



Staff Report for Council Public Meeting

Date of Meeting: March 25, 2025

Report Number: SRPBS.25.030

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.25.030 - Request for Comments - Zoning By-law Amendment Application - Chloe Ansari and Bijan Ansari - City File ZBLA-24-0014

Owners:

Chloe Ansari and Bijan Ansari
2800 John Street, Unit 20
Markham, ON
L3R 0E2

Agent:

Hylan Group Inc.
2800 John Street, Unit 20
Markham, ON
L3R 0E2

Location:

Legal Description: Part of Lots 2, 3, 4, and 5, Registered Plan 269
Municipal Address: 99 Lucas Street

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to facilitate the construction of two (2) semi-detached dwelling units on the subject lands.

Recommendation:

- a) **That Staff Report SRPBS.25.030 with respect to the Zoning By-law Amendment application submitted by Chloe Ansari and Bijan Ansari for lands known as Part of Lots 2, 3, 4, and 5, Registered Plan 269 (Municipal Address: 99 Lucas Street), City File ZBLA-24-0014, be received for information purposes only and that all comments be referred back to staff.**

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Contact Persons:

- Diya Matroja, Planner I, 905-747-6470
- Kaitlyn Graham, Acting Manager of Development Planning, 905-771-5563
- Deborah Giannetta, Director of Development Planning, 905-771-6312
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-9966

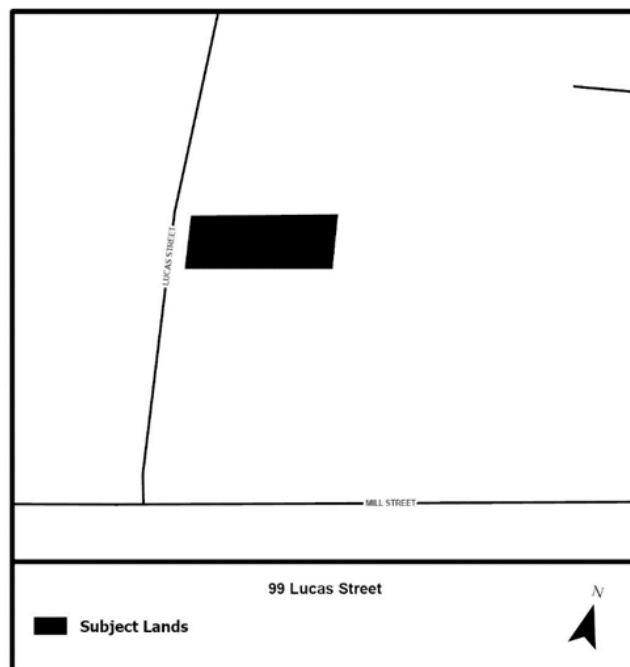
Report Approval:

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the report's approval are attached.

Key Messages:

- the applicants are seeking approval of a Zoning By-law Amendment application to facilitate the construction of two (2) semi-detached dwelling units on the subject lands; and,
- the purpose of this report is to seek comments from Council and the public with respect to the subject application, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Location Map:



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Background:

The subject Zoning By-law Amendment application was received and deemed to be complete by the City on November 19, 2024. The application and supporting materials were circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject application, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Discussion:

Site Location and Adjacent Uses

The subject lands are located on the east side of Lucas Street and north of Mill Street. The lands have a frontage of 16.76 metres (54.99 feet) along Lucas Street, a total lot area of 0.08 hectares (0.2 acres) and currently support a single detached dwelling and accessory shed which are to be demolished to facilitate the proposed development (refer to Map 1). The lands abut existing residential dwellings including single detached, semi-detached and townhouse dwellings to the north, single detached dwellings to the east, south, and Lucas Street to the west (refer to Map 2).

Development Proposal

The applicants are seeking Council's approval of their Zoning By-law Amendment application to permit the construction of two (2) semi-detached dwelling units on their land holdings. The following is a summary table outlining the relevant statistics of the applicants' development proposal based on the plans and drawings submitted to the City (refer to Maps 6 and 7):

- **Existing Lot Frontage:** 16.76 metres (54.99 feet)
- **Existing Lot Area:** 0.08 hectares (0.20 acres)
- **Proposed Lot 1 (retained)**
 - **Lot Frontage:** 8.38 metres (27.49 feet)
 - **Lot Area:** 380.32 square metres (4,093.73 square feet)
- **Proposed Lot 2 (conveyed)**
 - **Lot Frontage:** 8.38 metres (27.49 feet)
 - **Lot Area:** 380.32 square metres (4,093.73 square feet)
- **Proposed Dwelling Units:** 2
- **Proposed Building Height:** 3 storeys / 8.99 metres (29.49 feet)

Zoning By-law Amendment Application

The applicants are seeking Council's approval of their Zoning By-law Amendment application to amend the provisions of the **Residential Second Density (R2) Zone** under By-law 66-71, as amended, to permit semi-detached dwellings as a permitted use on the subject lands and to introduce site-specific development standards to facilitate the creation of one (1) additional building lot to accommodate a total of two (2) semi-detached dwellings on the subject lands (refer to Map 5).

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Supporting Documentation

- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Property Survey;
- Site Plan;
- Roof Plan;
- Floor Plans;
- Elevations;
- Building Sections;
- Development Application Summary;
- Development Charges Certificate;
- Arborist Report and Tree Protection Plan; and,
- Village Core Neighbourhood Design Guidelines.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 3). In accordance with **Section 4.9.1** of the Plan, uses permitted within the **Neighbourhood** designation include low density residential uses, such as single detached and semi-detached dwellings, medium density residential uses including townhouse dwellings, and various other land uses subject to specific criteria.

In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the character of the adjacent and surrounding areas with respect to patterns of streets, blocks, and lanes; parks and public building sites; size and configuration of lots; massing, including consideration of height, scale, density and dwelling types of nearby properties; the location, design and elevations relative to driveways and garages; setbacks of buildings from the street; patterns of front, rear, and side yard setbacks and landscaped open space areas; preservation of mature trees and landscape and greenspace features; and, conservation of heritage buildings, structures and landscapes.

Where development is subject to an Infill Plan or Tertiary Plan, development shall be evaluated on the basis of the criteria as set out in the applicable Infill Plan or Tertiary Plan approved by Council for the area. It is also noted that the lands are subject to the Village Core Neighbourhood Design Guidelines.

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Benson Hunt Tertiary Plan

The subject lands are located within the boundaries of the Benson Hunt Tertiary Plan (“Tertiary Plan”). The Benson Hunt neighbourhood is generally characterized by mature trees, unique landscaping features, and a blend of older and newer dwellings on relatively large lots. The objective of the Tertiary Plan is to guide intensification of the neighbourhood in setting out where low and medium density forms of development are appropriate, and to address transition between low and medium density built forms while enhancing the unique character of the neighbourhood and promoting design excellence in both the public and private realms.

In accordance with Section 4.0 of the Tertiary Plan, the subject lands are located within the **Low-Density Area**, which permits single detached dwellings and semi-detached dwellings subject to the approval of a Zoning By-law Amendment application (refer to Map 4). In accordance with design criteria as set out in Section 5.0 of the Tertiary Plan, semi-detached dwellings are subject to maximum garage widths of 50% of the total front façade, maximum building heights of two (2) storeys for lands within the **Low-Density Area**; the requirement for front yard setbacks to be reflective of the general setbacks of adjacent dwellings, in addition to the general built form and landscaping criteria to ensure compatibility and creation of a high quality public realm.

A more detailed review and evaluation of the proposed development in the context of the applicable policies of the Plan and the Tertiary Plan will be completed following the receipt of comments from Council, the public, City departments and external agencies.

Zoning By-law

The subject lands are zoned **Residential Second Density (R2) Zone** under By-law 66-71, as amended (refer to Map 5). Permitted uses in the **R2 Zone** category include single family detached dwellings, recreational uses such as parks and playgrounds, institutional uses including churches, schools, and day nurseries, and public uses subject to specific building and lot standards.

As noted previously, the applicants are seeking Council’s approval to amend the provisions of the **R2 Zone** under By-law 66-71, as amended, to permit semi-detached dwellings as a permitted use on the subject lands, along with site specific provisions to facilitate the development proposal. The following table provides a summary of the applicable development standards within the **R2 Zone** under By-law 66-71, as amended, relative to the site-specific provisions proposed by the applicants highlighted in bold:

A draft Zoning By-law submitted by the applicants in support of their development proposal is currently under review (refer to Appendix “A”). The appropriateness of the proposed zone category, land uses, development standards, as well as the need for additional development standards and/or restrictions will continue to be evaluated

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Development Standard	R2 Zone Standards By-law 66-71, as amended	Proposed Site Specific Standard
Minimum Lot Frontage	15.24 metres (50 feet)	8.38 metres (27.49 feet)
Minimum Lot Area	464.5 sq. metres (5,000 sq. feet)	380.32 sq. metres (4,093.73 sq. feet)
Minimum Front Yard Setback	6.1 metres (20 feet)	6.1 metres (20 feet)
Minimum Side Yard Setback	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)
Minimum Rear Yard Setback	7.62 metres (25 feet)	17.12 metres (56.17 feet)
Maximum Height	8.5 metres (27.9 feet)	8.99 metres (29.49 feet)
Maximum Gross Floor Area	127.38 sq. metres (1,371.11 sq. feet)	390.01 sq. metres (4,198.03 sq. feet) and 385.85 sq. metres (4,153.25 sq. feet)

through the review of the submitted development application with regards to policy conformity, compatibility, design and function.

City Department and External Agency Comments:

The subject Zoning By-Law Amendment application and associated background studies and reports submitted in support of the same have been circulated to various City departments and external agencies for their review and comment. Comments have been received from the City’s Heritage and Urban Design Section, Alectra Utilities, Enbridge, and the Regional Municipality of York. These City departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicants during the more detailed implementation stage of the approval process and have not been appended to this report. The application remains under review by the City’s Financial Services Division, Bell Canada, and Canada Post. The following is a summary of the main comments received to date.

Community Services Department - Waste Management Section

The City’s Community Services Department – Waste Management Section has reviewed the development proposal and has identified that a revised Site Plan and/or Floor Plan is required to be submitted in accordance with the City’s Waste Management Design and Collections Standards for Development to accurately identify the waste storage and set out areas for each of the proposed semi-detached dwellings (refer to Appendix “B”).

Building Services - Zoning Section

The City’s Zoning Section has reviewed the development proposal and has confirmed that the proposed semi-detached dwellings are not permitted in the **R2 Zone** under Zoning By-law 66-71, as amended. Accordingly, the applicants should propose a

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different zone category that permits semi-detached dwellings and any associated site specific provisions that may be required to accommodate the proposed dwellings (refer to Appendix “C”).

Infrastructure Planning and Development Engineering Division

The City’s Infrastructure Planning and Development Engineering Division has reviewed the development proposal and has provided comments on the plans and materials submitted relating to the proposed grading, servicing, identification of required parking, and have further identified the requirement for the applicants to convey a 1.52 metre (4.99 feet) right-of-way widening along Lucas Street to the City through a future Consent application. In this regard, the applicant is required to provide additional information through the submission of a conceptual Grading and Servicing Plan and revised architectural drawings for review and comment. The applicant has further been advised that Site Alteration Permits will be required to facilitate the development prior to a Building Permit application (refer to Appendix “D”).

Park and Natural Heritage Planning Division

The City’s Park and Natural Heritage Planning Division has reviewed the development proposal and has identified that the applicants must provide a Grading Plan to determine if any tree injury or removal is required to facilitate the development or obtain written consent from the adjacent property owner if any tree injury or removal is proposed. Additionally, staff has advised the applicants that the proposed Site Plan must be revised to demonstrate that the minimum required front yard landscaping of 45% is achieved through the application (refer to Appendix “E”).

Development Planning Division

Planning staff has completed a preliminary review of the applicants’ development proposal, including plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan that are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed semi-detached dwellings are permitted as low density development in accordance with the policies of the **Neighbourhood** designation under **Section 4.9.1** of the Plan and within the **Low-Density Area** of the Tertiary Plan approved by Council;
- the proposed design, massing, setbacks and footprint of the proposed semi-detached dwellings will be assessed on the basis of the guidelines contained within the Tertiary Plan and the Village Core Neighbourhood Design Guidelines, where applicable, to ensure that the proposal shall maintain general compatibility with adjacent and surrounding development. In this regard, the proposed semi-detached dwellings are considered to be three (3) storeys in height, whereas the Tertiary Plan

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directs development within the **Low-Density Area** to a maximum height of two (2) storeys. Staff will continue to review the appropriateness of this request;

- the applicants are proposing to maintain the existing **R2 Zone** category for the proposed semi-detached dwelling units, however the **R2 Zone** category does not permit semi-detached dwellings or the associated development standards for this dwelling type. Accordingly, staff recommend that the **Residential Multiple First Density (RM1) Zone** under By-law 66-71, as amended, be requested to facilitate the proposed development. The **RM1 Zone** permits semi-detached dwellings, includes development standards associated with this dwelling type and is consistent with other recent development approvals in this area;
- a future Consent application will be required to facilitate the proposed development; and,
- the applicants must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the development proposal.

A comprehensive review and evaluation of the subject Zoning By-law Amendment application will be conducted following the receipt of comments and feedback from all circulated City departments, external agencies, Council and the public. This detailed review will be completed in advance of, and addressed as part of, a recommendation report to be prepared for a future Council meeting.

Financial Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to Strategic Plan 2024-2027:

The recommendation of this report does not have any direct implications with respect to Council's Strategic Plan. An overview of how the subject application is aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicants' development proposal.

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Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format, please call the contact person listed in this document.

- Appendix “A” – Applicants’ Draft Zoning By-law Amendment
- Appendix “B” – Memo from the City’s Community Services Department - Waste Management Section, dated December 13, 2024
- Appendix “C” – Memo from the City’s Zoning Section, dated January 17, 2025
- Appendix “D” – Memo from the City’s Infrastructure Planning and Development Engineering Division, dated January 3, 2025
- Appendix “E” – Memo from the City’s Park and Natural Heritage Planning Division, dated February 24, 2025
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Designation
- Map 4 – Benson and Hunt Tertiary Plan Boundary
- Map 5 – Existing Zoning
- Map 6 – Conceptual Site Plan
- Map 7 – Elevations

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Report Approval Details

Document Title:	SRPBS.25.030 - Request for Comments – Zoning By-law Amendment Application – ZBLA-24-0014.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.25.030 - Appendix A Draft Zoning By-law.pdf- SRPBS.25.030 - Appendix B Waste Management Memo.pdf- SRPBS.25.030 - Appendix C Zoning Memo.pdf- SRPBS.25.030 - Appendix D Dev Eng Memo.pdf- SRPBS.25.030 - Appendix E PNHP Memo.pdf- SRPBS.25.030 - Map 1 Aerial Photograph.docx- SRPBS.25.030 - Map 2 Neighbourhood Context.docx- SRPBS.25.030 - Map 3 Official Plan Designation.docx- SRPBS.25.030 - Map 4 Benson Hunt Boundary.docx- SRPBS.25.030 - Map 5 Existing Zoning.docx- SRPBS.25.030 - Map 6 Site Plan.docx- SRPBS.25.030 - Map 7 Elevations.docx
Final Approval Date:	Mar 7, 2025

This report and all of its attachments were approved and signed as outlined below:

Deborah Giannetta - Mar 6, 2025 - 2:50 PM

Gus Galanis - Mar 6, 2025 - 3:02 PM

Darlene Joslin - Mar 7, 2025 - 9:01 AM