

Village Core Neighbourhood Residents  
Richmond Hill, Ontario

March 17, 2018  
2019

Town of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario  
L4B 3P4

Attention of:

Ms. Sarah Mowder, Planner I – Subdivision, Development Planning Division  
Mr. Denis Beaulieu, Manager of Development, Subdivisions  
Mr. David West, Councillor, Ward 4, Richmond Hill, ON

Dear Ms. Mowder, Mr. Beaulieu and Councillor West,

**Subject: Rezoning Application for Lot 14, Plan 269 - 116 Lucas Street, Richmond Hill, Ontario - Town File No. D02-18010 (Related File D06-18020) (SRPRS.19.008)**

Further to the Residents' Information Meeting held on February 27, 2019, we are writing about the Zoning By-law Amendment application and the related site plan application made by Desiree and Ivona Tomanelli ("the applicant"), on the 23<sup>rd</sup> day of April 2018, to the Town of Richmond Hill, Ontario (Town File No. D06-18020). We are also writing pursuant to the statutory Richmond Hill Public Meeting and associated notice requirements of the *Planning Act*.

It is our understanding that a Zoning By-law Amendment application was made, under By-law 66-71, to vary the current **Residential Second Density (R2) Zone** for the lands known as Lot 14, Plan 269, Richmond Hill, Ontario, to **Residential Multiple First Density (RM1) Zone**. We understand that the current R2 Zone at Lot 14, Plan 269, hereinafter described as "116 Lucas Street", generally permits residential, institutional, recreational and home occupation uses, that it restricts residential land uses to single-family detached dwellings and that it does not permit the construction of semi-detached dwellings.

We also understand that the applicant proposes to construct two, oversized, three-storey, semi-detached dwelling units at 116 Lucas Street, on a deep and very narrow lot, by creating two smaller lots with reduced minimum lot frontage.

To facilitate the construction of two semi-detached dwelling units at 116 Lucas Street, we further understand that the applicant proposes to:

1. obtain Council's approval to rezone 116 Lucas Street from **Residential Second Density (R2) Zone** to **Residential Multiple First Density (RM1) Zone**,
2. exclude the lands at 116 Lucas Street from the provisions of amending By-laws 371-90 and 372-90 (1990), By-laws that were intended to restrict the size of new dwellings on large lots within the Village Core area,
3. construct two, three-storey, semi-detached dwelling units at 116 Lucas Street, on lands that are in an area designated as a "Low-Density Area", under Section 4.0 of the Benson Hunt Tertiary Plan ("Tertiary Plan"), and which allows maximum building heights of two-storeys,
4. increase the maximum permissible dwelling height of 8.5 m to 9.45 m, a maximum dwelling height increase of 09%.
5. decrease the required Minimum Lot Frontage (MLF) from 15.25 m to 7.67 m per lot, a 50% MLF reduction,
6. decrease the Minimum Interior Yard Setback (MIYS) requirement of 2.74 m to 1.3 m, a 53% MIYS decrease,
7. increase the dwellings' maximum allowable 116.58 sq. m Gross Floor Area (GFA) to 296.83 sq. m, a 255% GFA increase,
8. destroy four large, mixed-species shade trees, including a mature 48 cm diameter deciduous tree on the east side of the lot, near Lucas Street, and three mature 28, 43 and 66 cm diameter mixed-species trees, at the south and south-southwest sides of the lot.

We further understand that in the event By-laws 371-90 and 372-90 are no longer applicable to 116 Lucas Street and that the lands are re-zoned to **Residential Multiple First Density (RM1) Zone**, under By-law 66-71, site-specific exceptions for increased height and GFA will no longer be required, maximum heights of 10.67 metres will be permitted, and no provisions for maximum GFA will be provided.

As such, and pursuant to the Benson Hunt Tertiary Plan and Village Core Design Guidelines and criteria, we ask, prior to the Town of Richmond Hill recommending approval of the R2 Zone by-law variances made by the applicant, that the applicant provide cause for seeking to amend the land zoning at 116 Lucas Street, from **Residential Second Density (R2) Zone** to **Residential Multiple First Density (RM1) Zone**, and for excluding the lands from the provisions of amending By-laws 371-90 and 372-90. We note that it is incumbent upon the applicant to demonstrate conformity to By-laws 371-90 and 372-90, by conducting a detailed and thorough built form review and by submitting an Urban Design Brief with accompanying impact reports.

We also note that during the open Town meeting held on February 27, 2019, some residents shared concerns about potential adverse impacts that may result from the proposed R2 Zone By-law amendment(s) at 116 Lucas Street, concerns which included:

1. sun/shadow impacts to all lots, lands and dwellings adjacent to and surrounding 116 Lucas Street,
2. impacts of the proposed reductions in MLF and MIYS, at 116 Lucas Street,
3. impacts of the proposed increases in GFA and dwelling height, at 116 Lucas Street,
4. stormwater and rain runoff impact from the proposed oversized, semi-detached dwelling units at 116 Lucas Street, on a reduced soft soil to hard surface land ratio,
5. impacts to the character of the neighbourhood and to the lands adjacent to and surrounding 116 Lucas Street,
6. impacts to the biodiverse and sustainable urban forest and wildlife ecosystems at and surrounding 116 Lucas Street, that may result from the removal of four large, mixed-species shade trees.

We remind the Town of Richmond Hill that the existing, large, mixed-species shade trees, found at and surrounding 116 Lucas Street, ensure the diversity and sustainability of the urban forest that is unique to the Village Core and Mill Pond areas of Richmond Hill.

As such, and to better assess how the proposed R2 Zone By-law Amendment(s) and dwellings may impact the neighbourhood, the lots, the lands, the dwellings and the structures that are adjacent to and surrounding 116 Lucas Street, we would also ask that the applicant provide:

1. a comprehensive design plan,
2. a report on the proposed dwellings' sun/shadow impacts to all lots, lands and dwellings adjacent to and surrounding 116 Lucas Street,
3. a Storm Water and Rain Management (SWRM) report on how stormwater runoff from the proposed dwellings may impact the lots, the lands, the dwellings and the structures that are adjacent to 116 Lucas Street,
4. an arborist report on potential excavation impact(s) to existing tree root systems, on lots and lands adjacent to 116 Lucas Street, and that may result from the construction of the proposed dwellings,
5. a silvicultural and tree preservation report on how the destruction of four mature, mixed-species trees may impact and disrupt the existing and natural urban forest and ecosystems at and surrounding 116 Lucas Street,

6. a report on how two oversized, three-story, semi-detached dwelling units may alter the unique character of the neighbourhood.

Further, and prior to granting approval of the proposed R2 Zone By-law amendment(s) at 116 Lucas Street, we ask that the Town of Richmond Hill:

1. perform a comprehensive and careful review and evaluation of the proposed R2 Zone By-law Amendment(s) at 116 Lucas Street,
2. allow us the opportunity to voice any and all concerns we may have about immediate and/or future adverse impacts to the neighborhood, the lots, the lands, the dwellings and the structures that are adjacent to and surrounding 116 Lucas Street,
3. carefully evaluate and consider any and all concerns we may have about immediate and/or future adverse impacts that may result from any and all R2 Zone By-law Amendment(s) at 116 Lucas Street.

Finally, and pending completion and review of the design plan and impact reports, we would ask that the Town of Richmond Hill not recommend approval of the proposed R2 Zone By-law amendment(s) at 116 Lucas Street, and that any and all proposed dwellings at 116 Lucas Street conform to the design criteria of the Tertiary Plan, which might include but not be limited to building height restrictions, maximum allowable garage widths, front, rear and side yard setbacks, compatibility with adjacent building form(s) and tree preservation programs.

In closing, we trust that the Town of Richmond Hill will continue to provide the vision, the guidance and the leadership to ensure the preservation of the historical, charismatic and small-town character of the area, and to ensure the applicant adheres to the Town By-laws, Tertiary Plan and Village Core guidelines.

Yours very truly,

Name DENIS GAGNON Address 120 LUCAS ST, RICHMOND HILL, ON

Signature \_\_\_\_\_ Date MARCH 17, 2019

Village Core Neighbourhood Residents  
Richmond Hill, Ontario

Name Mari Nicolson Address 119 Evahill Cres.

Signature [Signature] Date March 18, 2019

Name Shannon Marshall Address 115 Evahill Cres.

Signature [Signature] Date March 18/2019

Name ROBERT COLWIE Address 153 ALIAMILA RD

Signature [Signature] Date MARCH 18/19

Name David Chan Address 107 Evahill Cres.

Signature [Signature] Date March 18, 2019.

Name Jessica Kun Address 31 Raman Street

Signature [Signature] Date March 18, 2019

Name Lynn Jones Address 149 Altamira Rd.

Signature [Signature] Date March 19/2019.

Village Core Neighbourhood Residents  
Richmond Hill, Ontario

Name [Signature] Address 113 Lucas St  
Signature \_\_\_\_\_ Date 3/19/2019

Name Gilberto Lopez Address 113 Lucas St  
Signature \_\_\_\_\_ Date MARCH 19-2019

Name Alfred Rodriguez Address 122 Lucas St  
Signature \_\_\_\_\_ Date March 19/2019

Name CECILIA CORREA Address 122 Lucas STREET  
Signature \_\_\_\_\_ Date March 19/2019

Name Scott Dixon Address 121 Lucas St  
Signature \_\_\_\_\_ Date March 22, 2019

Name JEFF SMITH Address 125 Lucas St.  
Signature \_\_\_\_\_ Date MARCH 24/19



Village Core Neighbourhood Residents  
Richmond Hill, Ontario

Name Carol Dymorf Address 125 Lucas St.

Signature \_\_\_\_\_ Date MAR. 24/19

Name Liz Beattie Address 97 Evahill Cres

Signature \_\_\_\_\_ Date March 24, 2019

Name Munira Talawala Address 120 A Lucas Street

Signature \_\_\_\_\_ Date Mar 26, 2019

Name \_\_\_\_\_ Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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Richmond Hill, Ontario

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