

120A Lucas St.
Richmond Hill, Ontario
L4C 4P5

Tuesday, February 5, 2019

Mr. Stephen Huycke, The Town Clerk
Councilors
Town of Richmond Hill
225 East Beaver Creek Rd.
Richmond Hill, Ontario
L4B 3P4

Dear Sir and Honourable Council Members,

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

We are writing to provide our input to the captioned subject application. We live and own the immediate adjacent property at 120 – 122 Lucas St. which is to the north of the subject application and will be directly impacted by the development.

We are concerned with the proposed developments not following the applicable zone standards, even after allowing for a possible rezoning to "RM1" and thus hope the applicant/owner will address the underneath variance to comply with the applicable zoning and maintain the neighbourhood characteristic making it a win-win situation for all concerned:

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 a 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 represents 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.

We are not at all opposed to any development that stays within the zoning bylaws and variance, even after allowing for a possible rezoning to “RM1” but look to The Council and appropriate Town Department to continue to provide the vision, guidance and leadership to maintain the historical, charismatic and small-town character of Lucas Street and the surrounding area. The trend towards building larger homes on smaller lot sizes to maximize home sizes for maximum profits should be avoided. Mill pond is the last bastion of history that remains in Richmond Hill and it would be a shame for this and future generation to lose this character in the name of development, especially where variances are provided to allow for closer and closer homes to be built besides each other.

We therefore request that the applicant/owner redraw 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, and to provide a “Shadow Study”, possibly in 3D, to show shadow at various times of day and time and to confirm that our view, privacy and sunlight will not be adversely impacted.

We can be reached at . 905.882.1776

Yours truly,



Shabbir and Munira Zavery

P.S. WE have lived here for over 20 years and developers have offered to buy the property but we have never entertained any offers because we love the neighbourhood and character of this area.