



Staff Report for Council Public Meeting

Date of Meeting: July 8, 2025

Report Number: SRPBS.25.057

Department: Planning and Building Services
Division: Development Planning

Subject: SRPBS.25.057 - Request for Comments –
Zoning By-law Amendment Application – David
Frattaroli – City File ZBLA-25-0004 (Related City
File SUB-25-0002)

Owner:

David Frattaroli
63 Yongehurst Drive
Richmond Hill, Ontario
L4C 3T3

Agent:

JKO Planning Services Inc.
27 Fieldflower Court
Richmond Hill, Ontario
L4E 5E9

Location:

Legal Description: Lot 45, Registrar's Compiled Plan 12003
Municipal Address: 114 Centre Street West

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a residential development to be comprised of two (2) single-detached and four (4) semi-detached dwellings on the subject lands.

Recommendation:

- a) That Staff Report SRPBS.25.057 with respect to the Zoning By-law Amendment application submitted by David Frattaroli for lands known as Lot 45, Registered Compiled Plan 12003 (Municipal Address: 114 Centre Street West), City File ZBLA-25-0004 (Related City File SUB-25-0002), be received

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for information purposes only and that all comments be referred back to staff.

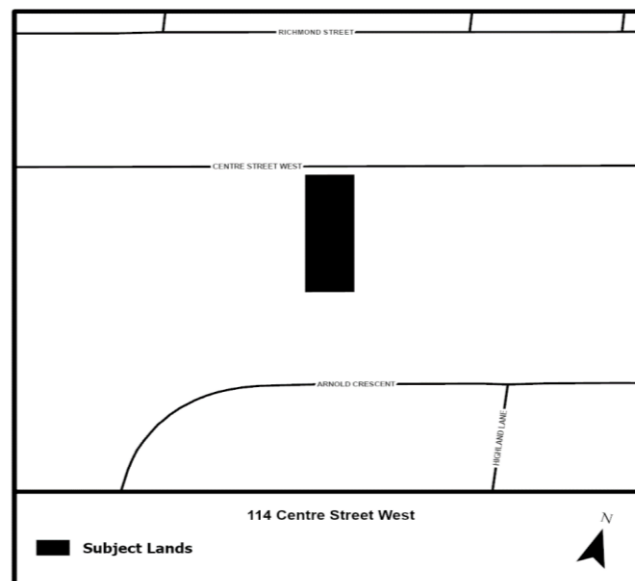
Contact Persons:

- Darren Ding, Planner II - Development Planning, phone number 905-771-2459
- Matthew Shilton, Manager of Development Planning, phone number 905-747-6312
- Deborah Giannetta, Director of Development Planning, phone number 905-771-5542
- Gus Galanis, Commissioner of Planning and Building Services, phone number 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:



Key Messages:

- the applicant has submitted Zoning By-law Amendment and related draft Plan of Subdivision applications to permit a residential development to be comprised of two (2) single-detached and four (4) semi-detached dwellings on a new private road on the subject lands; and,

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- 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*.

Background:

The subject Zoning By-law Amendment application was received by the City on February 27, 2025 and subsequently deemed complete on March 25, 2025. The application and supporting materials have been 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 south side of Centre Street West, west of Yonge Street (refer to Maps 1 and 2). The property has a frontage of 35.53 metres (116.57 feet) along Centre Street West and a total lot area of 0.31 hectares (0.76 acres). The lands support an existing one-storey single-detached dwelling and accessory structures which are to be demolished to facilitate the development proposal. Surrounding land uses consist of one and two storey single-detached dwellings.

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a residential development to be comprised of two (2) single-detached dwellings and four (4) semi-detached dwellings on an internal common element condominium road on its land holdings. Vehicular access to the subject lands is to be provided via a private driveway from Centre Street West (refer to Map 5).

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

- | | |
|-------------------------------------|--|
| • Total Lot Area: | 0.31 hectares (0.76 acres) |
| • Total Number of Units: | 6 |
| ○ Single-Detached Units: | 2 |
| ○ Semi-Detached Units: | 4 |
| • Proposed Building Heights: | 2 storeys or 8.7 metres (28.54 feet) (single-detached units) and 3 storeys or 10.86 metres (35.63 feet) (semi-detached units) |
| • Proposed Density: | 20 units per hectare (7.9 units per acre) |
| • Total Parking Spaces: | 19 |
| ○ Residential Spaces: | 16 (2.67 spaces per unit) |
| ○ Visitor Spaces: | 3 (including 2 accessible spaces) |

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An associated draft Plan of Condominium application (City File CON-25-0003) has been submitted concurrently with the subject Zoning By-law Amendment and draft Plan of Subdivision applications. At the time of preparation of this report, the draft Plan of Condominium application is under review by relevant departments and external agencies.

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

The applicant is seeking Council's approval to rezone the subject lands from **Residential Second Density (R2) Zone** to **Residential Multiple First Density (RM1) Zone** under By-law 66-71, as amended, with site-specific development standards to facilitate the proposed development (refer to Appendix "A").

The applicant is also seeking approval from the City with respect to a related draft Plan of Subdivision to create one (1) residential block to facilitate the development of a total of six (6) dwelling units, in addition to a block for road widening purposes on the subject lands. The creation of the residential block within a registered Plan of Subdivision will allow for the creation of four (4) Parcels of Tied Land (POTLs) as part of a future Common Element Condominium application (refer to Maps 6 and 7).

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;
- Draft Plan of Subdivision;
- Draft Plan of Condominium;
- Development Application Summary;
- Site Plan;
- Floor Plans;
- Elevation Plans;
- Urban Design Brief;
- Village Core Neighbourhood Design Guidelines Checklist;
- Architectural Design Guidelines;
- Affordable Housing Template;
- Tree Inventory and Arborist Report;
- Tree Preservation and Details Plan;
- Landscape Plan;
- Landscape Works Cost Estimate;
- Traffic Brief, Parking Study, Access Study, On-site Circulation Review & Transportation Demand Management;
- Traffic Operations Sensitivity Analysis Study;
- Signage and Pavement Marking Plan;

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- Servicing & Stormwater Management Report;
- Site Grading and Servicing Plans;
- Erosion & Sedimentation Control Plan;
- Phase One Environmental Site Assessment;
- Hydrogeological Investigation Report;
- Exterior Lighting Plans;
- Stage One and Two Archeological Assessment;
- Waste Management Plan; and
- Plan of Survey.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 - Land Use of the Plan (refer to Map 3). The **Neighbourhood** designation permits low and medium density residential 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. Additionally, **Sections 4.9.1(3)** and **4.9.2.4** of the Plan require development be compatible with the character of the adjacent and surrounding area and shall 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.

Further, **Section 3.4.1.2** of the Plan states that Council-approved guidelines shall be utilized in the review and evaluation of development applications and related studies. As the subject lands are located within the **Village Core Neighbourhood**, they are subject to the Council-approved Village Core Neighbourhood Design Guidelines (VCNDG).

A more detailed review and evaluation of the proposed applications in the context of the applicable policies of the Plan will form part of a future recommendation report to Council.

Zoning By-law

The subject lands are currently zoned **Residential Second Density (R2) Zone** under Zoning By-law 66-71, as amended. The **R2 Zone** permits single detached dwellings, subject to specific lot and building standards, but does not permit semi-detached dwellings. The applicant is seeking Council's approval to rezone the subject lands to **Residential Multiple First Density (RM1) Zone** under By-law 66-71, as amended, with site-specific development standards to facilitate the subject development proposal.

The following table provides a summary of the existing development standards under the **RM1 Zone** category under By-law 66-71, as amended, relative to the requested site-specific exceptions in bold:

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Single-Detached Dwellings

Development Standard	RM1 Zone Standards under By-law 66-71, as amended	Proposed Development Standards
Minimum Lot Frontage	15.24 metres (50 feet)	Complies
Minimum Lot Area	464.52 square metres (5,000 square feet)	Complies
Minimum Front Yard Setback	6.10 metres (20 feet)	5.23 metres (17.16 feet)
Minimum Interior Side Yard Setback	1.83 metres (6 feet)	1.40 metres (4.59 feet)
Minimum Exterior Yard Setback	3.05 metres (10 feet)	Complies
Minimum Rear Yard Setback	7.62 metres (25 feet)	2 metres (6.56 feet)
Maximum Building Height	10.67 metres (35 feet)	Complies
Maximum Lot Coverage	30%	39%

Semi-Detached Dwellings

Development Standard	RM1 Zone Standards under By-law 66-71, as amended	Proposed Development Standards
Minimum Lot Frontage*	10.67 metres (35 feet)	7.40 metres (24.28 feet)
Minimum Lot Area*	278.71 square metres (3,000 square feet)	183.5 square metres (1,975.18 square feet)
Minimum Front Yard Setback	6.10 metres (20 feet)	4.56 metres (14.96 feet)
Minimum Interior Side Yard Setback	2.44 metres (8 feet)	1.50 metres (4.92 feet)
Minimum Rear Yard Setback	7.62 metres (25 feet)	6 metres (19.69 feet)
Maximum Building Height	10.67 metres (35 feet)	10.86 metres (35.63 feet)
Maximum Lot Coverage	35%	44.17%

*Note: Lot frontages, lot areas and floor areas reflect measurements for each individual unit.

The appropriateness of the requested zone category and site-specific standards will be evaluated through the development application review process.

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Department and External Agency Comments:

The subject Zoning By-law Amendment, and related 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, Bell, Rogers, the York Region District School Board, the York Catholic District School Board, the Regional Municipality of York, Toronto and Region Conservation Authority (TRCA), the City's Waste Management Section, Building Services Division - Zoning Section, Infrastructure Planning and Development Engineering 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 and addressed by the applicant through a future resubmission.

The applications remain under review by the City's Financial Services Division, Canada Post, and Alectra Utilities. A summary of the comments received to date is provided below.

Heritage and Urban Design Section

The City's Heritage and Urban Design staff has reviewed the proposed development against the VCNDG and have concerns with the proposal as currently constituted. The VCNDG contemplate moderate lot sizes and frontages, sufficient setbacks, compatible massing, height and generous landscaping for this part of the City. The subject application as proposed is not consistent with the intended character and vision of the VCNDG. While intensification is supported in principle, it should be contextually appropriate and respect the established character of the area. The proposal includes semi-detached units at the rear of the lot that lack appropriate visibility and connection to the public street which is contrary to the VCNDG, which emphasizes street-oriented dwellings. The proposed setbacks and yards are not in keeping with and do not compliment the area's existing historical character. Future development in the **Village Core Neighbourhood** should front onto public streets and maintain generous setbacks to preserve the neighbourhood's unique identity and ensure a cohesive streetscape (refer to Appendix "B").

Park and Natural Heritage Planning Section

Park and Natural Heritage Planning (PNHP) staff have reviewed the development proposal and have raised concerns regarding the proposed removal of 36 existing trees and potential injury to three (3) others, many of which are mature and in good condition in order to facilitate the development. The proposal would impact trees on adjacent properties and therefore, written consent from neighbouring owners is required for any injury or removal of co-owned or boundary trees. Furthermore, the impact to the existing trees on site is inconsistent with the VCNDG, which emphasize tree preservation and the provision of generous landscaping. PNHP staff recommends the proposal be revised to retain as many mature trees as possible.

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Additionally, the L-shaped dwellings proposed on Blocks 1 and 2 of the proposed draft Plan of Condominium provide insufficient rear yard setbacks. Staff recommend the provision of increased rear yards for each dwelling and to enhance landscaping buffers to screen adjacent properties. Furthermore, the proposed parking area would contribute to excessive hardscaping and the removal of additional trees. Staff recommends shortening the dead-end laneway and reconfiguring the parking spaces to reduce the amount of hardscape and tree loss within the proposed development (refer to Appendix “C”).

Development Planning Division

Planning staff have undertaken a preliminary review of the applicant’s development proposal, including the plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provide the following preliminary comments:

- in accordance with **Section 4.9.1** of the Plan, the proposed single and semi-detached dwellings are both permitted under the **Neighbourhood** designation;
- in accordance with **Policy 4.9.2.4** of the Plan, the proposed development lacks contextual sensitivity and compatibility with the existing residential lands in the surrounding area as follows:
 - by introducing a private road-based form of development in an established residential community;
 - by introducing a lot fabric with different front and rear yard conditions to existing interior side yard conditions between the proposed dwellings and the existing adjacent single-detached dwellings;
 - by proposing the removal of a significant number of existing trees to accommodate the proposed development; and,
 - by proposing a form of development that would result in inadequate landscaped open space/rear yard amenity areas.
- the development proposal appears to be inconsistent with the Council approved VCNDG as it relates to the proposed size and configuration of lots, massing and setbacks of the proposed dwellings, and the preservation of mature trees and existing landscaping and greenspace features that contribute to the character of this neighbourhood;
- the applicant is proposing to rezone the subject lands from **R2 Zone** to **RM1 Zone** under By-law 66-71, as amended, with site-specific development standards to facilitate the development proposal. Staff have concerns with the site specific standards required to facilitate the proposed semi-detached dwellings as many of the standards depart from typical development standards for such dwellings. Staff will continue to review the appropriateness of the proposed zone category and site-specific standards requested by the applicant with respect to compatibility, design and function; and,
- the applicant must satisfactorily address comments and requirements identified by

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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 and related draft Plan of Subdivision applications 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 2024 – 2027 Strategic Plan. An overview of how the subject applications are aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's 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, Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Concept Site Plan
- Map 6, Proposed Draft Plan of Subdivision
- Map 7, Proposed Draft Plan of Condominium
- Map 8, Single-Detached Dwelling Elevations
- Map 9, Semi-Detached Dwelling Elevations
- Appendix A, Proposed Draft Zoning By-law Amendment
- Appendix B, Memo from Heritage and Urban Design Section
- Appendix C, Memo from Parks and Natural Heritage Planning Section

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Report Approval Details

Document Title:	SRPBS.25.057 - Request for Comments - Zoning By-law Amendment - 114 Centre Street W.docx
Attachments:	<ul style="list-style-type: none">- Map 1 Aerial Photograph.docx- Map 2 Neighbourhood Context.docx- Map 3 Existing Official Plan Designation.docx- Map 4 Existing Zoning.docx- Map 5 Concept Site Plan.docx- Map 6 Proposed Draft Plan of Subdivision.docx- Map 7 Proposed Draft Plan of Condominium.docx- Map 8 Single-Detached Dwelling Elevations.docx- Map 9 Semi-Detached Dwelling Elevations.docx- Appendix A Proposed Draft Zoning By-law Amendment.pdf- Appendix B Memo from Heritage and Urban Design Section.pdf- Appendix C Memo from Parks and Natural Heritage Planning Section.pdf
Final Approval Date:	Jun 19, 2025

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

Deborah Giannetta - Jun 19, 2025 - 9:34 AM

Gus Galanis - Jun 19, 2025 - 1:10 PM

Darlene Joslin - Jun 19, 2025 - 2:12 PM