



Committee of the Whole Meeting

Date of Meeting: November 21, 2016

Report Number: SRPRS.16.185

Department: **Planning and Regulatory Services**
Division: **Development Planning**

Subject: **Request for approval of a Zoning By-law Amendment Application**

Owner:

Tupelo Investments Ltd.
200 Ronson Drive
Etobicoke, Ontario
M9W 5Z9

Agent:

Same

Location:

Legal Description: Lot 1 and Part of Lot 2, Plan 1883
Municipal Address: 33 Roseview Avenue

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to facilitate the creation of three (3) additional building lots on the subject lands comprising one (1) additional single detached dwelling and two (2) new semi-detached dwellings.

Recommendations:

That the Zoning By-law Amendment application submitted by TUPELO INVESTMENTS LTD. for lands known as Lot 1 and Part of Lot 2, Plan 1883 (Municipal Address: 33 Roseview Avenue), Town File No. D02-15039, be approved, subject to the following:

- a) that a portion of the subject lands be rezoned from “Residential Second Density (R2) Zone” under By-law 66-71, as amended, to “Residential Multiple First Density – Special (RM1-S) Zone” under By-law 66-71, as amended, with site-specific development standards as outlined in Staff Report SRPRS.16.185;
- b) that site-specific developments be implemented for the portion of the subject lands zoned “Residential Second Density (R2) Zone” under By-law 66-71, as amended, as outlined in Staff Report SRPRS.16.185; and,

- c) that prior to forwarding the amending Zoning By-law to Council for enactment, the applicant pay the applicable processing fee in accordance with the Town's Tariff of Fees By-law No. 76-14.

Contact Person:

Katherine Faria, Planner II, Subdivisions, phone number 905-771-5543
Salvatore Aiello, Manager of Development, Subdivisions, phone number 905-771-2471

Submitted by:

"Signed version on file in the Office of the Clerk"

Ana Bassios
Commissioner of Planning and Regulatory Services

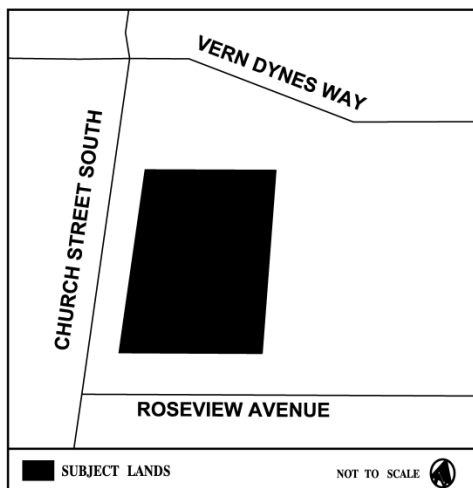
Approved by:

"Signed version on file in the Office of the Clerk"

Neil Garbe
Chief Administrative Officer

Location Map

Below is a map displaying the property location. Should you require an alternative format call person listed under "Contact" above.



Background Information

The subject Zoning By-law Amendment application was received on November 5, 2015 and deemed complete by the Town on November 11, 2015. The application was subsequently circulated to relevant Town departments and external agencies for review and comment. A statutory Council Public Meeting was held on March 9, 2016 in accordance with the statutory Public Meeting requirements of the *Planning Act* (refer to Appendix “A”). Council received Staff Report No. SRPRS.16.037 for information purposes and directed that all comments be referred back to staff.

As part of the initial circulation of the applicant’s development proposal, staff provided recommendations with respect to the appropriate massing, scale and orientation of the proposed dwellings on Church Street South and Roseview Avenue, the protection of the existing Ira D. Ramer House designated under Part IV of the *Ontario Heritage Act*, road widening and daylighting requirements and preservation of existing vegetation. Concerns regarding the height and scale of the proposed single detached and semi-detached units and preservation of existing mature trees were also raised by Council and members of the public at the Council Public Meeting held on March 9, 2016. The applicant has worked closely with Town staff to address the above noted issues and has submitted a revised development proposal wherein concerns raised through the initial review and at the Public Meeting have been addressed to the satisfaction of staff.

The purpose of this report is to seek Council’s direction with respect to the applicant’s Zoning By-law Amendment application.

Summary Analysis

Further information in regard to site location follows below.

Site Location and Adjacent Uses

The subject lands are located east of Yonge Street on the northeast corner of Roseview Avenue and Church Street South and have a total lot area of 0.15 hectares (0.37 acres). The lands abut residential uses to the east, Roseview Avenue to the south, Church Street South to the west, and Elgin Barrow Arena Community Centre to the north (refer to Maps 1 and 2).

The lands form one existing building lot supporting a two-storey single detached dwelling designated under *Part IV* of the *Ontario Heritage Act* and described within the Town’s *Inventory of Buildings of Architectural and Historical Importance*. The two-storey, red brick building was constructed in 1914 and is representative of the Foursquare architectural style. The existing single detached dwelling at 33 Roseview Avenue, known as the Ira D. Ramer House, was designated in 2011 in accordance with designation By-law No. 59-11.

Development Proposal

The applicant is seeking Council’s approval of its request to amend the Zoning By-law to create three (3) additional building lots on its land holdings. The proposed lots are to

support one (1) new single detached dwelling having frontage on Roseview Avenue and two (2) new semi-detached units fronting onto Church Street South. The designated Ira D. Ramer House is to be preserved and shall be contained within the proposed corner lot (refer to Map 5).

The applicant is proposing renovations to the Ira D. Ramer House and demolition of the existing detached garage located at the north end of the subject lands. Alterations to the Ira D. Ramer House and proposed adjacent developments will be subject to approval of a future heritage permit and related Site Plan applications.

Zoning By-law Amendment Application

The subject lands are presently designated “Residential Second Density (R2) Zone” under Zoning By-law 66-71, as amended (refer to Map 3). The current zoning designation permits single family residential uses, recreational and institutional uses, including churches, schools and day nurseries.

The applicant is proposing to establish two (2) semi-detached units to be constructed on Church Street South to the north of the existing Ira D. Ramer house and one (1) new single detached dwelling lot to the east of the Ira D. Ramer house on Roseview Avenue (refer to Map 5). In this regard, the applicant is seeking Council’s approval of its request to rezone the northern portion of the subject lands from “Residential Second Density (R2) Zone” under By-law 66-71, as amended, to “Residential Multiple First Density – Special (RM1-S) Zone” under By-law 66-71, as amended, with site-specific development standards to facilitate the construction of two semi-detached units. Site-specific development standards are also proposed for the portion of the subject lands to remain within the “Residential Second Density (R2) Zone” under By-law 66-71, as amended, to facilitate the creation of an additional single detached building lot and the preservation of the Ira D. Ramer house within the corner lot (refer to Appendix “C”).

As noted above, concerns were raised regarding the applicant’s initial submission with regard to the scale and design of the proposed dwellings and the preservation of the existing Ira D. Ramer House. In this regard, the applicant’s revised proposal reflects a reduction in the overall size and height of the proposed single and semi-detached units and adjustments to the proposed lot boundaries resulting in increased amenity space for the existing Ira D. Ramer House and increased front and side yard setbacks for the proposed single detached building lot.

In order to implement the foregoing, site-specific development standards will be incorporated into the Zoning By-law Amendment with respect to minimum lot frontage, minimum lot area, minimum side yard setback, and maximum lot coverage for the proposed semi-detached units and minimum lot area, minimum flankage, side, rear and front yard setbacks and maximum lot coverage for the existing heritage dwelling and proposed single detached unit. The proposal maintains the standard provisions of By-law 66-71, as amended, with respect to maximum building height. It should be noted that the proposed development standards reflect the road widening and daylighting requirements identified by the Town’s Development Engineering staff. In addition, a

number of the above site-specific development standards are to recognize the location of the existing heritage dwelling. Please see Appendix “B” for a detailed description of applicable development standards.

Planning Analysis

Town of Richmond Hill Official Plan

The subject lands are designated “Neighbourhood” in accordance with Schedule “A2” (Land Use) of the Town’s Official Plan (refer to Map 4). The primary use permitted within the “Neighbourhood” designation is low-density residential uses, which includes low-rise single-detached, semi-detached and duplex dwelling units. The subject lands are located within the study area boundaries for the Village Core Neighbourhood Design Guidelines approved by Council in accordance with Section 3.4.1 (2) of the Town’s Official Plan.

Staff has undertaken a review of the subject Zoning By-law Amendment application and notes that the proposal would conform to the Official Plan policies as follows:

- single detached and semi-detached units are generally permitted within the “Neighbourhood” designation;
- the proposed dwelling units are compatible with existing character of adjacent and surrounding properties with regard to built form, massing and yard setbacks;
- the proposal has been assessed on the basis of the applicable urban design guidelines approved by Council for this area of the Town;
- the proposed development provides for the retention and enhancement of the existing Ira D. Ramer House designated under *Part IV* of the *Ontario Heritage Act* and described within the Town’s *Inventory of Buildings of Architectural and Historical Importance* as an integral part of the overall proposal.

Village Core Neighbourhood Design Guidelines

The subject lands are situated within the area boundaries for the Village Core Neighbourhood Design Guidelines (“Guidelines”). The objective of the Guidelines is to encourage new development within the Village Core that recognizes and enhances the existing historical character with respect to land uses, streetscape, lot fabric, architecture and built form, and landscape.

Infill development of individual lots is generally supported by the Guidelines, subject to specific development criteria. With respect to single lot infill, the Guidelines recommend a range of lot frontages between 12.0 metres (39.37 feet) to 21.0 metres (68.90 feet) and a diversity of building heights and yard setbacks that respect the adjacent properties, with a minimum side yard of 2.0 metres (6.56 feet) and a maximum dwelling height of two and a half storeys. In addition, the Guidelines promote the protection of existing mature vegetation and the enhancement of the streetscape through appropriate landscape treatments. Additional design criteria with respect to colour and material,

building orientation and design are also described in the Guidelines and are to be considered at the Site Plan approval stage. The subject lands are located within a Site Plan Control Area; however, at the time of preparation of this report, related Site Plan applications had not been submitted to the Town.

The applicant's development proposal conforms to the recommendations of the Guidelines with respect to the lot frontage, building height and massing, and the general patterns of front and side yard setbacks. The applicant's initial proposal has been revised to achieve greater compatibility of building mass and height with regard to adjacent and surrounding properties. Notwithstanding the recommendations of the Guidelines with regard to a minimum side yard of 2.0 metres, the proposed side yard setback of 1.52 metres (4.99 feet) to the east property line for the proposed single detached dwelling is considered to be appropriate within the existing context. It should also be noted that the applicant has worked closely with Town Staff with regard to the designs for the proposed dwellings, to be formally assessed through a more detailed phase in the approval process.

Given all of the above, staff is of the opinion that the submitted Zoning By-law Amendment application has appropriate regard for and is generally consistent with the broader policy direction for this part of the Town as outlined in the new Official Plan and within the urban design guidelines approved by Council for this area.

Department and External Agency Comments

Comments with respect to the circulation of the applicant's Zoning By-law Amendment application were provided by various Town departments and external agencies and the applicant has submitted additional supporting documentation and a revised proposal to address the comments and issues raised as part of the circulation process. The revised submission was subsequently circulated to the respective Town departments and the following is a summary of the comments received as of the date of the writing of this report.

Development Planning Division

Development Planning staff has undertaken a comprehensive review of the applicant's development proposal and notes that the request to rezone the subject lands is in general conformity with the Town's Official Plan and the Village Core Neighbourhood Design Guidelines. In addition, the proposed site-specific development standards are in keeping with the predominant character of Church Street South and Roseview Avenue.

Should Council approve the Zoning By-law Amendment application, the proposed development will be subject to future development approvals, including three (3) severance applications to facilitate the construction of one new single detached dwelling and two (2) semi-detached residential units. As noted above, related Site Plan applications had not been submitted to the Town in conjunction with the subject Zoning By-law Amendment application at the time of writing of this report.

Development Engineering

Development Engineering staff has provided comments concerning a requirement for lands to be dedicated to the Town for road widening and daylighting purposes having a width of 2.6 metres (8.53 feet) and dimensions of 4.50 x 4.50 metres (14.76 feet), respectively. The lands shall be required at the severance stage as a condition of development approval.

Urban Design and Heritage

Urban Design and Heritage staff provided comments on the applicant's initial submission with regard to the dwelling massing and scale, front yard setbacks, lot fabric compatibility, the provision of adequate amenity space for existing heritage dwelling to be retained, and the protection of the Ira D. Ramer House through the development process. In this regard, staff requested the submission of a Cultural Heritage Impact Assessment (CHIA) to provide guidance on the appropriate development of the remainder of the subject lands (see Appendix "D"). The applicant's revised submission satisfactorily addresses the comments provided by Urban Design and Heritage staff.

It should be noted that Heritage Permit applications will be required to facilitate alterations to the Ira D. Ramer House and the construction of the proposed single detached and semi-detached dwelling units.

Parks and Natural Heritage Planning Section

Parks and Natural Heritage Planning staff has provided comments with respect to the preservation of existing vegetation and tree removal compensation to be addressed during a later stage in the development process.

Servicing Allocation

Servicing allocation for the new single detached dwelling lot will be taken from the Part Lot Control/Consent pool at the time of the approvals of the future consent application(s).

An Interim Growth Management Strategy (IGMS) submission will be required prior to the receipt of servicing allocation for the two (2) proposed semi-detached units. It should be noted that the applicant has not made a formal submission with respect to the above requirements at the time of writing of this report.

Financial/Staffing/Other Implications

The recommendations do not have any financial, staffing or other implications.

Relationship to Strategic Plan

The recommendations of this report do not have any direct implications with respect to the Town's Strategic Plan. The proposed development is generally aligned with Goal Two of the Town's Strategic Plan, Better Choice in Richmond Hill by providing better

options for a range of housing types and styles. The proposed application would also align with Goal Four of the Strategic Plan, Wise Management of Resources in Richmond Hill through the responsible use of available land and the preservation and enhancement of the Town's cultural heritage resources.

Conclusions

The applicant is seeking Council's approval of the Zoning By-law Amendment application submitted in support of its proposal to facilitate a future severance of the subject lands to create three (3) additional building lots. The applicant has satisfactorily addressed the issues and concerns raised during the initial circulation of the proposal and at the Public Meeting held on March 9, 2016.

The submitted Zoning By-law Amendment application is consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan* and the Region's Official Plan. Furthermore, the applicant's revised development proposal maintains the intent of the Village Core Neighbourhood Design Guidelines and has regard for the provisions of the Town's Official Plan. In light of the preceding, the proposed development is appropriate, is in keeping with the character of the surrounding and is considered to constitute good planning. In this regard, staff recommends approval of the submitted Zoning By-law Amendment application as outlined and described within this report.

Appendix Contents and Maps:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Extract from Council Public Meeting C#09-16 held March 9, 2016
- Appendix B, Table of Applicable Development Standards
- Appendix C, Applicant's Draft Zoning By-law No. 111-16
- Appendix D, Department/Agency Comments
 1. Memo from Matthew Somerville, Heritage/Urban Design Planner dated March 10, 2016
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Conceptual Site Plan
- Map 6 Conceptual Elevations

**EXTRACT FROM COUNCIL PUBLIC MEETING
C#09-16 HELD MARCH 9, 2016**

Appendix	"A"
SRPRS	16.185
File(s)	D02-15039

SCHEDULED BUSINESS

3.1 Request for Comments – Zoning By-law Amendment Application - Tupelo Investments Ltd. - 33 Roseview Avenue - File No.: D02-15039 – (SRPRS.16.037)

Katherine Faria of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the establishment of three (3) additional building lots on the subject lands comprising of one (1) additional single detached dwelling and two (2) new semi-detached dwellings. Ms. Faria advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Ron Possamai, Global Architect, agent for the applicant, advised of the subject lands location within the Village Core and provided context for the area noting the heritage home currently located on the property and the transitional nature of the area. He advised that the proposed single detached dwelling fronting onto Roseview Avenue was permitted under the current zoning, however the proposed semi-detached dwelling fronting onto Church Street required relief from the zoning by-law. He noted that, in his opinion, the proposed development was in keeping with the existing area and that the current single family home was underutilizing the site. Mr. Possamai referenced concerns raised by staff related to the proposed setback and presented renderings of the proposed development to highlight elevations, style and materials. He advised that the materials and style of the proposed development were borrowed from the existing heritage home and that the scale and fit was appropriate for the existing neighbourhood.

Scott Thompson, 104 Baker Avenue, advised that he was encouraged by the proposed development, noting that it was the type of development that was needed in the Village Core. He expressed his desire to see the proposed development approved.

Michael Cicerani, 76 Roseview Avenue, noted that while the plans were encouraging, he felt that the design and scale of the proposed structure fronting onto Roseview Avenue was concerning. Mr. Cicerani requested that the zoning for the proposed lot fronting onto Roseview Avenue remain unchanged.

(continued)

FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY

**EXTRACT FROM COUNCIL PUBLIC MEETING
C#09-16 HELD MARCH 9, 2016**

Paul Miller, 81 Church Street South, expressed his concerns related to the scale of the proposed structure fronting onto Roseview Avenue. He noted the heritage core location, highlighting homes in the area that were listed on the Town's Heritage Inventory, and requested that the environment be preserved for the heritage contextual value. Mr. Miller noted the importance of buffering and scale of the proposed development.

Shervin Baghani, 68 and 118 Roseview Avenue, advised that he was in full support of development in the area.

Moved by: Councillor Muench
Seconded by: Councillor Cilevitz

That Staff Report SRPRS.16.037 with respect to the Zoning By-law Amendment application submitted by Tupelo Investments Ltd. for lands known as Lot 1 and Part of Lot 2, Registered Plan 1883 (Municipal Address: 33 Roseview Avenue), Town File No. D02-15039, be received for information purposes only and that all comments be referred back to staff.

Carried

FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY

Statistic	Permitted Standards (RM1-S), By-law No. 66-71, as amended	Proposed Standards (RM1-S)	Permitted Standards (R2), By-law 66-71, as amended	Proposed Standards (R2), By-law 66-71, as amended
Minimum Lot Area	275.0 sq. metres (2,960.08 sq. feet)	258.0 sq. metres (2,777.09 sq. feet)	464.5 sq. metres (5,000.0 sq. feet)	390.0 sq. metres (4,197.93 sq. feet)
Minimum Lot Frontage	9.0 metres (29.53 feet)	8.7 metres (28.54 feet)	15.24 metres (50.0 feet)	Complies
Minimum Front Yard	6.0 metres (19.69 feet)	Complies	Established Building Line	7.6 metres (24.93 feet)
Minimum Side Yard -Flankage	4.0 metres (13.12 feet)	NA	3.05 metres (10.0 feet)	2.6 metres (8.53 feet)
-Interior	1.0 metres (3.28 feet)	1.2 metres* (3.94 feet)	1.22 metres (4.0 feet) plus 0.61 metres (2.0 feet) for each additional storey or part thereof above one storey	Interior Lot: 3.8 metres (12.47 feet) (west lot line) 1.52 metres (5.0 feet) (east lot line) Corner Lot: 4.0 metres (13.12 feet) (east lot line)
Minimum Rear Yard	7.5 metres (25.0 feet)	Complies	7.5 metres (24.61 feet)	6.0 metres (19.69 feet)
Maximum Height	10.67 metres (35 feet)	Complies	10.67 metres (35 feet)	Complies
Maximum Lot Coverage	35%	45%	30%	32%
Minimum setback to a garage (corner lot)	NA	NA	6.10 metres (20 feet)	5.8 metres (19.03 feet)

*one side yard may have a minimum yard of 0 metres on the side where the common wall between the two semi-detached dwelling units lies.

Appendix "B"
SRPRS 16.185
Filed 202-15039

"11.143

Notwithstanding any other inconsistent or conflicting provisions of By-law No. 66-71, as amended, the following special provisions shall apply to those lands described as Lot 1 and Part of Lot 2, Plan 1883 (Municipal Address: 33 Roseview Avenue), as shown as "Residential Second Density (R2) Zone" on Schedule "A" to By-law No. 111-16:

- | | |
|---|--|
| i. Minimum LOT AREA | 390.0 square metres (4,197.93 square feet) |
| ii. Maximum LOT COVERAGE | 32% |
| iii. Minimum FLANKAGE YARD | 2.6 metres (8.53 feet) |
| iv. Minimum SIDE YARD | 3.8 metres (12.47 feet) to west lot line (interior lot)
1.52 metres (5.0 feet) to east lot line (interior lot)
4.0 metres (13.12 feet) to east lot line (corner lot) |
| v. Minimum REAR YARD | 6.0 metres (19.69 feet) |
| vi. Minimum FRONT YARD | 7.6 metres (24.93 feet) |
| vii. in the case of a corner lot, the minimum setback to a detached garage shall be 5.80 metres (19.03 feet). | |

2. All other provisions of By-law No. 66-71, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
3. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.
4. Schedule "A" attached to By-law No. 111-16 is declared to form a part of this by-law.

PASSED THIS ____ DAY OF ____, 2016.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

File: D02-15039 (KF)

THE CORPORATION OF THE TOWN OF RICHMOND HILL

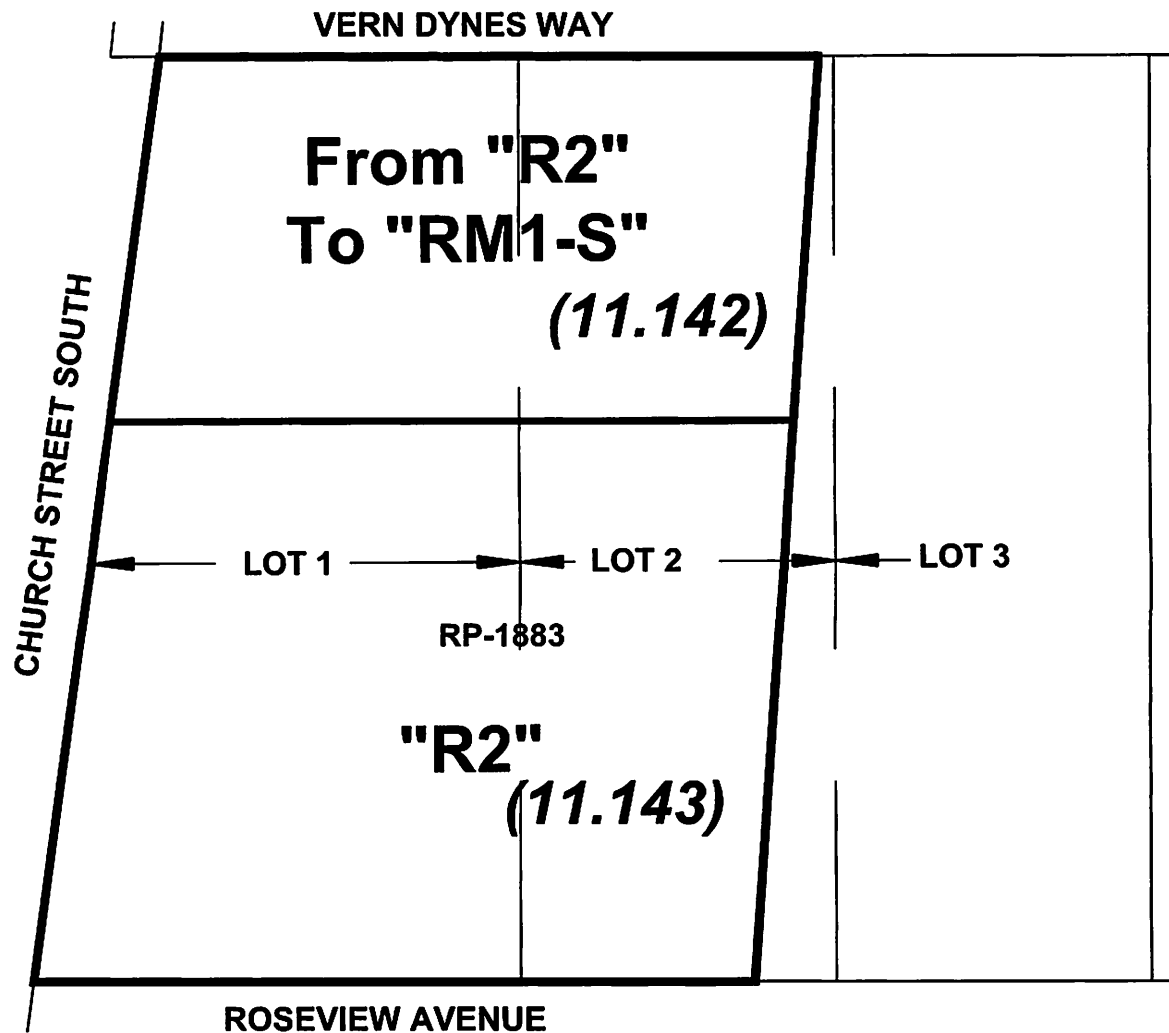
EXPLANATORY NOTE TO BY-LAW NO. 111-16

By-law No. 111-16 affects lands described as Lot 1 and Part of Lot 2, Plan 1883 and municipally known as 33 Roseview Avenue.

By-law No. 66-71, as amended of The Corporation of the Town of Richmond Hill, presently zones the subject lands "Residential Second Density (R2) Zone". Single detached dwellings are permitted within the "Residential Second Density (R2) Zone".

By-law No. 111-16 will have the effect of rezoning a portion of the subject lands to "Residential Multiple First Density – Special (RM1-S) Zone" under By-law No.66-71, as amended, in order to establish site-specific development standards for the lands shown on Schedule "A" and to facilitate the creation of two (2) semi-detached units. Permitted uses within the "Residential Multiple First Density – Special (RM1-S) Zone" include single detached and semi-detached dwellings.

By-law No. 111-16 will have the effect of adding site-specific provisions to the portion of the lands zoned "Residential Second Density (R2) Zone" under By-law 66-71, as amended, in order to protect the existing Ira. D. Ramer House on the subject lands and to facilitate the creation of one additional building lot fronting on Roseview Avenue.



— AREA SUBJECT TO THIS BY-LAW

SCHEDULE "A"

TO BY-LAW NO. 111-16

This is Schedule "A" to By-Law
No. 111-16 passed by the Council
of The Corporation of the
Town of Richmond Hill on the
Day of _____, 2016.

Mayor

Town Clerk



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KF/SS



Planning & Regulatory Services Department
Policy Division

Appendix	"D"
SRPRS	16.185
File(s)	D02-15039

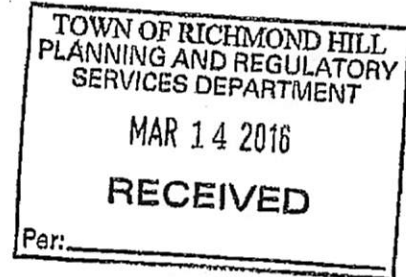
March 10, 2016

MEMO TO: Katherine Faria, Planner I

FROM: Matthew Somerville
Heritage / Urban Design Planner

SUBJECT: Type of Application: Zoning By-law Amendment
Owner Name: Tupelo Investments
Municipal Address: 33 Roseview Avenue, Richmond Hill

Town File No.: D02-15039



The following comments are provided:

Heritage and Urban Design Staff have reviewed the proposed site plan supplied to the Town of Richmond Hill by the applicant and the following comments are provided:

Cultural Heritage Impact Assessment

1. A Cultural Heritage Impact Assessment (CHIA) will be required as the proposed Zoning By-law Amendment will affect that adjacent heritage property at 33 Roseview Avenue through the creation of additional new lots. The terms of reference for the CHIA can be found on the Heritage and Urban Design section of the Town of Richmond Hill website. The CHIA will provide direction regarding suitability of the proposed 2 storey detached dwelling as well as the 2 2-1/2 storey semi-detached dwellings in relation to the designated structure.

Lot Width

2. The proposed zoning by-law amendment will result in the creation of three additional lots to the current property at 33 Roseview Avenue. Staff generally support the proposed intensification, but are concerned regarding the size of the proposed lot located to the East of 33 Roseview. This proposed lot width is not compatible with the historical lot width along Roseview Avenue. The proposed lot width would also result in an almost complete loss of amenity space for 33 Roseview Avenue. Staff recommends shifting the proposed lot line slightly to the east, to facilitate a new north/south parking garage for 33 Roseview while also opening additional amenity space along the north side of the property.

Proposed Setback

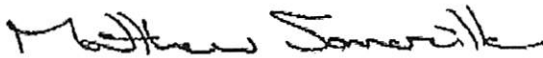
3. The proposed zoning by-law amendment would result in the creation of a building that is closer to Roseview Avenue than the adjacent houses along the street. Given the historic context of the development, staff recommends that the

front elevation of the house be in line with the neighbouring residences. Staff will reserve further comment until the CHIA for the proposed development has been provided.

Proposed Building Height

4. The size of the proposed 2 storey detached dwelling on Roseview and the proposed 2-1/2 storey semi-detached dwelling along Church Street is not in keeping with the scale of it's immediate context. Staff recommend that the height of the proposed units be reduced. Staff will reserve further comment until the CHIA for the proposed development has been provided.

Staff looks forward to working with the property owner to revise the zoning by-law amendment application and development proposal.



Matthew Somerville

AERIAL PHOTOGRAPH

Legend



SUBJECT LAND

KF/SS SRPR\$ 46.185 MAP. 1



Copyright J.D.Barnes Limited 2015 Orthophotography

BLOCK 18

File No. D02-15039

**TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT**



OFFICIAL PLAN DESIGNATION

LEGEND



Subject Lands



SUBJECT AREA



Neighbourhood



Downtown Local Centre

37

KF/SS SRPRS.16.185 MAP.4

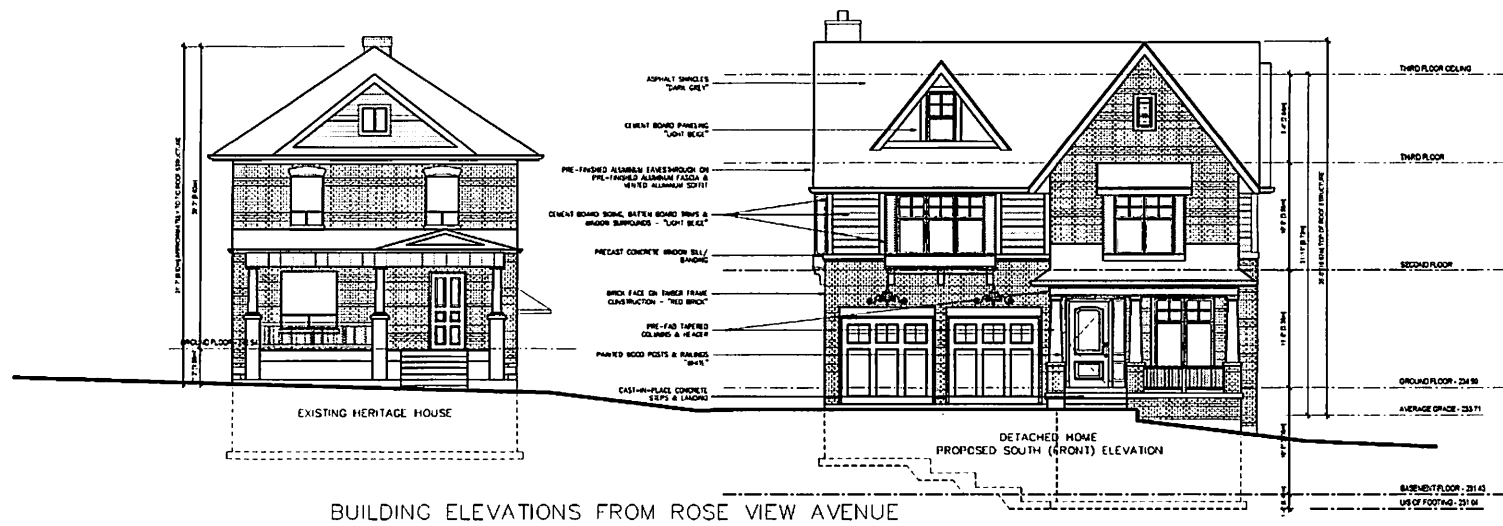
NOTE: The information provide in this map is a depiction of a portion of the Richmond Hill Official Plan. For accurate reference, the schedules and policies of the Richmond Hill Official Plan must be consulted. In the case of a discrepancy between the schedules and the policies of the Richmond Hill Official Plan, the policies shall take precedence.

BLOCK 18

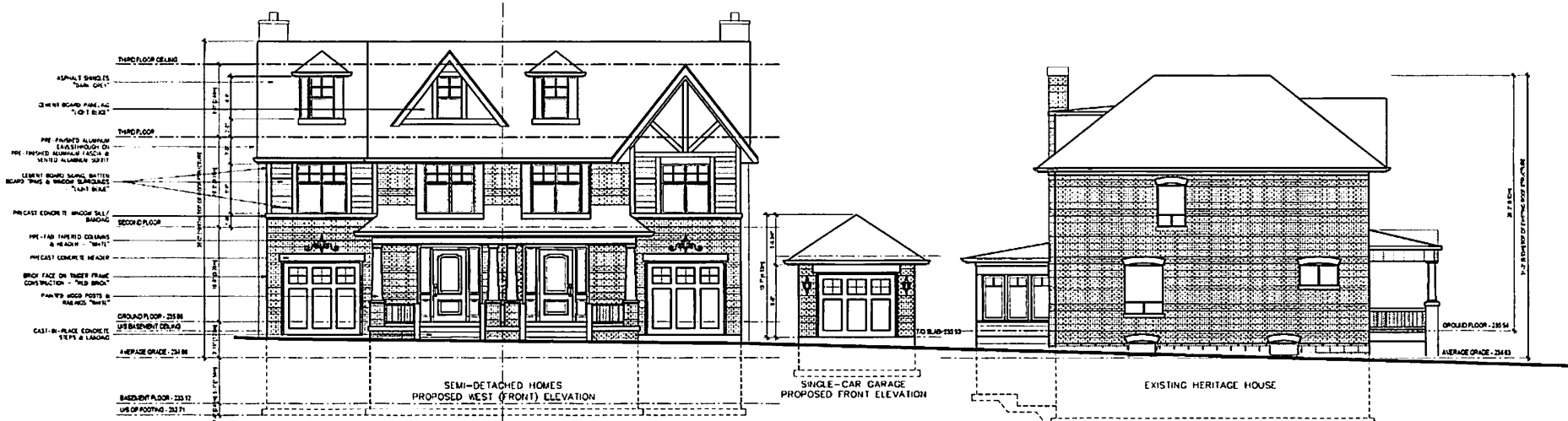
FILE NO. D02-15039



TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT



BUILDING ELEVATIONS FROM ROSE VIEW AVENUE



BUILDING ELEVATIONS FROM CHURCH STREET SOUTH

CONCEPTUAL ELEVATIONS

KF/SS SRPRS:16.185 MAP. 6

BLOC 18

D02-15039

**TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT**