



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 2, 2025
Report Number: SRPBS.25.067

Department: Planning and Building Services
Division: Development Planning

Subject: **SRPBS.25.067 - Request for Approval - Zoning By-law Amendment Application - Ghasem Hashemi - 4 Bayview Ridge Court - City File D02-22002**

Owner:

Ghasem Hashemi
272 Sunset Beach Road
Richmond Hill, ON L4E 3H2

Agent

Sunset Beach Homes
12285 Yonge Street
Richmond Hill, ON L4E 3M7

Location:

Legal Description: Lot 35, Registered Plan 355
Municipal Address: 4 Bayview Ridge Court

Purpose:

A request to approve a Zoning By-law Amendment application to facilitate the creation of five (5) additional building lots on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment application submitted by Ghasem Hashemi for lands known as Lot 35, Registered Plan 355 (Municipal Address: 4 Bayview Ridge Court), City File D02-22002, be approved, subject to the following:**
 - i) **that the subject lands be rezoned from Residential Second Density (R2) Zone under Zoning By-law 1703, as amended, to Single Detached Four (R4) Zone under By-law 313-96, as amended, with site specific exceptions;**

Page 2

- ii) that the draft Zoning By-law Amendment attached hereto as Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought 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 amending Zoning By-law to implement the proposed development on the subject lands.

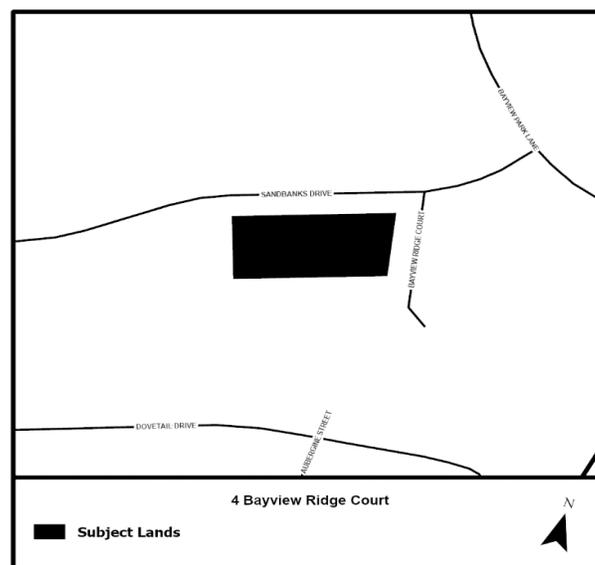
Contact Persons:

- 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, 905-771-9966

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 reports approval are attached.

Location Map:



Page 3

Key Messages:

- the applicant is seeking approval of its Zoning By-law Amendment application to permit a residential development to be comprised of on the subject lands; and,
- the applicant has satisfactorily addressed the comments and technical requirements related to the proposed development and therefore, staff recommends that Council approve the subject application.

Background:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on June 1, 2022, wherein Council received Staff Report SRPI.22.063 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). At that time, the proposal included the lands at 8 Bayview Ridge Court and the applicant was seeking Council’s approval to permit a residential development to be comprised of seven (7) building lots to accommodate seven (7) single detached dwellings. Comments and concerns were raised at the Council Public Meeting with respect to the building height, stormwater runoff and environmental considerations which are discussed in a later section of this report.

The applicant subsequently revised the development proposal by excluding the lands at 8 Bayview Ridge Court resulting in a revised development concept to facilitate the creation of five (5) building lots for single detached dwellings on the subject lands. The applicant has satisfactorily addressed staff comments and technical requirements related to the subject Zoning By-law Amendment application. 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 at the southwest corner of Sandbanks Drive and Bayview Ridge Court, being west of Bayview Avenue and south of Lake Wilcox (refer to Map 1). The lands have an area of approximately 0.21 hectares (0.51 acres) with lot frontages of approximately 30.48 metres (100 feet) along Bayview Ridge Court and 71.60 metres (234.91 feet) along Sandbanks Drive. The lands currently support one (1) single detached dwelling that is proposed to be demolished to facilitate the proposed development. Further, the subject lands are located within an established residential neighbourhood and are surrounded by low density residential uses consisting of single detached dwelling lots of varying sizes to the north, south and west, and City-owned natural heritage lands to the northwest and east of the subject lands (refer to Map 2).

Development Proposal

The applicant is seeking Council’s approval of its Zoning By-law Amendment application to permit the establishment of five (5) additional building lots in order to facilitate the construction of five (5) single detached dwelling units on its land holdings (refer to Maps

Page 4

5 and 6). The following is a summary of the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.21 hectares (0.51 acres)
- **Total Lot Frontage (Sandbanks):** 71.60 metres (234.91 feet)
- **Total Lot Frontage (Bayview Ridge):** 30.48 metres (100 feet)
- **Total Number of Dwellings:** 5
- **Proposed Building Height:** 2 storeys or 11 metres (36.09 feet)
- **Proposed Lots 1 to 3:**
 - **Lot Area:** 400 square metres (4,305.56 square feet)
 - **Lot Frontage:** 13.25 metres (43.47 feet)
- **Proposed Lot 4:**
 - **Lot Area:** 462.07 square metres (4,973.68 square feet)
 - **Lot Frontage:** 15.36 metres (50.39 feet)
- **Proposed Lot 5:**
 - **Lot Area:** 422.17 square metres (4,544.20 square feet)
 - **Lot Frontage:** 14.80 metres (48.55 feet)

Planning Analysis:

City of Richmond Hill Official Plan

The lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the City's Official Plan (the "Plan") (refer to Map 3). Uses permitted within the **Neighbourhood** designation include low density residential uses, medium density residential uses among other uses subject to specific policy criteria outlined in Chapter 4 of the Plan. In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the character of adjacent and surrounding areas with respect to predominant building forms and types, massing, general patterns of streets, blocks and lots, landscaped areas and treatments and the general pattern of yard setbacks.

It is noted that the **Neighbourhood** designation allows for small-scale infill development that enhances and strengthens the character of the existing area and promotes connectivity and high-quality design. Planning staff considers the proposed development compatible with, and in keeping with the overall character of the residential neighbourhood given that the proposed lot configuration and overall massing of the proposed dwellings are similar to the dwellings and lot sizes along Sandbanks Drive, as well as the surrounding area.

Further, the subject lands are also located within the **Settlement Area** 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, shall be permitted within the **Settlement Area** as per **Policy 3.2.1.1(18)** of the Plan. Additionally, the subject lands are located within an Area of High Aquifer Vulnerability in accordance with Schedule A5 – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas of the Plan. **Policy 3.2.1.1(37)** of the Plan prohibits uses relating to waste disposal sites and facilities, generation and

Page 5

storage of hazardous waste and toxic contaminants in these areas. The proposed residential development complies with the applicable policies of the Plan.

Zoning By-law

The applicant is seeking Council's approval to rezone the subject lands from **Residential Second Density (R2) Zone** under By-law 1703, as amended to **Single Detached Four (R4) Zone** under By-law 313-96, as amended, with site specific development standards in order to facilitate the development proposal. The following table provides a summary of the pertinent development standards of the current, and the **R4 Zone** under By-law 313- 96, as amended, applicable to the proposed development, with requested and required site specific exceptions highlighted in bold:

Development Standard	R2 Zone By-law 1703, as amended	R4 Zone By-law 313-96, as amended	Proposed Development
Minimum Lot Frontage (Interior)	30.48 metres (100 feet)	12 metres (39.37 feet)	Complies
Minimum Lot Frontage (Corner)	n/a	14 metres (45.93 feet)	Complies
Minimum Lot Area (Interior)	1,393.55 square metres (15,000 square feet)	400 square metres (4,305.56 square feet)	Complies
Minimum Lot Area (Corner)	n/a	465 sq. metres (5,005.22 sq. feet)	462.07 sq. metres (4,973.68 sq. feet)
Maximum Lot Coverage	20%	40%	Complies
Minimum Required Front Yard (to dwelling)	17.68 metres (58 feet) from centreline of street	4.5 metres (14.76 feet)	3.75 metres (12.30 feet)
Minimum Required Front Yard (to garage)	n/a	5.8 metres (19.03 feet) to garage	Complies
Minimum Required Side Yard (Interior)	1.52 metres(5.0 feet) plus 0.61 metres (2 feet) for each additional increase in height of 3.05 metres (10 feet) or part thereof	1.5 metres (4.92 feet) or 1.2 metres (3.94 feet) without side door	Complies
Minimum Required Side Yard (Corner/Flankage)	minimum of 14.63 metres (48 feet) from street centerline	3 metres (9.84 feet)	Complies
Minimum Required Rear Yard	4.57 metres (15 feet) or distance equal to the height of building whichever is greater	7.5 metres (24.61 feet)	Complies
Maximum Height	10.67 metres (35 feet)	11 metres (36.09 feet)	Complies
Maximum Porch/Deck Encroachment (flankage yard)	n/a	1 metre (3.28 feet)	Complies
Minimum Landscaping	n/a	45%	Complies

Page 6

As outlined above, the applicant is requesting approval of site specific development standards to permit reduced lot areas and reduced front yard setbacks. Additionally, the applicant is requesting the removal of the height restriction for porches for the proposed new dwellings. Staff has reviewed the requested site specific development standards and are satisfied that the proposed new lots and dwellings are comparable in size, lot configuration and overall massing of dwellings on adjacent lands and in the surrounding area. Accordingly, the proposed development is considered to represent proper and orderly development.

Department and External Agency Comments:

All comments from City departments and external agencies have been satisfactorily addressed and all circulated City departments and external agencies have either indicated no objections or have provided comments to be addressed through required future Consent and Site Alteration Permit applications.

Council and Public Comments:

The following is summary of comments and concerns expressed by members of Council and the public at the Council Public Meeting held on June 1, 2022, and through written correspondence received by the City with respect to the applicant's development proposal:

Building Height

Concerns were raised with respect to the height of the proposed dwellings and the resultant impact on the surrounding neighbourhood. The applicant has reduced the proposed building heights to a maximum of 9.59 metres (31.46 feet) all of which are much lower than the **R4 Zone** requirement of 11 metres (36.09 feet) under By-law 313-96, as amended. Accordingly, staff are satisfied that the revised building heights are appropriate and compatible with existing dwellings within the neighbourhood.

Stormwater Runoff and Environmental Considerations

Concerns were raised with respect to stormwater runoff and the removal of trees on the property. To address this and other matters, the applicant submitted a Functional Servicing Report, a Stormwater Management Report, as well as a Scoped Natural Heritage Evaluation (NHE), Oak Ridges Moraine Conformity Report, Environmental Site Assessment, Arborist Report and Tree Inventory and Preservation Plan in support of the proposed development. These documents were reviewed by the City's Infrastructure Planning and Development Engineering Division and Park and Natural Heritage Planning Section, as well as Toronto and Region Conservation Authority. Through the review of these documents no environmental features were identified on the property and no environmental concerns were identified. Further, no concerns related to runoff as a result of the proposed development was identified. Furthermore, tree removals and tree replacement will be undertaken in accordance with the City's Tree By-law.

Page 7

Servicing Allocation:

On January 22, 2025, Council enacted Municipal Servicing Allocation Policy By-law 9-25 which sets out the circumstances for when allocation is assigned, withdrawn, or reallocated. The applicant has provided a Servicing Allocation Justification Letter, which meets the City's allocation criteria in accordance with By-law 9-25. Staff will continue to work with the applicant to secure commitments related to the criteria for servicing allocation through the approval of the associated Site Plan applications to ensure the requirements for servicing allocation are met.

Recommendation:

Planning staff has completed a comprehensive review of the proposed development and recommend that Council approve the application for the following reasons:

- the proposed single detached dwellings are a permitted land use and built form within the **Neighbourhood** designation and complies with the applicable policies of the Plan;
- the proposed **R4 Zone** category under By-law 313-96, as amended, and the associated site-specific development standards are considered appropriate to implement the proposed development; and,
- the applicant has satisfactorily addressed all comments raised by City departments and external agencies. Any remaining technical matters shall be addressed as part of the future Consent and Site Alteration Permit applications.

On the basis of 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 it demonstrates infill development within an existing neighbourhood which reduces the need to expand development into undeveloped areas of the municipality. This will add additional housing stock within an existing community.

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 from Council Public Meeting C#24-22 held June 1, 2022
- Appendix B - Draft Zoning By-law
- Map 1 - Aerial Photograph

Page 8

- Map 2 - Neighbourhood Context
- Map 3 - Official Plan Designation
- Map 4 - Existing Zoning
- Map 5 – Proposed Site Plan
- Map 6 – Proposed Elevations

Page 9

Report Approval Details

Document Title:	SRPBS.25.067 – Request for Approval – Zoning By-law Amendment Application - 4 Bayview Ridge Court - City File D02-22002.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.25.067 - Map 1 Aerial Photograph.docx- SRPBS.25.067 - Map 2 Neighbourhood Context.docx- SRPBS.25.067 - Map 3 Official Plan Designation.docx- SRPBS.25.067 - Map 4 Existing Zoning.docx- SRPBS.25.067 - Map 5 Proposed Site Plan.docx- SRPBS.25.067 - Map 6 Proposed Elevations.docx- Appendix A.docx- Appendix B - Draft Zoning By-law.docx
Final Approval Date:	Jun 11, 2025

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

Deborah Giannetta - Jun 11, 2025 - 9:19 AM

Gus Galanis - Jun 11, 2025 - 9:25 AM

Darlene Joslin - Jun 11, 2025 - 11:01 AM