



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 2, 2025

Report Number: SRPBS.25.078

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.25.078 - Request for Approval - Zoning
By-Law Amendment Application - Sasan Saadat
- City File D02-17024

Owner:

Sasan Saadat
156 Upper Canada Drive
Toronto, Ontario
M1P 1S8

Agent:

Groundswell Planning
95 Mural Street, Unit 402
Richmond Hill, Ontario
L4B 3G2

Location:

Legal Description: Lots 47 to 50, Registered Plan 133
Municipal Address: 45 Prince Arthur Avenue

Purpose:

A request for approval concerning proposed Zoning By-law Amendment application to permit the construction of four (4) semi-detached dwellings on the subject lands.

Recommendations:

- a) That the Zoning By-law Amendment application submitted by Sasan Saadat for lands known as Lots 47 to 50, Registered Plan 133 (Municipal Address: 45 Prince Arthur Avenue), City File D02-17024 be approved, subject to the following:
 - i) that the subject lands be rezoned from the former Township of King By-law 986, as amended, to Semi-detached One (RD1) Zone under By-

Page 2

law 313-96, as amended, and that the amending Zoning By-law establish site specific standards as outlined in Appendix “B” to Staff Report SRPBS.25.078;

- ii) that the draft amending Zoning By-law attached hereto as Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the July 9th, 2025 Council meeting for consideration and enactment; and,
- iii) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law Amendment to implement the proposed development on the subject lands.

Contact Persons:

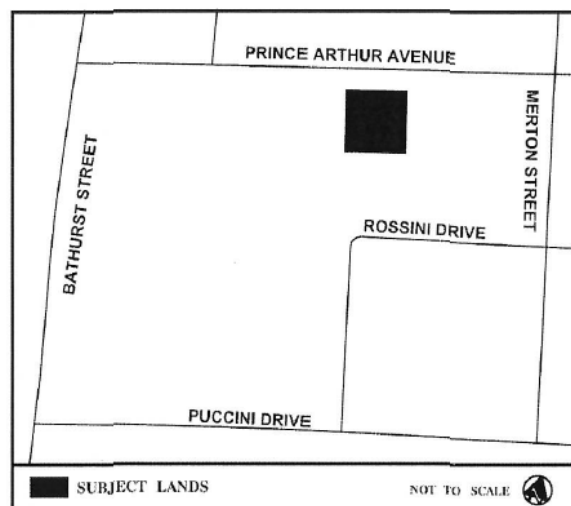
- Francesco Caparelli, Planner I, Development Planning, 905-747-6531
- Matthew Shilton, Manager of Development Planning, 905-747-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-2465

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:

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



Page 3

Key Messages:

- The applicant is seeking approval of its subject Zoning By-law Amendment application to permit a residential development to be comprised of four (4) semi-detached dwelling units on the subject properties; and,
- the applicant has satisfactorily addressed the comments and technical requirements provided and therefore, staff recommends that Council approve the subject application in accordance with the recommendations outlined in this report.

Background:

The subject Zoning By-law Amendment application was received and deemed complete by the City on August 9, 2017. The application was subsequently considered at a statutory Council Public Meeting held on February 7, 2018, wherein Council received Staff Report SRPRS.18.018 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). Comments and concerns were raised at the Council Public Meeting including the compatibility with the existing neighbourhood, the proposed retaining wall, servicing, grading and drainage of the site, tree removal, parking congestion within the public right-of-way and the increased density. These are discussed in detail in a later section of this report.

It is noted that following the Council Public Meeting, the subject applications were placed on hold due to the COVID-19 pandemic. The applications were re-activated in the Fall of 2024. It was requested that these applications proceed with the application on the adjacent lands at 51 Prince Arthur Avenue which is subject to a Zoning Amendment and Draft Plan of Subdivision Applications, City Files: D02-16025 and D03-16008) to permit a residential development to be comprised of five (5) single-detached dwellings.

The applicant has satisfactorily addressed all comments and technical requirements associated with the subject application. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment application.

Discussion:

Site Location and Adjacent Uses

The subject lands are located on the south side of Prince Arthur Avenue, east of Bathurst Street and have a total lot area of 0.09 hectares (0.22 acres) (refer to Maps 1 and 2). The lands currently support a single detached dwelling which is proposed to be demolished in order to facilitate the proposed development. The surrounding area is comprised of low-density and medium-density residential land uses, with vacant lands to the immediate east which are subject to a development proposal to permit five (5) single detached lots and the extension of Prince Arthur Avenue (City Files D02-16025 and D03-16008).

Page 4

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to facilitate the creation of two building lots to permit the construction of four (4) semi-detached dwellings on its land holdings (refer to Maps 6 and 7). The following is a summary of the pertinent development statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.09 hectares (0.22 acres)
- **Proposed Density:** 22 units per hectare (9 units per acre)
- **Lot 45A:**
 - **Lot Frontage:** 15.23 metres (49.97 feet)
 - **Lot Area:** 471.4 sq. metres (5074.11 sq. feet)
 - **Lot Coverage:** 48.1%
 - **Building Height:** 2 storeys or 10.8 metres (35.43 feet)
- **Lot 45B:**
 - **Lot Frontage:** 15.23 metres (49.97 feet)
 - **Lot Area:** 467.9 sq. metres (5036.4 sq. feet)
 - **Lot Coverage:** 48.5%
 - **Building Height:** 2 storeys or 10.8 metres (35.43 feet)

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). The **Neighbourhood** designation is intended for low and medium density residential uses, among other uses, subject to specific policy criteria as defined in **Section 4.9.1** of the Plan. **Section 4.9.1** of the Plan identifies low density residential uses as single detached, semi-detached and duplex dwellings. Additionally, the **Neighbourhood** designation stipulates that development shall have a maximum building height of three (3) storeys, except on an arterial street where the maximum building height shall be four (4) storeys in accordance with **Policy 4.9.1 (4)** of the Plan.

Further to the above, in accordance with Appendix 9 of the Plan, the subject lands are located within a Priority Infill Area, the **Hughey West Infill Study Area**. The development proposal is to be evaluated based on conformity with guidelines of the Infill Study, in accordance with **Section 4.9.1.1** of the Plan, which is discussed in the section below.

In this regard, the proposed two (2) storey semi-detached dwellings are a permitted use within the **Neighbourhood** designation. The surrounding area consists of a mix of housing types including single detached, semi-detached and townhouse dwellings. The proposed semi-detached dwellings complement the existing built form, contributes to the neighbourhood's housing supply and will utilize existing municipal infrastructure.

Page 5

Moreover, the proposal represents development that is consistent and compatible with the adjacent area and conforms with the policies outlined in **Section 4.9.2** of the Plan.

Hughey West Infill Study

The Hughey West Infill Study (the “Infill Study”) was endorsed by Council in 2007 (refer to Map 4) as an update to the previously approved Bathurst Street Neighbourhood Infill Study. The primary objectives of the Infill Study is to build upon the recommendations of the Bathurst Infill Study, whilst providing more comprehensive direction for the future development of the neighbourhood, including a more connected and functional street network and opportunities for a variety of residential development forms. In addition to guiding the general pattern of infill development within the neighbourhood, the Infill Study contains Urban Design Guidelines that provide direction for the architectural design and treatment of individual units.

The recommendations of the Infill Study identify the closure of Bathurst Street accesses for a number of streets, including Prince Arthur Avenue, which is classified as an interior street. Generally, the Infill Study permits infill development comprising of semi-detached dwellings for both entrance streets and interior streets. The guidelines prescribe that development of semi-detached dwellings on interior streets should have a minimum lot frontage of 14.6 metres (47.9 feet) and directs that new dwellings should provide for an appropriate variation in setbacks, with a focus on front yards that enhance the street edge.

The proposed semi-detached lots are located on an interior street, namely, Prince Arthur Avenue, where semi-detached dwellings are envisioned, and the proposed lots will have frontages of 15.23 metres (49.97 feet), which exceeds the minimum requirement in the Infill Study. Additionally, the proposed lot frontages and front yard setbacks aligns with the Infill Study’s criteria as it contributes to the existing streetscape and character of the area.

The lands are located within the **Settlement Area** designation of the Oak Ridges Moraine as defined in accordance with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). All uses which are otherwise permitted under the Plan and applicable Secondary Plans, as amended from time to time, shall be permitted within the **Settlement Area** as per **Policy 3.2.1.1(18)** of the Plan. The subject application complies with this Policy as the development is for residential uses.

On the basis of the preceding, staff are satisfied that the proposed development conforms with the applicable policies of the Plan and the ORMCP; is generally consistent with the Council approved Hughey West Infill Study, is appropriate for the development of the lands and surrounding context; and constitutes good and orderly planning.

Page 6

Zoning By-law Amendment

The subject lands are currently subject to former Township of King By-law 986, as amended, which contains general land use provisions in the absence of specific zoning categories (refer to Map 5). In this regard, the applicant is seeking approval to rezone the subject lands from former Township of King By-law 986, as amended to **Semi-detached One (RD1) Zone** under By-law 313-96, as amended, with the following site specific development standards to facilitate the proposed development:

| Development Standard | RD1 Zone Development Standard | Proposed Development Standards (Lot 45A) | Proposed Development Standards (Lot 45B) |
|-----------------------------|--|---|---|
| Minimum Lot Area (interior) | 485 sq. metres (5,220 sq. feet) | 471.4 sq. metres (5,074.11 sq. feet) | 467.9 sq. metres (5,036.43 sq. feet) |
| Minimum Lot Frontage | 14.6 metres (47.9 feet) | Complies | Complies |
| Maximum Lot Coverage | 50% | Complies | Complies |
| Minimum Front Yard | 4.5 metres (14.76 feet) | Complies | Complies |
| Minimum Interior Side Yard | 1.2 metres (3.93 feet) | Complies | Complies |
| Minimum Rear Yard | 7.5 metres (24.6 feet) | Complies | Complies |
| Maximum Height | 11 metres (36.09 feet) | Complies | Complies |

Staff have reviewed the proposed Zoning By-law Amendment and consider it appropriate for the development of the lands. The proposed development fully complies with the **RD1 Zone** standards with the exception of the minimum lot areas. In this regard the applicant is proposing lot areas of 471.4 sq. metres (5,074.11 sq. feet) and 467.9 sq. metres (5,036.43 sq. feet). Staff are of the opinion that the proposed reductions to the lot area are considered to be minor and appropriate given the context of the surrounding area. The proposed lot configuration is consistent in scale and character with the existing built form of the surrounding area. The modest reductions in lot area are intended to support the development while maintaining the character of the area. As such, the proposed semi-detached lots represent compatible residential infill and the efficient use of land in an area designated for residential growth.

Based on the preceding, Staff are of the opinion that the subject Zoning By-law Amendment conforms with the applicable policies of the Plan, is consistent with the Hughey West Infill Study and represents good planning.

Department and External Agency Comments:

As noted previously in this report, all comments from City departments and external agencies have been satisfactorily addressed. All circulated City departments and

Page 7

external agencies have either indicated no objections or have provided comments to be addressed through the future required Site Alteration Permit and Consent applications.

Council and Public Comments:

The following is an overview of and response to comments and concerns expressed by members of Council and the public at the Council Public Meeting held on November 9, 2016, and through written correspondence received by the City with respect to the applicant's development proposal:

Neighbourhood Compatibility, Density, Built Form

Concerns were raised regarding the proposed height and density of the development, particularly in relation to compatibility with the existing low rise residential development within this neighbourhood. The applicant is proposing four (4) semi-detached dwellings which are permitted under the policies of the Plan and consistent with the Hughey West Infill Study. Further, the surrounding area consist of a mix of housing with single detached, semi-detached and townhouse dwellings. The proposed development has been designed to provide consistent lot parcels, adequate setbacks for privacy and drainage, and landscaped areas that are aligned with the existing neighbourhood. Given the context of the existing neighbourhood, Staff are satisfied that the proposed development represents a compatible and context-sensitive form of intensification that is consistent with the direction set out in the Plan, the Infill Study Update, and other developments approved in this area.

Site Grading and Drainage

Concerns and comments were raised with respect to a proposed retaining wall along a common lot line with the adjacent property, 37 Prince Arthur Avenue that may have impact on surface and subsurface drainage on site. The initial submission of the development proposal included a retaining wall that impacted the existing drainage run-off from the adjacent property at 37 Prince Arthur Avenue. The applicant has revised the development proposal to ensure the drainage will not negatively impact adjacent properties through the raising of the overall grade of the subject lands, and through the construction of a retaining wall along the west and south side of the subject lands, rather than on the common lot line, to achieve the transitional grade changes and ensure proper drainage. The City's Infrastructure and Development Engineering Services staff are satisfied with the proposed grading plans regarding site drainage.

Parking Congestion

Concerns were raised regarding higher density development and insufficient on-site parking that would result in road congestion due to increased on-street parking within the general area. The proposed development provides two (2) parking spaces per dwelling (one parking space in the garage and a second space on the driveway) which exceeds the minimum one parking space per dwelling unit requirement of the City's Zoning By-law. As such, Planning staff and Transportation Engineering staff are satisfied with the proposed parking provided.

Page 8

Servicing Allocation:

On January 22, 2025, Council enacted a new Municipal Servicing Allocation Policy By-law 9-25 which sets out the circumstances for when allocation is assigned, withdrawn, or reallocated and the delegation of servicing allocation assignment to the Commissioner of Planning and Building Services. The applicant has provided a Servicing Allocation Justification Letter to address the City's allocation criteria in accordance with By-law 9-25. In this regard, the proposed development demonstrates appropriate small-scale infill development that provides for additional housing in the City, with proposed access to existing municipal water and wastewater services which is consistent with the criteria for servicing allocation assignment. Accordingly, servicing allocation will be assigned to the proposed development through the future Site Alteration Permit applications.

Recommendation:

Planning staff has completed a comprehensive review of the proposed development and are in support of same for the following principal reasons:

- the proposed semi-detached dwellings are permitted within the **Neighbourhood** designation of the Plan and the **Settlement Area** policies of the ORMCP. The proposed development complies with the applicable policies of the City's Plan and is consistent with the Hughey West Infill Study;
- the development standards for the proposed lots will comply with the standards within the proposed **RD1 Zone** category under By-law 313-96, as amended, with the exception of the minimum lot area which is considered minor and appropriate;

the applicant has satisfactorily addressed all comments raised by City departments and external agencies as it relates to the subject Zoning By-law Amendment application. Based on the preceding, it is recommended that the applicant's Zoning By-law Amendment application be approved.

Financial Implications:

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

Relationship to Strategic Plan 2024-2027:

The recommendations of this report are aligned with **Pillar 1, Growing a Livable, Sustainable Community** as the proposed development demonstrates infill development within an existing neighbourhood which reduces the need to expand development into undeveloped areas of the municipality and adds additional housing stock within an existing community.

Page 9

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 – Extract of Council Public Meeting C#04-18 held on February 7, 2018
- Appendix B – Draft Zoning By-law 67-25
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Land Use Designation
- Map 4 – Hughey West Infill Study Area
- Map 5 – Existing Zoning
- Map 6 – Proposed Site Plan
- Map 7 – Proposed Elevations

Page 10

Report Approval Details

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|----------------------|---|
| Document Title: | SRPBS.25.078 - Request for Approval – Zoning By-Law Amendment Application – Sasan Saadat – City File D02-17024.docx |
| Attachments: | <ul style="list-style-type: none">- SRPBS.25.078 - Map 1 - Aerial Photograph.docx- SRPBS.25.078 - Map 2 - Neighbourhood Context.docx- SRPBS.25.078 - Map 3 - Official Plan Designation.docx- SRPBS.25.078 - Map 4 - Hughey West Infill Study.docx- SRPBS.25.078 - Map 5 - Existing Zoning.docx- SRPBS.25.078 - Map 6 - Proposed Site Plan.docx- SRPBS.25.078 - Map 7 - Proposed Elevations.docx- SRPBS.25.078 - Appendix A.docx- SRPBS.25.078 - Appendix B.docx |
| Final Approval Date: | Jun 12, 2025 |

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

Deborah Giannetta - Jun 12, 2025 - 9:24 AM

Gus Galanis - Jun 12, 2025 - 9:25 AM

Darlene Joslin - Jun 12, 2025 - 12:38 PM