

Tuesday, February 5, 2019

The Town Clerk
Town of Richmond Hill
Richmond Hill, Ontario

Dear Sir,

RE: Rezoning Application for 116 Lucas St., Town File #D02 – 18010

I am writing to provide my input to the captioned subject application in that I am concerned with the proposed development not following the applicable zone standards, even after allowing for a possible rezoning to "RM1" and would like the applicant/owner to address the underneath variance to comply with the applicable zoning and maintain the neighborhood characteristic:

1. Minimum Lot Frontage – The request of 25.16 ft would represent a 50% reduction from the current "R2" Zone and 29% under the proposed "RM1" Zone and this is a significant exception to provide,
2. Minimum Interior Side Yard Setback – The requested setback of 4.27 ft would represent a 64% variance if a 2 storey house were to be built, and a whopping 111% if a 3 storey house is allowed to be built. We do not want to see concrete jungle develop in this locale whereby minimum yard setback allowance is reduced to allow for larger homes and maximization of profits as is happening in new developments,
3. Maximum Height – This represent a relief request of 11.11% from either "R2" or "RM1" and a simple solution to remain within the allowable zone standard would be to accept the recommendation from the Town's Heritage Planner, to reduce the number of risers and to comply with Section 5.0 of the "Tertiary Plan" whereby garage width is limited to a maximum of 50% of the total front façade for semi-detached units. A 2 storey development should suffice for this application, and
4. Maximum Gross Floor Area – The variance even after allowing for a rezoning to "RM1" would be a massive 155% and allowing such a large variance would set a terrible precedent thus allowing future possible applications to build huge/monster homes which would totally destroy the historical character of the area and vegetation.

I thus request that the owner redo the building plan to comply with the zoning by-law to maintain the character of the area and improve the curb effect at the same time.

Yours truly,

Joe Capone 
113 Lucas St., Richmond Hill