law to Address on Smaller Lots

Answered: 68, skipped: 15

Zoning By-laws play a critical role in ensuring new development is responsive to context and minimize nuisances. For introducing residential infill on smaller lots, there are a number of factors that zoning by-law can regulate. Some of these key regulations include 1) orientation of lots, 2) the building setbacks (yards), 3) lot coverage, 4) lot frontage, 5) lot area, 6) lot depth, and 7) number of parking spaces.

Participants were asked which of these factors as it relates to residential infill are important to address through development standards within zoning by-laws. The responses demonstrated a range of factors each participant valued with the top three selections being **lot coverage**, followed by the **building setbacks**, and **number of parking spaces**.

Figure 6: Which factors are important for zoning by-laws regarding residential infill on smaller lots? (select 3)



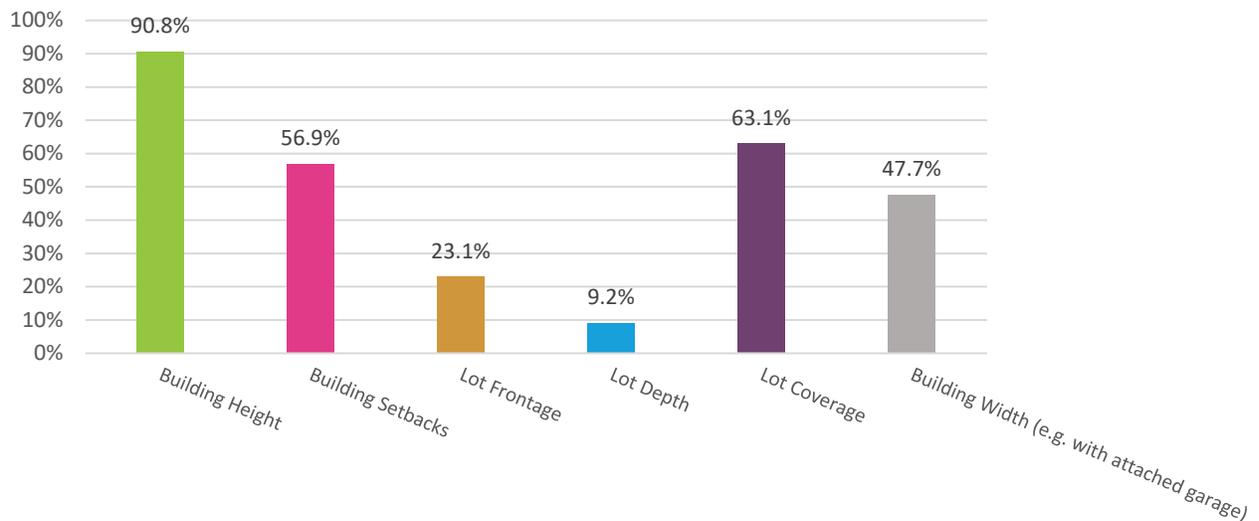
Factors for Zoning By-law to Address for Demolition and Rebuilding of New House

Answered: 65, skipped: 18

Zoning By-laws also play a critical role in ensuring redevelopment is responsive to context and minimize nuisances. For infill facilitated through demolition and rebuilding of a new house, there are a number of factors that zoning by-law can regulate. Some of these key regulations include 1) building height, 2) the building setbacks, 3) lot frontage, 4) lot depth, 5) lot coverage, and 6) building width (e.g. with attached garage for parking).

Participants were asked which of these factors they considered important for zoning by-laws to regulate through development standards in relation to the demolition and rebuilding of new houses. The majority of respondents selected **building height** as a top priority, followed by **lot coverage** and the **building setbacks**.

Figure 7: Which factors are important for zoning by-laws regarding the demolition and rebuilding of a new house? (select 3)



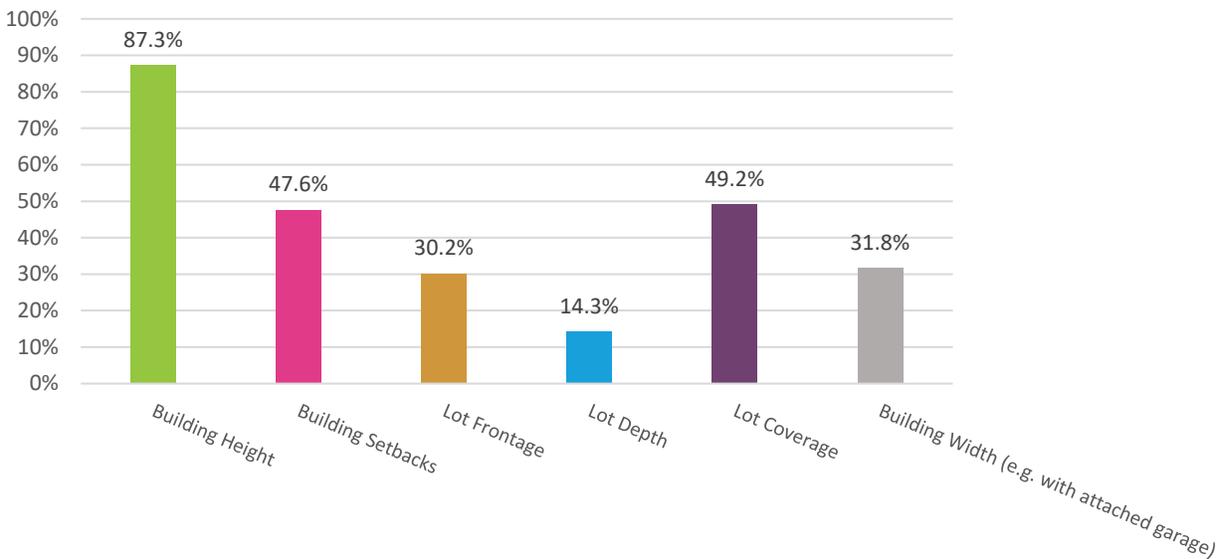
Factors for Zoning By-law to Address for Building or Conversion of Home into Multiplex or Townhouse

Answered: 63, skipped: 20

For infill facilitated through demolition and rebuilding of a new house into a multiplex such as triplex or four-plex, etc., there are a number of factors that zoning by-law can regulate. Some of these key regulations include 1) the building height, 2) the building setbacks (yards), 3) lot frontage, 4) lot depth, 5) lot coverage, and 6) building width (e.g. with attached garage for parking).

Participants were asked which of these factors they considered important for the zoning by-law to address in relation to the conversion of a home into a multiplex or townhouse. The majority of respondents selected **building height** as a top priority, followed by **lot coverage** and the **building setbacks**.

Figure 8: Which factors are important for zoning by-laws regarding the conversion of a home into a multiplex? (select 3)



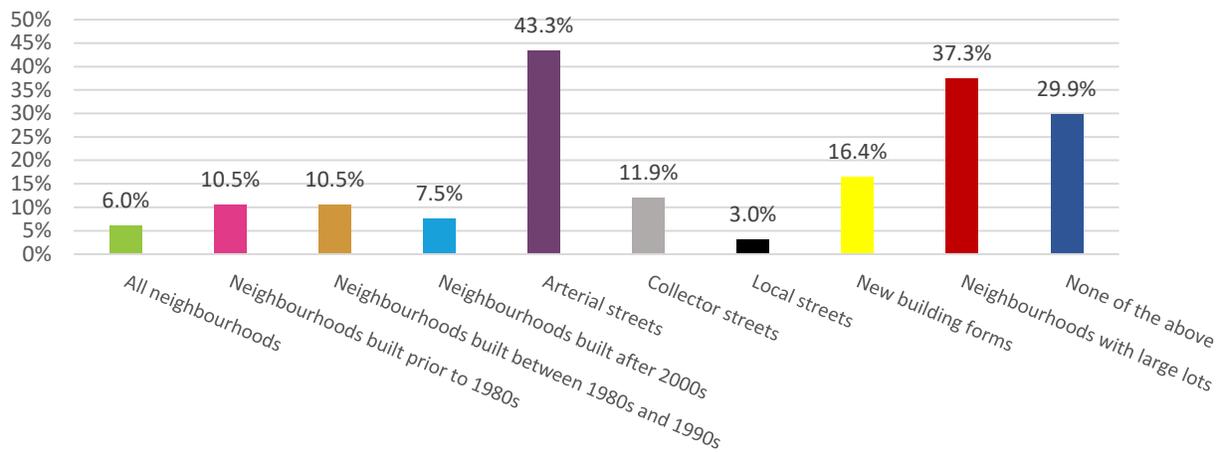
Location of Residential Infill Within Neighborhoods

Answered: 67, skipped: 16

Participants were asked where they wanted to see infill development being permitted within the Neighborhood land use designation.

Top three responses included **along arterials, in neighbourhoods** that have lots that are large enough to accommodate new streets, and **none of the above** which was selected by almost 30% of the respondents.

**Figure 9: Where do you want to see infill development to be permitted?
(select 4)**



Next Steps

This *What We Heard* Report concludes the community consultation undertaken as part of Phase 2 of Residential Infill Zoning By-law Technical Paper. The next steps in the Study and consultation include:

- First Draft Study – September, 2021
- Public consultation meetings (Three PIC meetings) – November, 2021
- Final Study Report– December, 2021

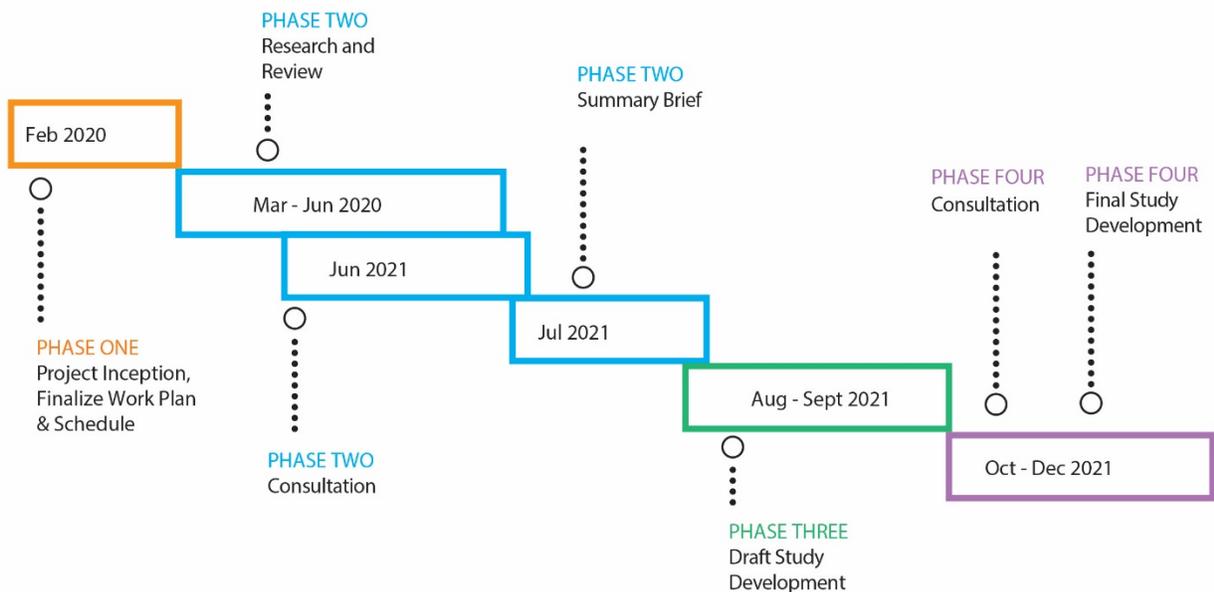


Figure 1 Project Schedule

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Project Webpage:

<https://www.richmondhill.ca/en/zone-richmond-hill.aspx>

Appendix A: Survey Questionnaire

1. If you own a house in Richmond Hill, have you considered residential infill?
 - Yes
 - No

2. If you have considered infill, please select which of the following statements that apply (please check all that apply)
 - Severing the lands to create additional lots for single detached homes
 - Severing the lands to create additional lots for semi-detached homes
 - Severing the lands to create additional lots for duplexes
 - Demolishing the existing dwelling and rebuilding a newer single detached home
 - Demolishing the existing dwelling and building semi-detached homes
 - Demolishing the existing dwelling and building a duplex
 - Selling your property or a portion of your property to allow for a larger assembly of lands for infill development

3. Would you want to redevelop your property into any of the following low-rise residential building types (select all that apply)
 - Triplex
 - Four-plex
 - Five-plex
 - Six-plex
 - Townhouses
 - None of the Above

4. Do you support residential infill in your neighbourhood?
 - Yes
 - No

5. Are there residential infill development projects happening in your neighborhood?
 - Yes
 - No
 - I don't know

6. Which of the following three factors are most important to you for a Zoning By-law to address for residential infill of smaller lots? (Select 3)
 - Orientation of lots
 - Building setbacks (yards)
 - Lot Coverage
 - Lot Frontage
 - Lot Area

- Lot Depth
 - Number of Parking Spaces
7. Which of the following three factors are most important to you for a Zoning By-law to address the demolition and rebuilding of a new house? (Select 3)
- Building Height
 - Building Setbacks
 - Lot Frontage
 - Lot Depth
 - Lot Coverage
 - Building width (e.g. with attached garage for parking)
8. Which of the following three factors are most important to you for a Zoning By-law to address the building or conversion of a home into a multiplex (e.g. triplex or four-plex) or townhouses: (Select 3)
- Building Height
 - Building Setback (yards)
 - Lot Frontage
 - Lot Depth
 - Lot Coverage
 - Building width (e.g. with attached garage for parking)
9. Where do you most want to see infill development be permitted? (please select 4 that apply)
- In all neighborhoods
 - In neighbourhoods that were built prior to 1980
 - In neighbourhoods that were built between the 1980s and 1990s
 - In neighbourhoods built after the 2000s
 - Along arterial streets in neighborhoods (e.g. King Road, Elgin Mills Road, Bathurst Street, Bayview Avenue, Carrville Avenue)
 - Along collector streets in neighbourhoods (e.g. North Lake Road, Mill Street, Weldrick Road, Avenue Road)
 - Along local streets in neighbourhoods (e.g. Puccini Drive, Duncan Road)
 - New building forms (i.e. townhouses, duplexes, triplexes) should be permitted in neighbourhoods that have large lots
 - In neighbourhoods that have lots that are large enough to accommodate new streets
 - None of the above
10. To help us better understand our residents' needs, may we please ask the name of the street you live on. (optional)
11. Are you interested in attending a future information meeting about residential infill in your area? If yes, please provide your email address.