



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** February 20, 2018

**Report Number:** SRPRS.18.044

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** **SRPRS.18.044 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Town Files D02-14024 and D03-14008, D02-14025 and D03-14009, and D02-16001 and D03-16002**

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### **Owners:**

Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto  
1500 Highway 7  
Concord, Ontario  
L4K 5Y4

### **Agent:**

Evans Planning Inc.  
8481 Keele Street, Unit 12  
Vaughan, Ontario  
L4K 1Z7

### **Location:**

#### **Town Files D02-14024 and D03-14008**

Lots 1 to 5, Plan 9597, and Lots 15 to 18, 20 to 24, 56 and 57, Plan 1916  
Municipal Addresses: 226 to 288 Harris Avenue, 223 to 305 Jefferson Sideroad, and 30 Beech Avenue

#### **Town Files D02-14025 and D03-14009**

Lot 3, Plan 65M-2071  
Municipal Address: 307 Harris Avenue

#### **Town Files D02-16001 and D03-16002**

Lots 11, 27 and 28, Plan 1916  
Municipal Addresses: 196 and 210 Harris Avenue, and 211 Jefferson Sideroad

## **Purpose:**

A request for approval regarding Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of three residential developments comprised of 51 single detached, 74 semi-detached and 34 townhouse dwelling units.

## **Recommendations:**

- a) **That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto for lands known as Lots 1 to 5, Plan 9597, and Lots 15 to 18, 20 to 24, 56 and 57, Plan 1916 (Municipal Addresses: 226 to 288 Harris Avenue, 223 to 305 Jefferson Sideroad, and 30 Beech Avenue), Town Files D02-14024 and D03-14008, be approved subject to the following:**
  - i. **that Council approve the draft Zoning By-law Amendment as set out in Appendix A to SRPRS.18.044 and that it be brought forward to a regular meeting of Council for consideration and enactment;**
  - ii. **that prior to enactment of the Zoning By-law Amendment, the applicant pay the applicable processing fee in accordance with the Town's Tariff of Fees By-law;**
  - iii. **that the draft Plan of Subdivision application be draft approved, subject to the conditions as set out in Appendix B to Staff Report SRPRS.18.044;**
  - iv. **that prior to draft approval for the draft Plan of Subdivision being granted, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law; and,**
  - v. **that servicing capacity for a maximum of 117 units or 371 persons equivalent be allocated to the subject lands.**
- b) **That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. for lands known as Lot 3, Plan 65M-2071 (Municipal Address: 307 Harris Avenue), Town Files D02-14025 and D03-14009, be approved subject to the following:**
  - i. **that Council approve the draft Zoning By-law Amendment as set out in Appendix C to SRPRS.18.044 and that it be brought forward to a regular meeting of Council for consideration and enactment;**

- ii. that prior to enactment of the Zoning By-law Amendment, the applicant pay the applicable processing fee in accordance with the Town's Tariff of Fees By-law;
  - iii. that the draft Plan of Subdivision be draft approved, subject to the conditions as set out in Appendix D to Staff Report SRPRS.18.044;
  - iv. that prior to draft approval of the draft Plan of Subdivision being granted, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law; and,
  - v. that servicing capacity for a maximum of 5 units or 18 persons equivalent be allocated to the subject lands.
- c) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. for lands known as Lots 11, 27 and 28, Plan 1916 (Municipal Addresses: 196 and 210 Harris Avenue, and 211 Jefferson Sideroad), Town Files D02-16001 and D03-16002, be approved subject to the following:
- i. that Council approve the draft Zoning By-law Amendment as set out in Appendix A to SRPRS.18.044 and that it be brought forward to a regular meeting of Council for consideration and enactment;
  - ii. that the draft Plan of Subdivision be draft approved, subject to the conditions as set out in Appendix E to Staff Report SRPRS.18.044;
  - iii. that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law; and,
  - iv. that servicing capacity for a maximum of 19 units or 73 persons equivalent be allocated to the subject lands.

### **Contact Person:**

Shelly Cham, Senior Planner, phone number 905-747-6470

Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

### **Report Approval:**

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

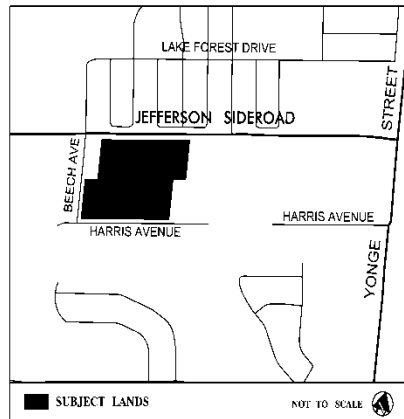
**Approved by:** Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

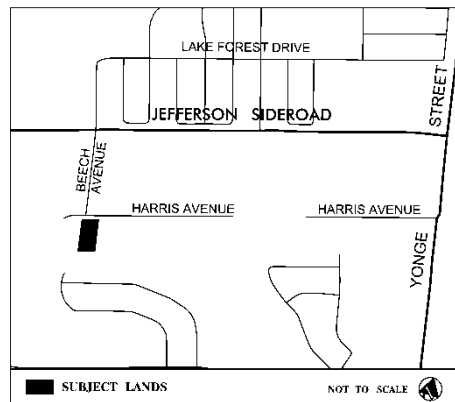
## Location Maps:

Below are maps displaying the property locations. Should you require an alternative format call person listed under “Contact” above.

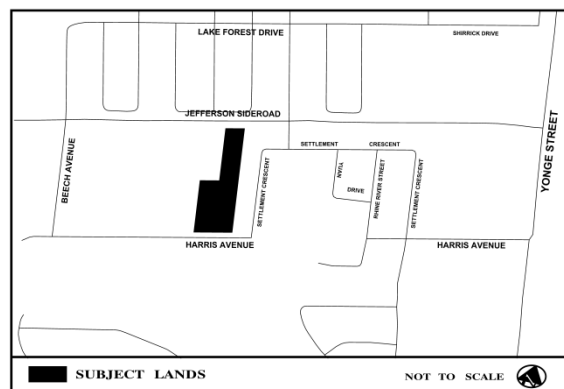
### Town Files D02-14024 and D03-14008



### Town Files D02-14025 and D03-14009



### Town Files D02-16001 and D03-16002



## **Background:**

The subject applications were received and deemed complete by the Town as follows:

1. Town Files D02-14024 and D03-14008 were received and deemed complete on September 11, 2014. These applications are herein referred to as Phase 1;
2. Town Files D02-14025 and D03-14009 were received and deemed complete on September 11, 2014. These applications are herein referred to as Phase 2; and,
3. Town Files D02-16001 and D03-16002 were received on February 22, 2016 and deemed complete on February 25, 2016. These applications are herein referred to as Phase 3.

The applications with regards to the Phase 1 and 2 applications were considered at the May 6, 2015 Council Public Meeting wherein Council received Staff Report SRPRS.15.067 for its consideration (refer to Appendix G). The Phase 3 applications were considered at the June 8, 2016 Council Public Meeting wherein Council received Staff Report SRPRS.16.115 for its consideration (refer to Appendix H).

The purpose of this report is to seek Council's approval of the applicants' Zoning By-law Amendment and draft Plan of Subdivision applications.

## **Summary Analysis:**

Further information in regards to site location is as follows:

### **Site Location and Adjacent Uses**

The Phase 1 and 3 lands are located in the southeast quadrant of Jefferson Sideroad and Beech Avenue (refer to Maps 1 and 10). To the north is Jefferson Sideroad, to the east is the approved and constructed Heathwood subdivision, to the south is Harris Avenue, and to the west is Beech Avenue. The Phase 2 lands are located on the south side of Harris Avenue (refer to Maps 1 and 10). To the north are Harris Avenue and the termination of Beech Avenue. To the east is an existing residential dwelling, to the south are TRCA owned open space lands and Town owned lands to facilitate the extension of Beech Avenue to connect with Wicker Drive, and to the west is an existing residential lot forming part of a larger landholding subject to active development applications (Town Files D02-14028, D03-14011 and D06-16006) (refer to Map 1).

### **Development Proposal**

The applicants are requesting Council's approval to construct three residential plans of subdivision. Outlined below are the relevant statistics for the development proposals based on the plans and drawings submitted to the Town (refer to Maps 7 to 9):

Phase 1 Lands (refer to Map 7):

- **Lot Area:** 5.63 hectares (13.91 per acres)

- **Proposed Density:** 22.38 units per hectare (9.06 units per acre)
- **Proposed Single Detached Lots:** 30 lots
- **Proposed Semi-Detached Lots:** 31 lots or 62 units
- **Proposed Street Townhouses:** 5 blocks or 34 units
- **Proposed Residential Reserve Blocks:** 0.26 hectare (0.64 acre)
- **Proposed Stormwater Management Pond:** 0.46 hectare (1.14 acres)
- **Proposed Walkway Blocks:** 0.08 hectare (0.20 acre)
- **Proposed Roads, Widening And Reserve Blocks:** 1.28 hectares (3.16 acres)

Phase 2 Lands (refer to Map 8):

- **Lot Area:** 0.42 hectare (1.03 acres)
- **Proposed Density:** 14.39 units per hectare (5.83 units per acre)
- **Proposed Single Detached Lots:** 6 lots
- **Proposed Road And Reserve Blocks:** 0.17 hectare (0.42 acre)

Phase 3 Lands (refer to Map 9):

- **Lot Area:** 1.21 hectares (2.98 acres)
- **Proposed Density:** 15.75 units per hectare (3.36 units per acre)
- **Proposed Single Detached Lots:** 10 lots
- **Proposed Semi-Detached lots:** 5 lots or 10 units
- **Proposed Residential Reserve Blocks:** 0.19 hectare (0.47 acre)
- **Proposed Road, Widening And Reserve Blocks:** 0.23 hectare (0.58 acre)

Staff notes that the Phase 1 and 3 lands are located next to each other and that the proposed reserve blocks identified as Blocks 67 to 72 and Blocks 16 to 21 depicted on the Phase 1 and 3 plans, respectively, are intended to form an additional five single detached lots and one semi-detached lot. The proposed density over the Phase 1 and 3 lands is 22.37 units per hectare (9.06 units are acre).

## **Planning Analysis:**

Planning staff has carefully reviewed the subject development proposals and can advise that they are consistent with the *Provincial Policy Statement (2014)*, and are in conformity with the policies of the *Growth Plan for the Greater Golden Horseshoe (2017)*, the *Oak Ridges Moraine Conservation Plan (ORMCP 2017)* and the Region of York Official Plan. Below is a detailed analysis of the proposed developments in consideration of the Town of Richmond Hill Official Plan (2010), and the Harris Beech Infill Study (2013).

### **Town of Richmond Hill Official Plan (2010)**

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town's Official Plan, 2010 (the Plan) (refer to Map 2). Staff has the following comments:

- the **Neighbourhood** designation permits low density, low rise forms of residential uses such as single detached and semi-detached dwellings;
- low-rise medium density residential uses such as townhouses would be permitted subject to the findings of the Harris Beech Infill Study, 2013. A detailed analysis of same is provided in the following section of this report;
- the proposed building height of two storeys would conform with the maximum prescribed building height of three storeys on local streets under the **Neighbourhood** designation;
- Schedule A8 – Street Classification of the OP identifies a proposed local street connection between Beech Avenue and Wicker Drive (refer to Map 4). Staff notes that through the approval of the Autumn Grove subdivision to the south (which established Wicker Drive), the Town secured Block 246 on Registered Plan 65M-3754 to facilitate a future Wicker Drive right-of-way extension connecting the Autumn Grove subdivision to the Phase 2 lands (refer to Map 4). Proposed Street A of the Phase 2 Plan would complete the Wicker Drive extension; and,
- the subject lands are designated **Settlement Area** in the OP and the ORMCP (refer to Map 3). The lands are subject to Section 3.2.1.1 of the OP and Sections 19(3) and 31(4) of the ORMCP. The applicant has satisfactorily addressed the policies in the OP and the ORMCP as it relates to these sections.

### **Harris Beech Infill Study, 2013**

The lands are located within the study area of the Harris Beech Infill Study, 2013 (the Study). The Study provides a number of findings intended to guide the redevelopment of the Harris-Beech neighbourhood and provides four development scenarios to demonstrate how the neighbourhood may be redeveloped. The subject development proposals are consistent with the findings and the development scenarios as follows:

- the proposals are in keeping with development scenarios A and D (refer to Maps 5 and 6);
- consistent with the aforementioned development scenarios, the proposals provide for the establishment of townhouse dwellings which are a medium density built form along Jefferson Sideroad. The proposed mix of semi-detached and single detached built forms is generally located within the areas identified as low density in the development scenarios. Further, the proposed semi-detached dwellings provide for an appropriate transition between the single detached and townhouse built forms as envisioned in the Study;
- the single and semi-detached dwelling lot frontages proposed for Beech Avenue and Harris Avenue meet the minimum lot frontage of 15 metres (49.2 feet) described in the Study;

- the single detached dwelling lot frontages proposed for the new streets meet the minimum lot frontage of 12 metres (39.4 feet) as outlined in the study. Further, the proposed semi-detached dwelling lot frontages exceed the minimum 14.6 metres (47.9 feet) frontages and would have the same frontage as the other proposed semi-detached dwelling lots fronting onto Beech Avenue;
- the proposed 6 metre (19.7 feet) townhouse lot frontages meet the minimum townhouse width of 6 metres (19.7 feet) as described in the Study;
- the Phase 2 Plan proposes lots with an interior lot frontage of 14 metres (45.9 feet) and a corner lot frontage of 17.5 metres (57.4 feet). The proposed 14 metre (45.9 feet) lot frontage meets the 12 metres (39.4 feet) lot frontage required for a new street and the 13.5 metres (44.3 feet) lot frontage where the lot depth is below 28 metres (91.9 feet) to facilitate a wide shallow single detached dwelling built form. Staff notes that the proposed lot depths range from 28.1 (92.2 feet) to 29.1 metres (95.5 feet). Further, the proposed lot frontage would be consistent with the existing lots on Wicker Drive to the south of the Phase 2 lands. The proposed corner lot frontage of 17.5 metres (57.4 feet) is in keeping with the larger corner lot character that would be generally required to front onto Beech Avenue or Harris Avenue under the **R6 Zone** category and would provide an appropriate transition between the proposed 14 metre (45.9 feet) wide lots and the proposed larger lots fronting onto Beech Avenue and Harris Avenue;
- the proposed semi-detached lots in Phase 3 provide for an appropriate transition between the proposed townhouse dwellings in Phase 1, the proposed single detached lots in Phase 3 and the existing single detached lots in the Heathwood subdivision to the east;
- the proposed building heights of two storeys meet the findings of the Study which envisions maximum heights of two-storeys for low density housing forms and a maximum of three to four storeys for medium density housing forms;
- the proposal is consistent with the public street patterns envisioned for the area. Proposed Street B in the Phase 1 and Street A in the Phase 3 plans together would complete the street established in the Heathwood subdivision to the east of the subject lands. Further, proposed Street A in the Phase 2 Plan would complete the Wicker Drive extension; and,
- the proposed green linkages and walkway connections from the new streets to Jefferson Sideroad and Beech Avenue are consistent with the linkage and walkway locations depicted in the demonstration plans and described in the study.

In consideration of the preceding, staff can advise that all three phases of the proposed development conform with the policies of the OP and are consistent with the findings of the Harris Beech Infill Study. Further, the proposed developments represent good



planning and on this basis recommend that Council approve the applications subject to the comments and conditions contained in the following sections of this report.

## Proposed Zoning By-Law Amendments

The subject lands are presently zoned **Urban (UR)** under By-law Number 128-04, as amended (refer to Map 11). The **UR Zone** permits existing buildings and structures, single detached dwellings on lots of record, home businesses, bed and breakfast establishments, accessory uses and public transportation, infrastructure and utilities. The applicant's development proposal is not permitted under the **UR Zone**.

The applicants are seeking Council's approval to rezone the subject lands to **Single Detached Four (R4) Zone, Semi-Detached One (RD1) Zone, Multiple Residential One (RM1) Zone** and **Open Space (O) Zone** under By-law Number 235-97, as amended, and to establish site specific development standards. The following table summarizes the proposed site specific standards:

Proposed Development Standards	Proposed R4 Zone	R4 Zone under By-law 235-97	Proposed RD1 Zone	RD1 Zone under By-law 235-97	Proposed RM1 Zone	RM1 Zone under By-law 235-97
<b>Minimum Interior Lot Area</b>	360 square metres, 3,229 square feet	400 square metres, 4,306 square feet	420 square metres, 4,521 square feet	485 square metres, 5,220 square feet	170 square metres, 1,830 square feet	200 square metres, 2,153 square feet
<b>Minimum Corner Lot Area</b>	450 square metres, 4,844 square feet	465 square metres, 5,005 square feet	510 square metres, 5,490 square feet	555 square metres, 5,974 square feet	N/A	N/A
<b>Minimum Corner Lot Frontage</b>	N/A	N/A	16.3 metres, 53.5 feet	16.6 metres, 54.5 feet	N/A	N/A

Staff has reviewed the proposed standards and has the following comments:

- recently approved developments in the area have also been placed into By-law 235-97, as amended. This area specific by-law provides for development standards that would implement the proposal appropriately;

- the proposed **R4 Zone** category would apply to the proposed single detached lots on new streets and is an appropriate zone category to implement the 12 metres (39 feet) wide lot frontages;
- the proposed **R4 Zone** exception would apply to the lots on the north side of the new street identified in the Phase 1 and 3 plans. These lots have a lot depth of approximately 30 metres (98.4 feet) and are constrained by the location of Street B, which is an extension of the street approved through the Heathwood subdivision. The proposed interior lot area would be in keeping with the Town's newest standard found in the North Leslie Zoning By-law and the proposed corner lot area is in keeping with the permitted corner lot areas for the Heathwood subdivision;
- the proposed **R6 Zone** category would apply to the proposed lots fronting onto Harris Avenue and is appropriate to implement the 15 metres (49.2 feet) lot frontages;
- the proposed **RD1 Zone** category would apply to the proposed semi-detached dwelling lots. It is an appropriate zone category as it permits semi-detached dwellings and would implement the proposed 15 metres (49.2 feet) lot frontages;
- the proposed site specific exception for minimum interior and corner lot areas in the **RD1 Zone** applies to the lots fronting onto the new streets. The lot area reduction is due to the lot depths being approximately 30 metres (98.4 feet). The proposed lot depths are as a result of the location of Street B, and to facilitate a Street B right-of-way width of 20 metres (66 feet). The proposed minimum lot area of 420 square metres (4,521 square feet) is a minor reduction compared to the permitted minimum lot area of 430 square metres (4,628 square feet) for the **RD1 Zone** found in the North Leslie Zoning By-law. Staff notes that the proposed lot areas in the subject draft plans would exceed 430 square metres (4,628 square feet) with the exception of Lot 2 on the Phase 3 plan due to the curvature design of the proposed road;
- the proposed site specific exception for minimum corner lot frontage in the **RD1 Zone** from 16.6 metres (54.5 feet) to 16.3 (53.5 feet) metres represents a minimal decrease in the requirement and would only apply to two lots on the south side of proposed Street A in the Phase 1 Plan;
- the proposed **RM1 Zone** category would apply to the proposed townhouse dwellings and is appropriate to implement the townhouse use. The requested site specific exception for lot area is due to the lot depth being approximately 31 metres (101.7 feet). Similar to the above noted site specific exceptions for the **R4** and **RD1** lots, due to the location of proposed Street B and to facilitate 20 metres (66 feet) rights-of-way, all the lots on the north side of Street B are proposed to have shallower lot depths which reduces the proposed lot areas;

- the proposed **RWS1 Zone** category for the Phase 2 lands is appropriate to implement the 14 metre (45.9 feet) lot frontages and the proposed zone category would facilitate a wide shallow single detached dwelling built form;
- the proposed **Open Space Zone** is an appropriate zone category for the proposed stormwater management pond in Phase 1; and,
- the proposed walkway blocks in Phase 1 are to be placed in the same residential zone categories as the adjacent dwelling lots. Staff notes that uses by a public authority are permitted within any residential zone categories.

The draft Zoning By-law amendments serve to implement the policies of the Official Plan and the findings of the Harris Beech Infill Study. In this regard, staff recommends that Council approve the draft Zoning By-law Amendment for the Phase 1 and 3 lands, and the Phase 2 lands contained in Appendix A and C, respectively.

### **Draft Plan of Subdivision Applications**

The proposed draft Plans of Subdivision for Phases 1 and 3 (refer to Maps 7 and 9) provide for the complete redevelopment of the lands located within the southeast quadrant of Jefferson Sideroad and Beech Avenue, west of the Heathwood subdivision, with the exception of one corner property at the southeast corner of Jefferson Sideroad and Beech Avenue. The applicant has submitted a concept plan to demonstrate how this corner property could redevelop in the future (refer to Map 10). Staff is satisfied that the proposed draft plans will not preclude the redevelopment potential of this corner property. Further, staff is satisfied that the draft plans for Phases 1 and 3 provide for the completion of key infrastructure pertaining to matters such as stormwater management, road network and pedestrian connections within this quadrant.

The proposed draft Plan of Subdivision for Phase 2 (refer to Map 8) provides for redevelopment of the subject lands consistent with the study. As noted previously, Street A on the proposed draft Plan provides for the Wicker Drive extension as partially secured for through the Autumn Grove subdivision, contemplated in the OP and identified on Schedule A8 of the OP (refer to Map 4). The conditions of approval contained in Appendix D provide for the construction of this connection over the subject lands and the Town owned block.

In light of the preceding, staff recommends that Council approve the draft Plans of Subdivision conditions for Phases 1, 2 and 3 as contained in Appendices B, D and E to this report.

### **Department and External Agency Comments**

The subject development applications and the associated background studies and reports submitted in support of same have been circulated to various Town departments and external agencies for their review and comment. With the exception of the

Development Planning comments noted below, the comments received were forwarded to the applicant for consideration and have not been appended to this report.

Comments received at the Council Public Meetings pertained to matters regarding impacts to existing wells, the design of the municipal servicing scheme to permit future servicing of existing lots, the redesign of Street A on the Phase 2 lands to remove the Wicker Drive extension as a through connection in order to address matters such as increased traffic and infiltration, snow removal, pedestrian safety and impacts to environmental lands. With respect to the preceding, staff provides the following comments:

- to address potential impacts to existing wells, the conditions of approval for the proposed draft Plans of Subdivision include the following clause:

***“Prior to final approval, the Owner shall agree in the Subdivision Agreement to retain a qualified hydrogeologist to assess the condition of all private wells with respect to quantity of water produced and its quality for drinking purposes. The hydrogeologist will identify the potential area of impact of the proposed construction and assess and report on the potential for construction activity, associated with the servicing of the subdivision, to detrimentally impact any of the wells. In the event any of the identified wells deteriorate as a result of this development, as determined by the hydrogeological assessment, the Owner agrees to provide the services of a hydrogeologist to investigate claims and recommend appropriate solutions, in a timely manner, and that the cost of any or all investigations and remedies will be the sole responsibility of the Owner.”***

- in regards to concerns with the proposed servicing scheme, Development Engineering staff has reviewed the submitted plans and reports and are satisfied that the proposed municipal servicing scheme is consistent with the Harris Beech Master Environmental Servicing Plan (MESP). Staff notes that as redevelopment of the balance of the existing lots occur, the design scheme for these lands will be evaluated through the development approval process to ensure that there is consistency with the Harris Beech MESP; and,
- with respect to concerns raised about the extension of Wicker Drive, Town staff has the following comments:
  - Development Engineering staff notes that the connection is identified in the Town’s Official Plan as a planned public road connection intended to improve connectivity between the existing neighbourhood and the Harris Beech Infill area;
  - the connection shall provide for a more direct pedestrian connection between the existing subdivision to the south to transit services on Jefferson Sideroad and to the Oak Ridges Trail system. This connection will significantly reduce the walking

and cycling distances between the Harris Beech area and existing schools and parks in the subdivision to the south;

- the Wicker Drive extension shall provide the proposed servicing connection from the south into the Harris Beech area which is required to support infill development within the Harris Beech Infill Study area;
- regarding traffic infiltration, staff has reviewed the approved Harris Beech MESP and the Traffic Impact Study submitted in support of the subject development applications. Staff notes that Yonge Street and Jefferson Side Road are expected to operate within capacity to serve the anticipated traffic that would be generated for the larger area. In this regard, staff expects that there will be minimum traffic infiltration through the neighbourhood, using Wicker Drive extension as an alternate route; and,
- if applicable, the proposed road design may incorporate ecopassage design features to maintain the east/west environmental linkage. Amongst others, ecopassage design may include signage, fencing or berming. Parks staff has noted that the lands east and west of the proposed Wicker Drive extension are owned by the TRCA who have ongoing restoration and management plans with the Town for the environmental lands.

## **Interim Growth Management Strategy:**

Staff has reviewed the Sustainability Metrics submission provided by the applicant in support of its development proposals and can provide the following comments:

- the overall application score is 23 out of 82 points and a score of 21 to 35 points represents a “good” score;
- the applicant’s proposal has met all the mandatory metrics; and,
- the draft Plans of Subdivision contain appropriate draft plan conditions intended to secure the metrics that the applicant has committed to.

On the basis that the proposed developments would achieve a “good” score, staff recommends that Council allocate servicing. Staff notes that Phase 1 is comprised of 14 existing lots of record, Phase 2 is comprised of 1 existing lot of record and Phase 3 is comprised of 3 existing lots of record. These lots are to be deducted from the overall allocation. Further, the combined reserve blocks within Phases 1 and 3 would form seven additional lots requiring servicing allocation. In this regard, staff would recommend that Council allocate servicing as follows:

- for Phase 1, a total of 117 units or 371 persons equivalent;
- for Phase 2, a total of 5 units or 18 persons equivalent. This figure discounts the one (1) existing single detached lot of record; and,
- for Phase 3, a total of 19 units or 63 persons equivalent.

Staff notes that the recommended allocation by units and persons equivalent has accounted for the five additional single detached dwelling lots and two semi-detached dwelling units that would result from combining the reserve blocks in both Phase 1 and 3. Further, the figure also discounted for the eighteen (18) existing single detached lots of record.

### **Financial/Staffing/Other Implications:**

The recommendations do not have any financial, staffing or other implications.

### **Relationship to the Strategic Plan:**

The recommendations of this report do not have any direct implications with respect to the Town's Strategic Plan. The proposed Zoning By-law Amendments and draft Plans of Subdivision are generally aligned with **Goal One: Stronger Connections in Richmond Hill** by providing for physical connections in the community and improving connections in our environment. The proposal would also align with **Goal Two: Better Choice in Richmond Hill** by providing better options for where to live, and **Goal Four: Wise Management of Resources in Richmond Hill** by being responsible through committing to use land responsibly.

### **Conclusion:**

This report provides an analysis of the current development proposals for the subject lands in relation to the applicable regulatory regime governing the approval process. The proposed development applications conform with the Town of Richmond Hill Official Plan and are consistent with the Harris Beech Infill Study. Further, the draft Plans of Subdivision applications have had regard for Section 51(24) of the *Planning Act*. Staff has undertaken a thorough review of the current development proposals for the subject lands and recommends approval of the Zoning By-law Amendment, draft Plans of Subdivision applications for the principle reasons and recommendations as set out in this report.

## **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Draft Zoning By-law Amendment
- Appendix B, Draft Plan of Subdivision D03-14008 Conditions of Approval
- Appendix C, Draft Zoning By-law Amendment
- Appendix D, Draft Plan of Subdivision D03-14009 Conditions of Approval
- Appendix E, Draft Plan of Subdivision D03-16002 Conditions of Approval
- Appendix F, Extract from Council Public Meeting, C#20-15 Held May 6, 2015
- Appendix G, Extract from Council Public Meeting, C#20-16 Held June 8, 2016
- Map 1 Aerial Photograph
- Map 2 Town of Richmond Hill Schedule A2
- Map 3 Town of Richmond Hill Schedule A3
- Map 4 Town of Richmond Hill Schedule A8
- Map 5 Harris Beech Infill Study - Demonstration Scenario A
- Map 6 Harris Beech Infill Study - Demonstration Scenario D
- Map 7 Draft Plan of Subdivision D03-14008
- Map 8 Draft Plan of Subdivision D03-14009
- Map 9 Draft Plan of Subdivision D03-16002
- Map 10 Concept Plan
- Map 11 Existing Zoning

## Report Approval Details

Document Title:	SRPRS.18.044 - Request for Approval - 226 to 288 Harris Avenue, 223 to 305 Jefferson Sideroad, and 30 Beech Avenue.docx
Attachments:	<ul style="list-style-type: none"> <li>- Appendix A.pdf</li> <li>- Appendix B.pdf</li> <li>- Appendix C.pdf</li> <li>- Appendix D.pdf</li> <li>- Appendix E.pdf</li> <li>- Appendix F.pdf</li> <li>- Appendix G.pdf</li> <li>- MAP_1_AERIAL PHOTOGRAPH.pdf</li> <li>- MAP_2_TOWN_OF_RICHMOND_HILL_SCHEDULE_A2.pdf</li> <li>- MAP_3_TOWN_OF_RICHMOND_HILL_SCHEDULE_A3.pdf</li> <li>- MAP_4_TOWN_OF_RICHMOND_HILL_SCHEDULE_A8.pdf</li> <li>-</li> <li>MAP_5_HARRIS_BEECH_INFILL_STUDY_DEMONSTRATION_SCENARIO_A.pdf</li> <li>-</li> <li>MAP_6_HARRIS_BEECH_INFILL_STUDY_DEMONSTRATION_SCENARIO_D.pdf</li> <li>- MAP_7_DRAFT_PLAN_OF_SUBDIVISION_D03-14008.pdf</li> <li>- MAP_8_DRAFT_PLAN_OF_SUBDIVISION_D03-14009.pdf</li> <li>- MAP_9_DRAFT_PLAN_OF_SUBDIVISION_D03-16002.pdf</li> <li>- MAP_10_CONCEPT_PLAN.pdf</li> <li>- MAP_11_EXISTING_ZONING_S214024A_S0214025_S0216001.pdf</li> </ul>
Final Approval Date:	Feb 12, 2018

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

**Gus Galanis - Feb 7, 2018 - 12:23 PM**

**Kelvin Kwan - Feb 7, 2018 - 3:33 PM**

**Neil Garbe - Feb 12, 2018 - 11:09 AM**