



Staff Report for Council Public Meeting

Date of Meeting: April 29, 2025

Report Number: SRPBS.25.045

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.25.045 – Request for Comments –
Zoning By-law Amendment Application –
George Mansour and Marina Scholyar – City File
ZBLA-24-0016

Owner(s):

George Mansour
46 Bond Crescent
Richmond Hill, Ontario
L4E 3K1

Marina Scholyar
18 Erica Road
Thornhill, Ontario
L4J 2G1

Agent:

David Mejia Monico
12 Larchwood Road
Toronto, Ontario
M3N 1B6

Location:

Legal Description: Lots 9 and 10, Registered Plan 412
Municipal Addresses: 44 and 46 Bond Crescent

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a residential development to be comprised of five (5) residential building lots on the subject lands.

Page 2

Recommendation(s):

- a) That Staff Report SRPBS.25.045 with respect to the Zoning By-law Amendment application submitted by George Mansour and Marina Scholyar for lands known as Lots 9 and 10, Registered Plan 412 (Municipal Addresses: 44 and 46 Bond Crescent), City Files ZBLA-24-0016 (Related City File SUB-24-0004), be received for information purposes only and that all comments be referred back to staff;

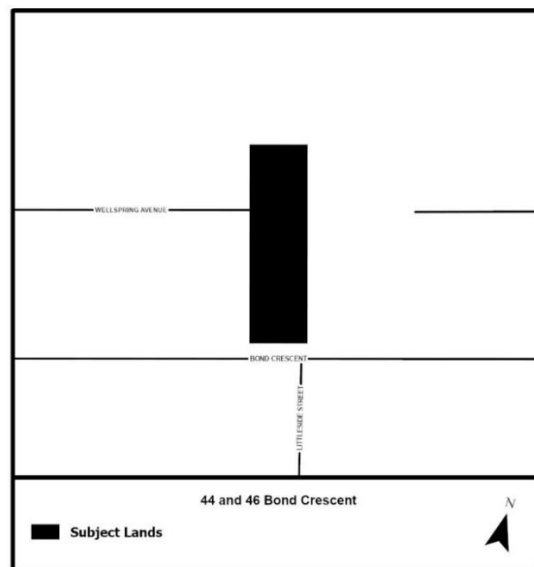
Contact Person(s):

- Giuseppe Russo, Planner II, 905-771-2403
- Deborah Giannetta, Director of Development 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-2465

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 reports approval are attached.

Location Map:



Page 3

Key Messages:

- the applicants are seeking approval of a Zoning By-law Amendment application and a related draft Plan of Subdivision to permit a residential development to be comprised of five (5) building lots to front onto the proposed extension of Wellspring Avenue; and,
- the purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Background:

A Zoning By-law Amendment application was approved by Council in 2020 (City File D02-19013) to permit two (2) additional residential lots with 15 metre (49.21 feet) on the lot municipally know as 46 Bond Crescent. The owners of 44 and 46 Bond Crescent have since consolidated their properties and submitted the subject Zoning By-law Amendment and related draft Plan of Subdivision applications to facilitate the creation of five (5) additional lots on their land holdings.

The subject Zoning By-law Amendment application was received and deemed complete on January 21, 2025. 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 north side of Bond Crescent, abutting the existing easterly limit of Wellspring Avenue and are comprised of two (2) existing residential lots. The lands have a combined frontage of approximately 37.84 metres (124.15 feet) along Bond Crescent, a lot depth of 129.07 metres (413.45 feet) and a total lot area of approximately 0.486 hectares (1.2 acres). The lands presently support two (2) single detached dwellings which are proposed to be retained. The surrounding land uses include existing single detached dwellings to the south, east, and west and a mix of residential and commercial uses to the north fronting onto King Road.

Development Proposal

The applicants are seeking Council's approval of their Zoning By-law Amendment application to permit the creation of five (5) residential building lots to accommodate new single detached dwellings fronting onto the future easterly extension of Wellspring Avenue. The rear portion of the existing lots are proposed to be subdivided through the approval of the associated draft Plan of Subdivision (City File SUB-24-0004) which would facilitate the creation of the proposed lots, the future extension of Wellspring

Page 4

Avenue and a portion of the future northerly extension of Little Side Street which is intended to be completed through the future development of abutting properties (refer to Map 6).

The following is a summary table outlining relevant statistics of the applicants' development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.486 hectares (1.2 acres)
- **Lot Frontage (Bond Crescent):** 37.84 metres (129.07 feet)
- **Total Number of Units Proposed:** 7 (5 new + 2 existing)
- **Proposed Building Height:** 2 storeys
- **Proposed Density:** 14 units per hectare (5.7 units per acres)
- **Proposed Lot Frontages:** 12.50 metres (41 feet) to 14.90 metres (48.9 feet)
- **Proposed Lot Areas:** 418.75 sq. metres (4,507.4 sq. feet) to 487.94 sq. metres (5,252.14 sq. feet)

Zoning By-law Amendment and related Draft Plan of Subdivision Applications

The applicants are seeking Council's approval to rezone the subject lands from **Residential Urban (RU) Zone** under by-law 1275, as amended and **Single Detached Six (R6) Zone** under By-law 71-20, as amended, to **Single Detached Four (R4) Zone** under By-law 313-96, as amended, with site-specific development standards to facilitate the proposed development on their landholding (refer to Appendix "A").

The applicants are also seeking approval from the City with respect to a related draft Plan of Subdivision. More specifically, if approved, the proposed draft Plan of Subdivision would maintain the two (2) lots fronting on Bond Crescent and facilitate the creation of five (5) new additional lots fronting onto the future easterly extension of Wellspring Avenue and the future extension of Little Side Street (refer to Map 5).

Supporting Documentation/Reports

The following documents/information have been submitted to the City in support of the development proposal:

- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Property Surveys;
- Functional Servicing and Stormwater Management Report;
- Draft Plan of Subdivision;
- Noise Report;
- Phase 1 Environmental Site Assessment;
- Civil Engineering Plans;

Page 5

- Landscape Plans;
- Development Application Summary;
- Hydrogeological Assessment;
- Arborist Report and Tree Inventory and Preservation Plans;
- Traffic Impact Study; and,
- Sustainability Metrics and Summary Report.

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 (“Plan”) (refer to Map 4). The **Neighbourhood** designation permits low and medium density residential uses, neighbourhood commercial uses, community uses, among other uses subject to specific policy criteria as defined in **Section 4.9.1** of the Plan. Low density residential uses, in accordance with **Section 4.9** of the Plan include single detached, semi-detached and duplex dwellings. Further, **Section 4.9.1(3)** of the Plan requires that new infill development must be compatible with the character of the adjacent and surrounding area. As outlined in **Section 4.9.2.4**, infill development must be compatible with the predominant building forms and types, massing, general patterns of streets, blocks and lanes, landscaped areas and treatments, and the general pattern of yard setbacks within the area. In addition, **Policy 4.9.2.1** states that the site design which would inhibit future infill development shall not be permitted.

Bond Crescent Infill Study

Additionally, the lands are located within a **Priority Infill Area** as shown on **Appendix 9** of the Plan. Development in this area is governed by the Council approved **Bond Crescent Infill Study** (Infill Study) which pertains to the lands bounded by King Road to the north, Bostwick Crescent on the east, the rear lot lines of the lots fronting onto Timber Valley Avenue, and the rear lot lines of the lots on the west side of Bond Crescent. Generally, the Infill Study contains design guidelines that recommend the preservation of existing vegetation and environmental features, planting of trees, construction of new streets with rights-of-way between 18 metres (59.06 feet) to 20 metres (65.62 feet) with curbs, sidewalks and boulevards, providing appropriate screening and location for utility boxes and other design guidelines for stormwater management facilities. In addition to the Council-endorsed guidelines, the Infill Study also directs that single detached dwellings are appropriate within the infill area along existing streets or newly constructed streets.

An update to the Infill Study was approved by Council on April 25, 2016, which identifies the east-west connection of Wellspring Avenue to Elles Street and the construction of low-density residential development along this connection. Additionally, a potential pedestrian and/vehicular connection is contemplated to connect north-south from King Road to Littleaside Street. The feasibility of the connection is intended to be evaluated

Page 6

through the detailed review of the future development applications. The existing lots fronting onto Wellspring Avenue and the surrounding area is generally comprised of lots with lot frontages ranging from 12.2 metres (40 feet) to 17 metres (55 feet). In this regard, the proposed development would provide for lot frontages and areas that appear to maintain the intent and objectives of the Infill Study.

Finally, the lands are also located within the **Settlement Area** of the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). In accordance with **Section 3.2.1.1(18)** of the Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**. A more detailed review of the subject applications will be undertaken to ensure the proposed development is in keeping with the policies of the ORMCP and the Plan.

Zoning By-law Amendment Application

The lands municipally addressed 46 Bond Crescent are zoned **Single Detached Six (R6) Zone** under Zoning By-law 71-20, as amended, whereas 44 Bond Crescent is zoned **Residential Urban (RU) Zone** under Zoning By-law 1275, as amended (refer to Map 3). Both zone categories permit single detached dwellings.

The applicants are seeking to rezone the subject lands to **Single Detached Four (R4) Zone** under By-law 313-96, as amended, with site-specific development standards to facilitate the proposed development (refer to Appendix “A”). In this regard, the applicants are seeking Council’s approval to establish site-specific provisions relating to minimum lot coverage, minimum required side yard, and a special provision to establish the east lot line as the flankage lot line for the proposed corner lot. The following table provides a summary of the applicable development standards within the **R4 Zone** within Zoning By-law 313-96, relative to the site-specific provisions proposed:

Development Standard	R4 Standard, By-law 313-96, as amended	Proposed R4 Zone Standards
Minimum Lot Frontage (Interior)	12 metres (39.4 feet)	Complies
Minimum Lot Frontage (Corner)	14 metres (46 feet)	Complies
Minimum Lot Area (Interior Lot)	400 sq metres (4,305.56 sq feet)	Complies
Minimum Lot Area (Corner Lot)	465 sq metres (5,005.22 sq feet)	Complies
Maximum Lot Coverage	40%	Complies
Minimum Front Yard	4.5 metres (14.8 feet)	Complies
Minimum Side Yard	1.5 metres (4.9 feet)	0.6 metres (1.97 feet)
Minimum Flankage Yard	3.0 metres (9.8 feet)	1.2 metres (3.94 feet)
Minimum Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	11 metres (36 feet)	Complies

Page 7

The appropriateness of the requested zoning relief will be evaluated through the development application process.

Department and External Agency Comments:

The subject Zoning By-law Amendment, and draft Plan of Subdivision applications and the associated background studies and reports submitted in support of same have been circulated to various City departments and external agencies for their review and comment. Comments have been received from Hydro One, Enbridge Gas, Alectra Utilities, Rogers Canada, the Regional Municipality of York, the York Region District School Board, the York Catholic District School Board, the City's Waste Management Section, Parks and Natural Heritage Planning, Heritage and Urban Design, Infrastructure Planning and Development Engineering Division, Building and Zoning Services Division and Fire and Emergency Services Division. These City Departments and external agencies have no objections to the application and/or have provided comments to be considered by the applicants during the more detailed implementation stage of the approval process.

The applications remain under review by the City's Financial Services Division. The following is a summary of the comments received as of the time of writing of this report.

Development Planning

In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- in accordance with **Section 4.9.1** of the Plan, the proposed single detached dwellings are permitted under the **Neighbourhood** designation;
- the subject lands are located within the **Bond Crescent Infill Study** area, in accordance with **Section 4.9.1.1.1** of the Plan. In this regard, the development proposal is to be assessed on the basis of conformity with recommendations of the Infill Study;
- the proposed lotting pattern and development standards appear to be generally in keeping with the character of the surrounding neighbourhood and the **Bond Crescent Infill Study** objectives;
- the proposed development appears to generally comply with the proposed **Single Detached Four (R4) Zone** under By-law 313-96, as amended, with the exception of the proposed minimum side yard and flankage setbacks, for which the applicant has requested a site-specific exception. Staff will continue to review the proposed development to determine the appropriateness of the request to amend the Zoning By-law as well as the site-specific development standards requested by the applicant; and,
- the related draft Plan of Subdivision application (SUB-24-0004) is required to facilitate the proposed development as it relates to the creation of the new lots, the extension of Wellspring Avenue and the portion of the future extension of Little Side Street;

Page 8

- the proposed development will be reviewed for compliance with the City's approved Urban Design Guidelines and is subject to the existing Architectural Control Guidelines for the area; and,
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal.

A comprehensive review of the subject applications will be conducted following the receipt of comments and feedback from City departments, external agencies, Council and the public. This detailed review will be completed in advance of and addressed as a 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 2024 – 2027 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.

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.

- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Existing Zoning
- Map 4 – Official Plan Designation
- Map 5 – Proposed Draft Plan of Subdivision
- Map 6 – Proposed Site Plan
- Appendix "A" Zoning By-Law Amendment

Page 9

Report Approval Details

Document Title:	SRPBS.25.045 Request for Comments Zoning By-law Amendment Application 44 and 46 Bond ZBLA-24-0016.docx
Attachments:	<ul style="list-style-type: none">- Appendix 'A' DZBLA.pdf- Map 1 Aerial Photograph.docx- Map 2 Neighbourhood Context.docx- Map 3 Existing Zoning.docx- Map 4 Official Plan Designation.docx- Map 5 Proposed Draft Plan of Subdivision.docx- Map 6 Proposed Site Plan.docx
Final Approval Date:	Apr 11, 2025

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

Deborah Giannetta - Apr 9, 2025 - 10:22 AM

Gus Galanis - Apr 9, 2025 - 12:34 PM

Darlene Joslin - Apr 11, 2025 - 9:44 AM