



Staff Report for Council Public Meeting

Date of Meeting: July 8, 2025

Report Number: SRPBS.25.076

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.25.076 – Request for Comments –
Zoning By-law Amendment Application – Thanh
Van Vu – City File ZBLA-25-0010

Owner:

Thanh Van Vu
2 Fairview Avenue
Richmond Hill, ON
L4C 6L2

Agent:

Bataglia Architects
1050 McNicoll Avenue
Toronto, ON
M1W 2L8

Location:

Legal Description: Part of Lot 3, Registered Plan 3450
Municipal Address: 2 Fairview Avenue

Purpose:

A request for comments concerning a Zoning By-law Amendment application to facilitate the creation of one (1) additional building lot on the subject lands.

Recommendation:

- a) That Staff Report SRPBS.25.076 with respect to the Zoning By-law Amendment application submitted by Thanh Van Vu for lands known as Part of Lot 3, Registered Plan 3450 (Municipal Address: 2 Fairview Avenue), City File ZBLA-25-0010, be received for information purposes only and that all comments be referred back to staff.

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Contact Persons:

- Darren Pigliacelli, Planner II, Development Planning 905-747-6354
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-2465

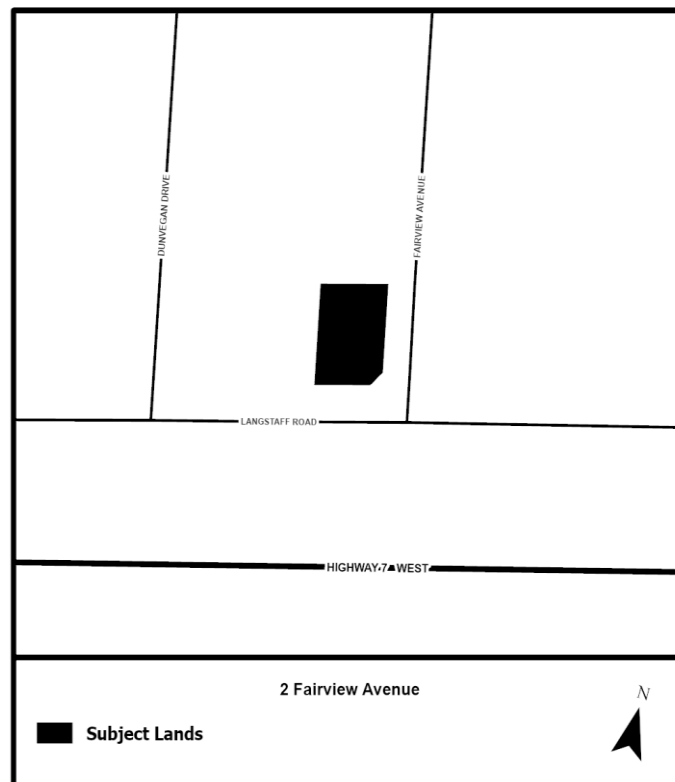
Report Approval:

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.

Key Messages:

- the applicant has submitted a Zoning By-law Amendment application to facilitate the creation of one (1) additional residential lot to accommodate two (2) single detached dwellings 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 by the City on April 15th, 2025 and deemed complete by the City on April 29, 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 at the north east corner of Langstaff Road and Fairview Avenue with frontages of 25.88 metres (84.90 feet) and 35.66 metres (116.99 feet) respectively. The lands have a lot area of 0.03 hectares (0.07 acres) and currently support a single detached dwelling which is proposed to be demolished to facilitate the development proposal. Surrounding land uses include single detached dwellings to the north, east and west, and a transportation corridor to the south (Highway 7 and Highway 407) (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit the creation of one (1) additional residential lot to accommodate two (2) single-detached dwellings on the subject lands (refer to Maps 5 and 6). The lot configuration and new dwellings are proposed to front onto Fairview Avenue. The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- | | |
|---|---------------------------------------|
| • Existing Lot Frontage: | 25.88 metres (84.90 feet) |
| • Total Lot Area: | 0.03 hectares (0.07 acres) |
| • Proposed Number of Dwellings: | 2 |
| • Proposed Building Height: | 10.14 metres (33.26 feet) / 2 storeys |
| • Proposed Lot 2A (north interior lot): | |
| ○ Lot Frontage (Fairview Ave.): | 15.27 metres (50 feet) |
| ○ Lot Area: | 394.67 sq. metres (4,248.19 sq. feet) |
| • Proposed Lot 2B (south corner lot): | |
| ○ Lot Frontage (Fairview Ave.): | 20.39 metres (66.90 feet) |
| ○ Lot Area: | 526.74 sq. metres (5,669.78 sq. feet) |

Zoning By-law Amendment Application

The applicant is proposing to rezone the subject lands from **Second Density Residential (R2) Zone** to **Third Density Residential (R3) Zone** under Zoning By-law 2523, as amended, with site-specific development standards to facilitate the creation of

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one (1) additional residential lot to accommodate two (2) new single detached dwellings on the subject lands.

Supporting Documentation

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

- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Development Application Summary;
- Site Plan;
- Floor Plans;
- Elevation Plans;
- Landscape Plan;
- Arborist Report; and
- Tree Preservation Plan.

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 permits low density 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 includes single-detached, semi-detached and duplex dwellings.

Further, 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; 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; and preservation of mature trees and landscape and greenspace features.

A more detailed review and evaluation of the proposed development in the context of the applicable policies of the 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 currently zoned **Second Density Residential (R2) Zone** under Zoning By-law 2523, as amended. The **R2 Zone** permits single detached dwellings, subject to specific lot and building standards. The applicant is seeking Council's approval to rezone the subject lands to **Third Density Residential (R3) Zone** under By-law

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2523, as amended, with site-specific development standards to facilitate the development proposal on their landholding.

The following table provides a summary of the existing development standards under the **R3 Zone** category under By-law 2523, as amended, relative to the requested site-specific exceptions in bold:

Development Standard	R3 Zone Standards By-law 2523, as amended	Proposed Standard (Parcel 1) Interior / North Lot	Proposed Standard (Parcel 2) Corner / South Lot
Minimum Lot Frontage	Interior: 15.24 metres (50 feet) Corner: 18.28 metres (60 feet)	Complies	Complies
Minimum Lot Area	Interior: 557.41 sq. m. (6,000 sq. feet) Corner: 724.64 sq. m. (7,800 sq. feet)	390 sq. metres (4,197.93 sq. ft.)	525 sq. metres (5,651.05 sq. ft.)
Maximum Lot Coverage	20%	44%	31.5%
Minimum Front Yard Setback	7.62 metres (25 feet)	4.95 metres (16.24 feet) (Along Fairview Ave.)	6.54 metres (21.45 feet) (Along Fairview Ave.)
Minimum Rear Yard Setback	7.62 metres (25 feet)	6.1 metres (20 feet)	6.1 metres (20 feet)
Minimum Interior Side Yard Setback	1.52 metres (5 feet)	Complies	Complies
Minimum Exterior Side Yard Setback	7.62 metres (25 feet)	N/A	6.05 metres (19.84 feet)
Maximum Height	6.09 metres (20 feet)	10.14 metres (33.26 feet)	9.45 metres (31 feet)

A draft Zoning By-law submitted by the applicant in support of its 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 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 Division, Waste Management Division, Parks and Natural Heritage Planning Division, as well as

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from Alectra Utilities, Enbridge, Rogers, the Regional Municipality of York, the York Region District School Board and the York Catholic District School Board. These City departments and external agencies have no objections to the application and/or have provided comments to be considered by the applicant 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, Infrastructure Planning and Development Engineering Division, Ministry of Transportation, Canada Post and the City of Vaughan. The following is a summary of the main comments received to date.

Development Planning Division

Planning staff has completed a preliminary review of the applicant's 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 single detached dwellings are permitted within the **Neighbourhood** designation under **Section 4.9.1** of the Plan;
- the appropriateness of the proposed buildings and lot sizes, configuration, massing and setbacks will be assessed in accordance with **Section 4.9.2** of the Plan;
- the draft Zoning By-law should be revised to be consistent with the proposed development standards as shown on the plans and drawings submitted by the applicant;
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the development proposal; and,
- a future Consent application will be required to facilitate the proposed development.

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

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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.

- Appendix "A" – Applicant's Draft Zoning By-law Amendment
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Designation
- Map 4 – Existing Zoning
- Map 5 – Proposed Site Plan
- Map 6 – Proposed Elevations

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Report Approval Details

Document Title:	SRPBS.25.076 - Request For Comments - ZBLA-25-0010.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Draft Zoning By-law Amendment.docx- Map 1 Aerial Photograph.docx- Map 2 - Neighbourhood Context.docx- Map 3 - Official Plan Designation.docx- Map 4 - Existing Zoning.docx- Map 5 - Proposed Site Plan.docx- Map 6 - Proposed Elevations.docx
Final Approval Date:	Jun 19, 2025

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

Deborah Giannetta - Jun 18, 2025 - 6:46 PM

Gus Galanis - Jun 19, 2025 - 8:05 AM

Darlene Joslin - Jun 19, 2025 - 2:10 PM