

Mill Pond neighbourhood
Richmond Hill, Ontario

March 9, 2019

Ms. Sarah Mowder, Planner I – Subdivisions, Development Planning Division
Councillor David West, Richmond Hill Ward 4 Councillor
Town of Richmond Hill
225 East Beaver Creek Rd.
Richmond Hill, Ontario
L4B 3P4

Dear Ms. Mowder and Councillor West,

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

Further to the Residents' Information Meeting held on February 27, 2019, we are still concerned about the Minimum Interior Yard Setback of 4.27 feet and the Maximum Gross Floor Area of 2,263 square feet since this would still represent a variance of 64% for Yard Setback and 80.34% for the MGFA. The planner and the developers have not been able to justify the request for such a variance.

This therefore again raises the question, what would be the basis for removing the lands from the provisions of amending by-laws 371-90 and 370-90 that the Applicant is requesting? Is there some sort of City-wide initiative to dissolve these by-laws? If so, what kind of consultation has, or will happen in this regard?

Moreover, given the number of design related guideline documents and policies that are in place (Benson Hunt Tertiary Plan/Village Core Urban Design Guidelines), it is incumbent upon the applicant to demonstrate conformity to these documents by conducting a more detailed and thorough built form review which should include an Urban Design Brief with Sun/Shadow study. Therefore, unless the applicant can find a way to fit their building within the prescribed zone standards, the foregoing studies should be prepared and made available for public review.

We again emphasize that the subject lot can best be described as being long and skinny with a frontage that is undersized for a standard semi-detached and this is evident from the number of variances that are being sought.

We therefore implore The Council and the appropriate Town Department staff to continue to provide the vision, guidance and leadership to adhere to the applicable By-Laws, and the Tertiary Plan and Village Core guidelines to maintain the historical, charismatic and small-town character of the area and thus only permit what is allowed under the aforementioned regulations.

Thank you and we look forward to be a part of any further meetings and would like to be kept abreast of any developments.

Yours truly,

Shabbir and Munira Zavery

Drew and Michelle Sinclair

Joe and Gilda Capone

Doug and Heather-Ann Lowry

cc. Mr. Stephen Huycke, The Town Clerk