
3. Scheduled Business:

3.2 SRPI.21.013 – Request for Comments – Zoning By-law Amendment Application – Marina Shcolyar – 109 Benson Avenue - City File D02-20021 (Related File D06-20048)

Amanda Dunn of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the construction of a residential development comprised of two semi-detached and three street townhouse dwelling units on the subject lands. Ms. Dunn advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Joanna Fast, Evans Planning Inc., on behalf of the applicant, provided an overview of the proposed development application. She provided an air photo to show the context of the area, and advised of the townhouse developments that were approved and built on Benson Avenue and to the north along Hunt Avenue. Ms. Fast advised that the subject property was located within the Transition Area of the Benson/Hunt Tertiary Plan, noting that the area was meant to act as a transition between the medium and low-density residential areas. She shared her belief that the proposed development was a good representation of that transition, as the proposed townhouses would be a good transition between the townhouses existing on Benson Avenue and the low-density residential area located to the west. Ms. Fast provided images of the building elevations and street views, and advised that they understood the importance of the mature trees on the property. She also advised that they would look at how they can change their engineering and site designs to retain as many trees as possible.

Linda Liberatore-Brooks, 161 Lucas Street, shared her concerns regarding the proposed development not conforming to homes on the north side of Benson Avenue and the east side of Lucas Street. She shared her belief that it would be more pleasing to see three two-storey homes constructed on Benson Avenue, and avoid construction on Lucas Street, as it would better align with the current townhouses and still comply with the Benson/Hunt Tertiary Plan. Ms. Liberatore-Brooks noted concerns regarding safety at the intersection of Lucas Street and Rumble Avenue,

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increased cars and traffic, and advised that the townhouses were too close to her front entrance. She advocated for the preservation of the trees that border the property and shared her preference that a hedge be planted instead of a wooden fence.

Ken Amyot, 154 Lucas Street, advised that he moved to the neighbourhood to enjoy the mature trees in the area, and noted his objection to the removal of large trees on the property, as outlined in his correspondence submitted as Correspondence Item 3.2.2. He advised of heavy traffic at the intersections of Lucas Street and Rumble Avenue, and Lucas Street and Benson Avenue, and shared his belief that the additional driveways would exacerbate an already dangerous situation.

Sergei Dvuzhylov, 105A Benson Avenue, shared his concerns regarding traffic, and the lack of parking on Benson Avenue. He advised that he was concerned for the safety of children in the area, as the corner of Benson Avenue and Lucas Street was a school bus drop off point, and that many vehicular accidents had occurred there. He also noted concerns regarding privacy due to the height of the proposed townhouses, and with the precedent that would be set if the application was approved.

Anastasiya Dvuzhylov, 105A Benson Avenue, shared concerns regarding the possible traffic impact of additional driveways adjacent to the stop signs at Benson Avenue and Lucas Street, and Rumble Avenue and Lucas Street. She advised that both corners were school bus drop off points, and that crossing Lucas Street was a risk. She advised of concerns regarding transparency, as she recalled 104 mature trees removed at a lot near Elizabeth Street and Arnold Crescent, which was not indicated in the original plans. Ms. Dvuzhylov also shared concerns regarding the condition of the property, noting that the house was neglected and subject to trespassers.

Elena Dvuzhylov, 105A Benson Avenue, shared concerns with traffic on Benson Avenue and Lucas Street, lack of parking, and the possible increased competitiveness to obtain parking with the additional townhouses. She shared concerns with the lack of conformity of the proposed development to the neighbouring homes and the loss of privacy. Ms. Dvuzhylov also conveyed her displeasure with the possible loss of trees and its impact on birds and animals.

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Extract from
Council Public Meeting
C#04-21 held February 4, 2021

Tatiana Ivanova, 103A Benson Avenue, shared concerns regarding high traffic in the area, the proposed density of the development, and the lack of conformity of the development to the existing landscape and architecture. She advised that the intersections of Lucas Street and Rumble Avenue, and Lucas Street and Benson Avenue were very busy, and noted her appreciation for the comments made by the previous speakers.

Mohammad Jahangir, 105 Benson Avenue, advised that he had seen a lot of transition in the area within the last 15 years which was counter to the "Village of Richmond Hill" establishment concept. He shared concerns regarding the impact the development may have on air quality, the environment, ecology, transportation safety, children's safety and privacy, and shared his agreement with the comments made by the previous speakers.

Moved by: Councillor West
Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.21.013 with respect to the Zoning By-law Amendment application submitted by Marina Shcolyar for the lands known as Lot 69 and Part of Lot 68, Plan 2300 (Municipal Address: 109 Benson Avenue), City File D02-20021, be received for information purposes only and that all comments be referred back to staff.

Carried

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