



Staff Report for Council Public Meeting

Date of Meeting: November 11, 2025

Report Number: SRPBS.25.093

Ward: 2

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.25.093 - Request for Comments – Zoning By-law Amendment Application – Daljit Singh and Amir Shahcheraghi – City File ZBLA-25-0019**

Owners:

Daljit Singh and Amir Shahcheraghi
195 Sheppard Avenue East
Toronto, Ontario
M2N 3A8

Agent:

The Biglieri Group Ltd.
2472 Kingston Road
Toronto, Ontario
M1N 1V3

Location:

Municipal Addresses: 123 Lawrence Avenue and 186 and 192 Major Mackenzie Drive East

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a medium density residential development to be comprised of 40 stacked townhouse dwelling units on the subject lands.

Recommendation:

- a) **That Staff Report SRPBS.25.093 with respect to the Zoning By-law Amendment application submitted by Daljit Singh and Amir Shahcheraghi for lands municipally known as 123 Lawrence Avenue and 186 and 192 Major Mackenzie Drive East, City File ZBLA-25-0019, be received for information purposes and that all comments be referred back to staff.**

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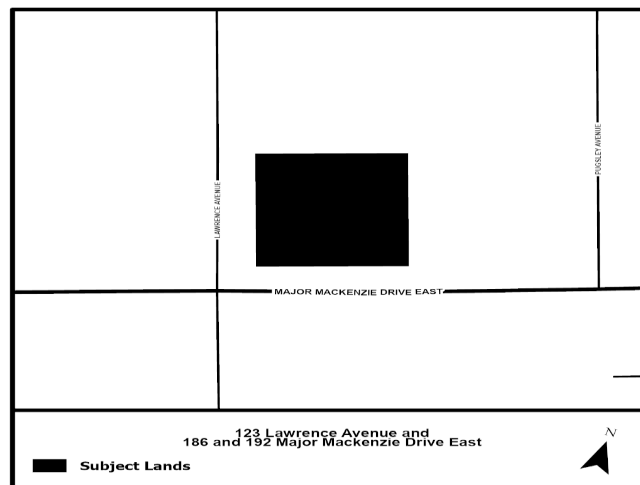
Contact Persons:

- Darren Ding, Planner II, Development Planning, phone number 905-771-2459
- Matthew Shilton, Manager, Development Planning, phone number 905-747-6312
- Deborah Giannetta, Director, 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 applicants have submitted a Zoning By-law Amendment application to permit a residential development to be comprised of 40 stacked townhouses 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*.

Background:

The subject Zoning By-law Amendment application was deemed complete on September 9, 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

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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 northeast corner of Major Mackenzie Drive East and Lawrence Avenue and currently support three (3) single detached dwellings which are proposed to be demolished to facilitate the proposed development (refer to Map 1). The lands have a total combined lot area of 0.176 hectares (0.434 acres); a total lot frontage of 41.15 metres (135 feet) along Major Mackenzie Drive East; and a lot frontage of 42.65 metres (139.93 feet) along Lawrence Avenue. Surrounding land uses are generally low-density residential uses to the north and east. Lands to the west are subject to a Council-approved residential development to be comprised of 35 back-to-back townhouse dwelling units that are not yet constructed (City Files D02-19017 and D06-20040). To the south is Major Mackenzie Drive East beyond which is an approved residential development to be comprised of 31 townhouse dwelling units also not yet constructed (City Files D02-17033, D05-17007 and D06-17078).

Development Proposal

The applicants are seeking Council's approval of their Zoning By-law Amendment application to permit a medium density residential development to be comprised of 40 stacked townhouse dwellings on their land holdings. The proposed development would facilitate the construction of three distinct, four storey townhouse blocks, one of which is to front onto Major Mackenzie Drive East, with the other two blocks to be located at the rear of the property with a private amenity area centered between the blocks (refer to Maps 5 to 8). Access for the proposed development is to be provided from Lawrence Avenue via a two-way private lane and parking is to be provided in a partially below-grade parking area along the rear of the subject lands. The following is a summary table outlining the pertinent statistics of the applicants' development proposal based on the plans and drawings submitted to the City:

• Number of Buildings:	3 Townhouse Blocks
• Number of Dwelling Units:	40
○ Studio:	10
○ 1-Bedroom:	30
• Building Height:	4 Storeys or 13.95 metres (45.77 feet)
• Total Gross Floor Area (GFA)	2,086 square metres (22,454 square feet)
• Floor Space Index (FSI)	1.19
• Amenity Area:	119.24 square metres (1,283.49 square feet)
• Residential Parking Spaces:	21
• Bicycle Parking Spaces:	39
○ Short-term	10
○ Long-term	29

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Zoning By-law Amendment Application

The applicants are seeking Council’s approval to rezone the subject lands from **Residential Multiple Third Density (RM3) Zone** to **Residential Multiple Second Density (RM2) Zone** under By-law 66-71, as amended, with site-specific development standards to facilitate the proposed development (refer to Appendix “A”). The applicants are also seeking Council’s approval to amend the **Local Mixed Use – Corridor (LMU-COR) Zone** of City’s Comprehensive Zoning By-law (CZBL) 93-25 with site-specific development standards to facilitate the development (refer to Appendix “B”).

At the time of writing this report, an associated Site Plan application had not been submitted to the City.

Supporting Documentation/Reports

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

- Planning Rationale Report
- Draft Zoning By-law Amendments
- Development Application Summary
- Plan of Survey
- Site Plan
- Floor Plans
- Elevation Plans
- Urban Design Brief
- Affordable Housing Template
- Sustainability Metrics Tool
- Arborist Report
- Tree Inventory and Preservation Plan
- Landscape Plans
- Traffic Impact Study
- Functional Servicing & SWM Report
- Drainage Area Plan
- Site Grading Plan
- Site Servicing Plan
- Erosion & Sedimentation Control Plan
- Hydrogeological Assessment
- Geotechnical Investigation Report

Planning Analysis:

York Region Official Plan

The subject lands are located within the **Urban Area** in accordance with Map 1 (Regional Structure) and designated **Community Area** in accordance with Map 1A (Land Use Designations) of the York Region Official Plan 2022 (“ROP”), which is now deemed to be an Official Plan of the City of Richmond Hill (“the Plan”). Lands designated **Community Area** support a wide range and mix of uses and are intended to accommodate a significant portion of planned growth within the Region. In accordance with **Section 4.4** of the ROP, intensification shall be directed within strategic growth areas, which consists of Regional Centers, subway stations, Major Transit Station Areas (MTSAs), Regional Corridors, and local Centres and Corridors. In this regard, the subject lands are located within a Protected Major Transit Station Area (**PMTSA**) in association with the Richmond Hill GO Station (**PMTSA 50**) with a minimum density target of 150 people and jobs per hectare.

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City of Richmond Hill Official Plan

The subject lands are designated **Local Mixed-Use Corridor** in accordance with Schedule A2 – Land Use of the City’s Official Plan (“the Plan”) (refer to Map 3). The **Local Mixed-Use Corridor** designation is intended to function as a smaller-scale, urban main street connecting the **Local Development Areas (LDAs)** and provides opportunities for east-west regional connections and the movement of people, goods and services by way of planned, long-term public rapid transit. The **Local Mixed-Use Corridor** designation contemplates a limited mix of land uses and activities in a compact, pedestrian-oriented built form, including medium density residential uses such as back-to-back townhouses. In accordance with **Policies 4.7.1.4 and 4.7.1.5** of the Plan, development in the **Local Mixed-Use Corridor** shall have a maximum Floor Space Index (FSI) of 1.5 and a maximum building height of four (4) storeys.

Further, pursuant to **Section 3.4.1.2** of the Plan, as the subject lands are located within the **Village Core Neighbourhood**, they are subject to the Council-approved Village Core Neighbourhood Design Guidelines (VCNDG) which will be used to evaluate the design elements of the proposed development. 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

Under By-law 66-71, as amended, the lands are currently zoned **Residential Multiple Third Density (RM3) Zone**, which permits apartment dwellings as well as various recreational, institutional and public uses. However, the current zoning would not permit townhouses as proposed by the subject application (refer to Map 4). As noted earlier in this report, the applicants are proposing to rezone the subject lands from **RM3 Zone** to **RM2 Zone** under By-law 66-71, as amended, with site-specific development standards to facilitate the proposed development.

On September 24, 2025 Council approved Comprehensive Zoning By-law (CZBL) 93-25 that consolidated the City’s zoning regulations into a single document for the entire municipality. At the time of writing this report, CZBL 93-25 is within the 20-day appeal period as set out by the *Planning Act* which ends on October 27, 2025. If the by-law is appealed, CZBL 93-25 will not come into full force and effect until the Ontario Land Tribunal resolves the appeal(s). Accordingly, the applicants have submitted two draft Zoning By-laws to implement the subject development proposal being one to amend By-law 66-71, as amended; and one to amend CZBL 93-25 so as to allow for the development to proceed in the interim (refer to Appendices A and B). The subject application will be reviewed in the context of both by-laws’ framework.

The table below outlines the applicable development standards within the proposed **RM2 Zone** under By-law 66-71, as amended, as well as the proposed amendments to the **LMU-COR Zone** under CZBL 93-25 including key site-specific standards highlighted in bold proposed by the applicants:

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Development Standard	RM2 Zone Standards, By-law 66-71, as amended	Proposed RM2 Zone Standard	LMU-COR Zone Standard, CZBL 93-25	Proposed LMU-COR Zone Standard
Minimum Lot Frontage	30.48 (100 feet)	Complies	20 metres (65.62 feet)	Complies
Maximum Lot Coverage	30%	70%	60%	70%
Minimum Front Yard	6.10 metres (20 feet)	1 metre (3.28 feet)	3 metres (9.84 feet)	1 metre (3.28 feet)
Minimum Exterior Side Yard	3.05 metres (10 feet)	2 metres (6.56 feet)	3 metres (9.84 feet)	2 metres (6.56 feet)
Minimum Interior Side Yard	1.22 metres (4 feet) and additional 0.61 metres (2 feet) for each additional storey	2 metres (6.56 feet)	1.2 metres (3.94 feet)	Complies
Minimum Rear Yard	7.62 metres (25 feet)	6.5 metres (21.33 feet)	6 metres (19.69 feet)	Complies
Maximum Building Height	13.72 metres (45 feet)	13.95 metres (45.77 feet)	4 storeys	Complies
Maximum Density	Not applicable	Not applicable	1.5 FSI	Complies
Minimum Gross Floor Area				
• Bachelor	32.52 square metres (350 square feet)	Complies	Not applicable	Not applicable
• 1-Bedroom	51.10 square metres (550 square feet)	37.04 square metres (398.70 square feet)	Not applicable	Not applicable
Maximum Number of Dwelling Units	Not applicable	40	Not applicable	Not applicable
Minimum Parking Spaces				
• Residential	0 space per dwelling unit	Complies	0 space per dwelling unit	Complies
• Visitor	0 visitor parking space per dwelling	Complies	0 visitor parking space per dwelling	Complies
Minimum Bicycle Parking Spaces				
• Short-Term	Not applicable	0.045 spaces per dwelling unit plus 6 public spaces	0.045 spaces per dwelling unit plus 6 public spaces	Complies
• Long-Term	Not applicable	0.72 spaces per dwelling unit	Not applicable	Complies
Minimum Number of Loading Spaces	1	Complies	1	Complies

Both draft Zoning By-laws proposed by the applicants are currently under review. The appropriateness of the proposed zoning standards, as well as the need for additional development standards and/or restrictions will be evaluated through the review of the

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submitted development application with regards to policy conformity, compatibility, design and function.

Department and External Agency Comments:

The subject Zoning By-Law Amendment application and supporting background studies and reports have been circulated to various City departments and external agencies for their review and comment.

Comments have been received from the City's Infrastructure Planning and Development Engineering Division, Heritage and Urban Design Section, Park and Natural Heritage Planning Section, Community Services - Waste Management Section, Alectra Utilities and Enbridge Gas. These City departments and external agencies have provided comments to be considered by the applicants as part of a resubmission and/or during the more detailed implementation stage of the approval process. The application remains under review by the City's Building Division - Zoning Section, Financial Services Division, York Region District School Board, Regional Municipality of York, Bell Canada, and Canada Post.

Development Planning Division

Planning staff have undertaken a preliminary review of the applicants' 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:

- the proposed development is permitted within the **Community Area** designation of the ROP;
- stacked townhouses are permitted within the **Local Mixed Use Corridor** designation of the Plan;
- the proposed development appears to conform to the Plan with respect to the proposed land use, height and density. The application will continue to be reviewed with respect to site design, architectural features, provision of various housing types, as well as overall site functionality and compatibility with abutting land uses;
- **Section 3.1.5.3** of the Plan requires that a minimum of 25% of new housing units be affordable and that new development provides for a mix and range of types, lot sizes, and unit sizes, among other criteria. Staff have some concerns regarding the limited range of housing types and unit sizes proposed by the development. Based on the plans and drawings submitted in support of the application, 10 studio units and 30 one-bedroom units are proposed with unit sizes ranging from 35.60 square metres (383.20 square feet) to 59.51 square metres (640.56 square feet). The applicants have submitted an Affordable Housing Template, which is currently under review by staff;
- the applicants are proposing to rezone the subject lands from **RM3 Zone** to **RM2 Zone** under By-law 66-71, as amended with site specific exceptions. The **RM2 Zone** permits row houses and multiple attached dwellings (i.e. stacked townhouses) as proposed by the subject application and the associated development standards for these residential built forms. The applicants are also proposing to amend the **LMU-COR Zone** under CZBL 93-25 to introduce site-specific development standards to facilitate the proposed

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development. The proposed by-law amendments will be reviewed in accordance with the applicable zoning provisions;

- notwithstanding that the subject lands are located within a **PMTSA** where no minimum parking requirements apply, the proposed development includes 21 parking spaces for residents, with no visitor or accessible parking spaces. Staff are currently reviewing the appropriateness of the parking provided on the subject lands;
- as part of a future Site Plan application, the proposed development will be assessed on the basis of the City-Wide Urban Design Guidelines, VCNDG, and the Design Guide: Pedestrian Mews and Mid-block Connections (DG) to ensure the proposed housing typology and built form appropriately aligns with the design principles as set out in the applicable guidelines;
- future Site Plan and draft Plan of Condominium applications will be required to facilitate the proposed development. The applicants are strongly encouraged to submit an application for Site Plan Approval prior to finalization of the implementing Zoning By-law for the development; and,
- the applicants must satisfactorily address comments and requirements identified by 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 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 2024 – 2027 Strategic Plan. An overview of how the subject application is aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicants' 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

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- Map 5, Conceptual Site Plan
- Map 6, Conceptual North and South Elevations
- Map 7, Conceptual East and West Elevations
- Map 8, Conceptual Renderings
- Appendix A, Proposed Draft Zoning By-law Amendment (By-law 66-71, as amended)
- Appendix B, Proposed Draft Zoning By-law Amendment (CZBL 93-25)

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Report Approval Details

Document Title:	SRPBS.25.093 - Request for Comments - Zoning By-law Amendment - 123 Lawrence Avenue 186 and 192 Major Mackenzie Drive E.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 Conceptual Site Plan.docx- Map 6 Conceptual North and South Elevations.docx- Map 7 Conceptual East and West Elevations.docx- Map 8 Conceptual Renderings.docx- Appendix A Proposed Draft Zoning By-law Amendment (By-law 66-71, as amended).pdf- Appendix B Proposed Draft Zoning By-law Amendment (CZBL 93-25).pdf
Final Approval Date:	Oct 23, 2025

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

Deborah Giannetta - Oct 23, 2025 - 12:31 PM

Gus Galanis - Oct 23, 2025 - 1:01 PM

Darlene Joslin - Oct 23, 2025 - 2:28 PM