



Staff Report for Committee of the Whole Meeting

Date of Meeting: October 22, 2025

Report Number: SRPBS.25.086

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.25.086 - Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Khatereh Kheirkhahan, Mohammad Mahmoudzadeh, Janet Yates, Hossein Khan-Mohammadi, Mehdi Zanganeh, Fataneh Bahraei, Ankai Liu and Hou Jian – City Files: ZBLA-24-000**

Owners:

Khatereh Kheirkhahan, Mohammad Mahmoudzadeh, Janet Yates, Hossein Khan-Mohammadi, Mehdi Zanganeh, Fataneh Bahraei, Ankai Liu and Hou Jian
35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive
Richmond Hill, Ontario
L4C 6K2 and L4C 6V6

Agent:

Innovative Planning Solutions Inc.
647 Welham Road, Unit 9
Barrie, Ontario
L4N 0B7

Location:

Legal Description: Lot 8 and Part of Lot 9, Registered Plan 3852, and Lots 77 to 79,
Registered Plan 1930
Municipal Addresses: 35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive

Purpose:

A request for approval concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a low-density residential development on the subject lands.

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Recommendations:

- a) That the Zoning By-law Amendment application submitted by Khatereh Kheirkhahan, Mohammad Mahmoudzadeh, Janet Yates, Hossein Khan-Mohammadi, Mehdi Zanganeh, Fataneh Bahraei, Ankai Liu and Hou Jian for lands known as Lot 8 and Part of Lot 9, Registered Plan 3852, and Lots 77 to 79, Registered Plan 1930 (Municipal Addresses: 35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive), City Files ZBLA-24-0009 & SUB-24-0003 be approved, subject to the following:
- i) that the subject lands be rezoned from the former Township of Vaughan By-law 2325, as amended, to Third Density Residential (R3) Zone under By-law 2523, as amended, and that the amending Zoning By-law establish standards as outlined in Appendix “B” to Staff Report SRPBS.25.086;
 - ii) that the subject lands be rezoned from Neighbourhood One (N1) Zone under By-law 93-25, as amended, to Neighbourhood Two (N2) Zone, Neighbourhood Three (N3) Zone, and Neighbourhood Four (N4) Zone under By-law 93-25, as amended, as outlined in Appendix “C” to Staff Report SRPBS.25.086;
 - iii) that the draft amending Zoning By-laws attached hereto as Appendix “B” and “C” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the October 29, 2025 Council meeting for consideration and enactment;
 - iv) 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; and,
 - v) that the Plan of Subdivision as depicted on Map 5 to Staff Report SRPBS.25.086 be draft approved subject to the conditions set out in Appendix “D” to this report.

Contact Persons:

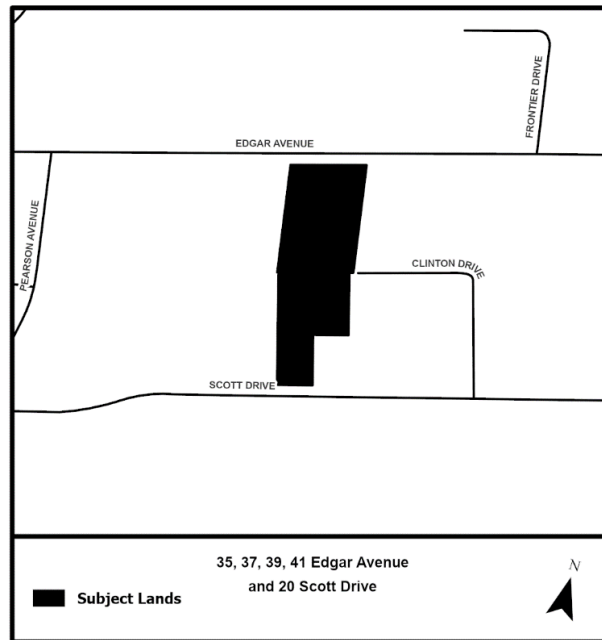
- Francesco Caparelli, Planner I, Development Planning, 905-747-6531
- Bruno Scopacasa, Manager of Development Planning, 905-771-2462
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-2465

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.

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Location Map:



Key Messages:

- the applicants are seeking approval of Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development to be comprised of nine (9) single detached dwellings on the subject lands; and,
- the applicants have satisfactorily addressed all comments and technical requirements received with respect to the proposed development and therefore, staff recommends that Council approve the subject applications in accordance with the recommendations outlined in this report.

Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were deemed complete by the City on September 23, 2024. The applications were considered at a statutory Council Public Meeting held on February 11, 2025, wherein Council received Staff Report SRPBS.25.007 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). At the Council Public Meeting, attendees expressed concerns about tree loss, the proposed site-specific zoning provisions, and increased traffic, noise, and density in the area. These issues are addressed in more detail in the following sections of this report.

The applicants have satisfactorily addressed all comments and technical requirements associated with the subject applications. Accordingly, the purpose of this report is to seek Council’s approval of the applicants’ Zoning By-law Amendment and draft Plan of Subdivision applications.

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Discussion:

Site Location and Adjacent Uses

The subject lands are located on the south side of Edgar Avenue, north of Scott Drive and west of the existing terminus of Clinton Drive. The lands have a combined frontage of approximately 109.58 metres (359.51 feet) along Edgar Avenue and 30.48 metres (100 feet) along Scott Drive and a total area of approximately 0.939 hectares (2.32 acres). The lands currently support five (5) single detached dwellings, all of which will be retained. Surrounding land uses include low-density residential uses consisting of primarily single detached dwellings to the north, south, east, and west.

Development Proposal

The applicants are requesting Council's approval of Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development to be comprised of nine (9) single detached dwelling lots and the westward extension of Clinton Drive on its land holdings (refer to Maps 6 and 7). The rear portion of the existing lots are proposed to be further subdivided to create the additional nine (9) residential infill lots that will front onto the westerly extension of Clinton Drive. Clinton Drive will be extended westward and will terminate in a cul-de-sac, as outlined in the proposed draft Plan of Subdivision.

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

- **Total Combined Lot Area:** 0.939 hectares (2.32 acres)
- **Combined Lot Frontage (Edgar Avenue):** 109.58 metres (359.51 feet)
- **Total Number of Units:** 14 units (9 new units + 5 existing units)
- **Proposed Building Height:** 2 storeys or 11 metres (36.1 feet)
- **Proposed Density:** 14.9 units per hectare (6.03 units per acres)
- **Proposed Lot Frontages:** 10.92 metres (35.82 feet) to 15.28 metres (50.13 feet)
- **Proposed Lot Areas:** 458.73 sq. metres (4,937.73 sq. feet) to 664.45 sq. metres (7,152.08 sq. feet)
- **Proposed Parking:** 3 parking spaces per lot

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 a range of uses, including low and medium density residential,

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neighbourhood commercial, and community uses. Low density residential uses, in accordance with **Section 4.9** of the Plan include single detached dwellings as proposed by subject applications.

Additionally, the subject lands are located within a designated Priority Infill Area as shown on in **Appendix 9** of the Plan, bounded by Carrville Road to the north, Avenue Road, Edgar Avenue, and Pearson Avenue to the west, Scott Drive to the south, and Yonge Street to the east. Although this area is designated as a Priority Infill Area, there is currently no Council approved infill study applicable to this area. Accordingly, the proposed development is to be evaluated based on the relevant policies of the **Neighbourhood** designation of the Plan.

Further, according to **Policy 4.9.1 (3)** of the Plan, new infill development must align with the character of the surrounding and adjacent area, as outlined in the criteria set by **Policy 4.9.2 (4)**. Specifically, the Plan requires that infill development be context-sensitive and compatible in terms of, but not limited to, street, block, and lane patterns; lot size and configuration; building massing, location, design, and elevations; and the general pattern of yard setbacks and other area characteristics. Additionally, **Policy 4.9.2 (1)** states that site design of a proposed development that would inhibit future infill development shall not be permitted.

The Plan permits medium density residential development at a maximum density of 50 units per hectare (20 units per acre). The proposed development achieves a density of 14.9 units per hectare (6.03 units per acre), well within the permitted threshold. Staff confirm that the proposal conforms to the applicable policies of the Plan and is consistent with the approved development pattern along Clinton Drive. The proposal is considered appropriate for the site and compatible with the surrounding context.

Zoning By-law Amendment

The applicants are seeking Council's approval to rezone the northerly portion of the subject lands from **R2 Zone** to **R3 Zone** under Zoning By-law 2523, as amended. The subject lands are dual zoned with the northerly portion of the lands zoned **Second Density Residential (R2) Zone** and the southerly portion zoned **Third Density Residential (R3) Zone** (refer to Map 4).

The proposed single detached dwellings are a permitted use under these zones categories. However, in order to facilitate the proposed development, the applicants are also requesting site-specific development standards including:

- minimum lot frontage and area;
- maximum lot coverage;
- minimum front yard;
- side yard and rear yard;
- minimum ground floor area; and
- maximum building height.

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On September 24, 2025, Richmond Hill Council approved Comprehensive Zoning By-law (CZBL) 93-25, a city-initiated by-law that consolidates zoning regulations into a single document for the entire municipality. Zoning By-law 93-25 is within the 20-day appeal period set out by the *Planning Act*. If any appeal(s) are submitted during this time, the by-law's approval will be put on hold and it will not come into full force and effect until the Ontario Land Tribunal resolves the appeal(s). This process may take several weeks or months depending on the complexity of the appeal(s). During this period, the City cannot enforce the new CZBL provisions.

To ensure development can continue smoothly during a potential appeal(s) of the CZBL, the City will introduce two implementing by-laws for the subject development proposal: one linked to the legacy zoning by-law, Zoning By-law 2523, and one aligned with the new CZBL 93-25. This dual approach will allow development applications to proceed under the legacy by-law amendment if the CZBL is delayed due to an appeal(s). As such, the subject Zoning By-law amendment application has been reviewed in the context of both by-law's framework.

Under CZBL 93-25, the northerly portion of the subject lands are zoned **Neighbourhood One (N1) Zone** and the southerly portion **Neighbourhood Two (N2) Zone**. To facilitate the proposal, the applicants are requesting that the CZBL be amended as follows (refer to Appendix "C"):

- by rezoning lands associated with Lots 1 and 3 of the draft Plan of Subdivision, from **Neighbourhood One (N1) Zone** to **Neighbourhood Two (N2) Zone**;
- by rezoning lands associated with Lot 2 of the draft Plan of Subdivision, from **Neighbourhood One (N1) Zone** to **Neighbourhood Three (N3) Zone**; and,
- by rezoning lands associated with Lots 4 and 5 of the draft Plan of Subdivision, from **Neighbourhood One (N1) Zone** to **Neighbourhood Four (N4) Zone**.

The proposed single detached dwellings are a permitted use under these zones. The proposed zoning categories are consistent with the minimum lot frontage and area requirements outlined in the draft Plan of Subdivision. The southerly portion of the subject lands will retain its current **Neighbourhood Two (N2) Zone**. These zone categories allow for the development of the proposed single detached dwellings. No site-specific development standards are required to accommodate the proposed development.

Table 1 provides a summary of the applicable development standards within the **R3 Zone** under By-law 2523, as amended, and **N2, N3, and N4 Zones** under the CZBL 93-25 relative to the site-specific provisions proposed:

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Table 1: Summary of the Applicable Development Standards			
Development Standard	“R3” Zone Standard under By-law 2523, as amended	“N2”, “N3”, and “N4” Zone Standards under CZBL	Proposed Development
Minimum Lot Area (interior lot)	557.42 square metres (6000 square feet)	“N2” Zone: 450 sq. metres (4,843.75 sq. feet)	Lot 1: 644.52 sq metres (6,937.55 sq feet) Lot 3: 641.69 sq metres (6,907.09 sq feet) Lot 6: 664.45 sq metres (7,152.08 sq feet) Lot 7: 659.47 sq metres (7,098.47sq feet) Lot 8: 657.48 sq metres (7,077.05 sq feet) Lot 9: 656.97 sq metres (7,071.56 sq feet)
		“N3” Zone: 310 sq. metres (3,336.81 sq. feet)	Lot 2: 557.84 sq metres (6,004.53 sq feet)
		“N4” Zone: 270 sq. metres (2,906.25 sq. feet)	Lots 4 and 5: 458.73 sq metres (4,937.72 sq feet)
Minimum Lot Frontage	15.24 metres (50 feet)	“N2” Zone: 15 metres (49.21 feet)	Lots 1 and 3: 15.25 metres (50.03 feet) Lot 6: 15.28 metres (50.13 feet) Lots 7-9: 15.24 metres (50 feet)
		“N3” Zone: 12 metres (39.37 feet)	Lot 2: 13.23 metres (43.40 feet)
		“N4” Zone: 9 metres (29.52 feet)	Lots 4 and 5: 10.92 metres (35.82 feet)
Maximum Lot Coverage	20%	50%	Lots 1 and 2: 35%
			Lot 3: 34.8%
			Lot 4: 34.0%
			Lot 5: 33.9%
			Lot 6: 37.8%
			Lot 7: 38.0%
			Lot 8: 38.1%
Lot 9: 38.4%			

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Minimum Front Yard Setback	7.62 metres (25 feet)	3.5 metres (11.48 feet)	Lots 1-3 and 5: 9.15 metres (30 feet)
			Lot 4: 9.21 metres (30.21 feet)
			Lot 6: 7.71 metres (25.29 feet)
			Lot 7: 7.63 metres (25.03 feet)
			Lot 8: 7.64 metres (25.06 feet)
			Lot 9: 7.62 metres (25 feet)
Minimum Interior Side Yard Setback	1.52 metres (5 feet)	*Minimum Side Yard Setback: 1.2 metres (3.93 feet)	Lots 1-5: 1.52 metres (4.98 feet)
			Lot 6: 1.57 metres (5.15 feet)
			Lots 7-9: 1.58 metres (5.18 feet)
Minimum Rear Yard Setback	7.62 metres (25 feet)	6 metres (19.68 feet)	Lots 1, 2, and 4: 14.05 metres (46.09 feet)
			Lot 3: 13.94 metres (45.73 feet)
			Lot 5: 13.69 metres (44.91 feet)
			Lot 6: 15.62 metres (51.24 feet)
			Lot 7: 15.45 metres (50.68 feet)
			Lot 8: 15.3 metres (50.19 feet)
			Lot 9: 15.25 metres (50.03 feet)
Maximum Building Height	10.67 metres (35 feet)	11 metres (36.08 feet)	Lots 1-9: 11 metres (36.1 feet)
Minimum Ground Floor Area for Two Storey Building	58.52 square metres (630 square feet)	N/A	Lot 1: 211.36 sq metres (2,275.06 sq feet)
			Lot 2: 178.92 sq metres (1,925.87 sq feet)
			Lot 3: 209.23 sq metres (2,252.13 sq feet)
			Lot 4 and 5: 138.57 sq metres (1,491.55 sq feet)
			Lots 6-9: 237.12 sq metres (2,552.33 sq feet)

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Staff has reviewed the applicants' development proposal and finds that the proposed **R3 Zone** category, along with the site-specific development standards under Zoning By-law 2523, as amended, and the proposed rezoning of lands to **N2, N3, and N4 Zones** under CZBL 93-25 are appropriate for the site and align with the City's planning objectives. The proposed development contemplates a consistent built form and lot configuration existent in the surrounding area and generally aligns with the existing lot pattern of the adjacent properties. Lots 4 and 5 are designed with a smaller lot areas of 459 square metres (4,940.6 square feet) and corresponding smaller lot frontages of 10.92 metres (35.82 feet) that are consistent with the lot frontages of 35 and 37 Edgar Avenue.

On this basis, staff recommend that the applicants' Zoning By-law Amendment application be approved. The implementing Zoning By-law amendment under Zoning By-law 2523 and CZBL 93-25 are provided in Appendix "B" and "C" to this report.

Draft Plan of Subdivision

The submitted draft Plan of Subdivision depicts the four (4) lots fronting on Edgar Avenue and one (1) lot fronting on Scott Drive which are to be maintained while facilitating the creation of nine (9) new additional lots fronting onto the future extension of Clinton Drive. Staff have comprehensively evaluated the draft Plan of Subdivision, and subject to the conditions of draft approval contained in Appendix "D" attached hereto, are of the opinion that the draft Plan of Subdivision conforms with the applicable policies of the Plan and has appropriate regard for the criteria under Section 51 (24) of the *Planning Act*.

The proposed lot configuration reflects and reinforces the established character of the surrounding neighbourhood. It maintains a compatible lot pattern with adjacent properties and supports the intent of the applicable policies of the Plan by promoting orderly residential development that respects existing built form and community structure. On this basis of the preceding, staff recommends approval of the draft Plan of Subdivision.

Department and External Agency Comments:

As previously noted, all comments from City departments and external agencies regarding the applicants' Zoning By-law Amendment and draft Plan of Subdivision have been satisfactorily addressed. Where applicable, conditions of draft Plan approval have been provided by these departments and external agencies and are attached to this report as Conditions of Draft Plan Approval (refer to Appendix "D").

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 February 11, 2025, and through written correspondence received by the City with respect to the applicants' development proposal:

Loss of Trees

Concerns were raised regarding the removal of 79 trees on the subject lands in order to facilitate the proposed development. The City's Park and Natural Heritage Planning

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(PNHP) staff have reviewed the development proposal and have no objections to same for the following reasons:

- where appropriate, trees will be preserved and protected in accordance with City standards;
- additional landscaping is to be provided in the front yard of each of the newly proposed dwelling lots; and,
- tree canopy restoration is to be addressed through new plantings on the subject lands and/or compensation for tree loss through cash-in-lieu payments. This is reflected as a condition of approval of the draft Plan of Subdivision.

Site Specific Provisions Proposed

Concerns were raised regarding the proposed site specific provisions for the development, as well as a concern related to maintaining the minimum lot frontages relative to those existent along both Edgar Avenue or Scott Drive to maintain consistent frontages with the existing lots. In response to these matters, the applicant has agreed to increase certain site specific development standards in the draft Zoning By-law amendment, such as the minimum rear yard setback provisions. Additionally, as it relates to the lot frontages, the proposed lots are generally in keeping with the frontages of new lots that have been established in the area through Consent applications or other draft Plans of Subdivision. In this regard, the lands to the east (City File: D03-17012) have been approved for seven single detached lots with frontages ranging from 13.12 m to 15.24 m (43.04 ft to 50.00 ft). Therefore, the proposed lot frontages are generally in keeping with the existing frontages along Clinton Drive.

Increase in Traffic and Noise

Increased traffic and noise resulting from the proposed development were identified as concerns. The applicants have provided a Traffic Report, Noise Reliance Letter, Grading Plan, and Hydrogeological Study in support of their development proposal. Based on the review of said documents, City staff have no concerns regarding traffic and noise based on the proposal and have no objection to the approval of the draft Plan of Subdivision and Zoning By-law Amendment applications. Any additional comments or concerns will be addressed during the detailed design stage.

Density

The density of the proposed development is 14.9 units per hectare (6.03 units per acre) which is well below the permitted maximum density of 50 units per hectare (20 units per acre) of the **Neighbourhood** designation of the Plan and in keeping with the neighbouring development to the east, comprised of similar built forms with a density of 17.07 units per hectare (6.9 units per acre). Additionally, through the review of the supporting documents including the Functional Servicing and Stormwater Management Report there are no infrastructure or servicing constraints/upgrades required to facilitate the development proposal.

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Servicing Allocation:

On January 22, 2025, Council enacted Municipal Servicing Allocation Policy By-law 9-25 which sets out the circumstances for when servicing allocation for a development is assigned, withdrawn, or reallocated. The applicants have provided a Servicing Allocation Justification Letter to address the City's allocation criteria in accordance with By-law 9-25, which includes achievement of the City's Sustainability Performance Metrics (the "Metrics") submitted in support of its related draft Plan of Subdivision application. Servicing allocation for the nine (9) single-detached dwellings will be assigned at the time of draft approval.

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 single-detached dwellings are permitted within the **Neighbourhood** designation of the Plan;
- as there is no Council approved Infill Study applicable to the lands, the development proposal has been assessed on the basis of conformity with the applicable policies of the **Neighbourhood** designation of the Plan. In this regard, the proposal aligns with the character of the surrounding and adjacent area as it reflects a compatible built form and lot pattern with adjacent properties;
- the proposed **R3 Zone** category under By-law 2523, as amended, and site-specific development standards as proposed, as well as the proposed **N2, N3, and N4 Zone** categories in the City's new Comprehensive Zoning By-law 95-23 are considered appropriate to implement the proposed development;
- the applicants have satisfactorily addressed all comments raised by City departments and external agencies as it relates to the subject Zoning By-law Amendment and draft Plan of Subdivision applications; and,
- the proposed draft Plan of Subdivision facilitates the proposed development and has appropriate regard for the criteria under Section 51 (24) of the *Planning Act*.

Based on the preceding, it is recommended that the applicants' Zoning By-law Amendment and draft Plan of Subdivision applications 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.

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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#02-25 held on February 11, 2025
- Appendix B – Draft Zoning By-law 103-25
- Appendix C – Draft Zoning By-law (CZBL) 105-25
- Appendix D – Schedule of Draft Plan of Subdivision Conditions
- Map 1 - Aerial Photograph
- Map 2 - Neighbourhood Context
- Map 3 - Official Plan Designation
- Map 4 - Existing Zoning
- Map 5 - Draft Plan of Subdivision
- Map 6 - Proposed Conceptual Plan
- Map 7 - Proposed Elevations