



Staff Report for Council Public Meeting

Date of Meeting: February 20, 2019

Report Number: SRPRS.19.027

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Jefferson Heights Estates Limited – Town Files D02-18014 and D03-18007 (SRPRS.19.027)

Owner:

Jefferson Heights Estates Limited
23 Banbury Road
Toronto, Ontario
M3B 2K5

Agent:

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

Location:

Legal Description: Part of Lots 54 to 57, Plan 1916, and Lot 1, Plan 65M-2071
Municipal Addresses: 12, 24 and 36 Beech Avenue, 319 Harris Avenue

Purpose:

A request for comments concerning Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a residential development comprised of 14 semi-detached dwelling units, 38 townhouse dwelling units and an open space block on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.027 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Jefferson Heights Estates Limited for lands known as Part of Lots 54 to 57, Registered Plan 1916, and Lot 1, Plan 65M-2071 (Municipal Addresses: 12, 24 and 36 Beech Avenue and 319 Harris Avenue), Town Files D02-18014 and D03-18007, be received for information purposes only and that all comments be referred back to staff.

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Contact Person:

Jeff Healey, Senior Planner, Subdivisions, phone number 905-747-6452 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

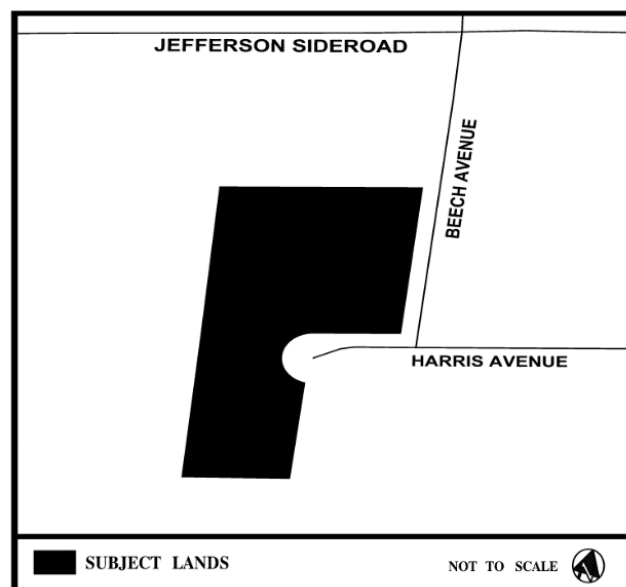
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 Map

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact Person” above.



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Background Information:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were received by the Town on May 29, 2018 and deemed complete on June 4, 2018, after Bill 139 received Royal Assent on December 12, 2017. The applications were subsequently circulated to various Town 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 applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are generally located at the northwest corner of Harris Avenue and Beech Avenue and have a total combined lot area of 1.92 hectares (4.74 acres) (refer to Map 1). The subject lands presently accommodate one single detached dwelling, which is proposed to be demolished as part of the development proposal. Adjacent land uses include proposed medium-density residential uses to the north (Town File D03-14015), existing residential and approved low and medium density residential uses to the east (Town Files D03-14008, D03-14009 and D03-16002), and conservation lands owned by the TRCA to the south and west.

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to permit the development of twelve (12) freehold semi-detached dwelling units fronting onto Beech Avenue, and 38 townhouse dwelling units and two semi-detached dwelling units fronting on a common element condominium road (refer to Maps 5 to 7). The following is a summary table outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

Total Lot Area:	1.92 hectares (4.74 acres)
Condominium Block:	0.93 hectares (2.29 acres)
Semi-Detached Residential:	0.27 hectares (0.66 acres)
Open Space Block:	0.45 hectares (1.11 acres)
Open Space Buffer Block:	0.25 hectares (0.62 acres)
Total Number of Units:	52
• Freehold Semi Detached Units:	12
• Block Townhouse Units:	38
• Block Semi Detached Units:	2
Density:	43.01 units per hectare (UPH) (19.32 units per acre)
Total Parking Spaces:	118
• Residents:	104
• Visitor:	12
• Barrier Free:	2

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At the time of writing of this report, associated Site Plan or draft Plan of Condominium applications have not been submitted to the Town.

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the Town in support of the proposed development:

- Draft Plan of Subdivision;
- Site Plan;
- Planning Justification Report;
- Demonstration Plan;
- Conceptual Elevations and Floor Plans;
- Preliminary Functional Servicing Report;
- Natural Heritage Evaluation;
- Oak Ridges Moraine Conformity Statement;
- Traffic Study;
- Tree Inventory and Preservation Plan;
- Hydrogeology & Water Balance Assessment;
- Phase 1 and 2 Environmental Site Assessment;
- Soil Investigation; and,
- Sustainability metrics.

Zoning By-Law Amendment Application

The subject lands are zoned **Urban (UR) Zone** under By-law 128-04, as amended (refer to Map 3). The **UR Zone** permits existing buildings and structures, single detached dwellings on lots of record, home occupations, bed and breakfast establishments, accessory uses and public transportation, infrastructure and utilities.

The uses and form of development as proposed by the subject applications are not permitted under the **UR Zone**. Accordingly, the applicant is seeking Council's approval to rezone the subject lands to **Semi-Detached One (RD1) Zone, Multiple Residential One (RM1) Zone and Open Space (O) Zone** under By-law 235-97, as amended.

Zoning By-laws 235-97 and 128-04, as amended, pre-date the adoption and approval of the Town's Official Plan. Outlined below is a comparison of the proposed development standards relative to those of the associated parent zone category, with requested site specific exceptions in bold:

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Development Standard (Semi-Detached Dwellings)	RD1 Zone Standards, By-law 235-97, as amended	Proposed RD1 Zone Standards
Minimum Lot Frontage	14.6 metres (47.90 feet) (interior lot) 16.6 metres (54.46 feet) (corner lot)	14.6 metres (47.90 feet) (interior lot) 16.6 metres (54.46 feet) (corner lot)
Minimum Lot Area	485 square metres (5,220.49 square feet) (interior lot) 555 square metres (5,973.97 square feet) (corner lot)	350 square metres (3767.36 square feet)
Minimum Front Yard	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)
Minimum Interior Side Yard	1.5 metres (4.92 feet)	1.5 metres (4.92 feet)
Minimum Exterior Side Yard	3.0 metres (9.84 feet)	3.0 metres (9.84 feet)
Minimum Rear Yard	7.5 metres (24.60 feet)	7.0 metres (22.96 feet)
Maximum Building Height	11.0 metres (36.08 feet)	11.0 metres (36.08 feet)
Minimum Parking Standards	2 spaces per unit	2 spaces per unit
Maximum Lot Coverage	45%	45%

Development Standard (Townhouse Dwellings)	RM1 Zone Standards, By-law 235-97, as amended	Proposed RM1 Zone Standards
Minimum Lot Frontage	30.0 metres (98.42 feet) 6.0 metres (19.68 feet) (per unit)	25.0 metres (82.02 feet) 6.0 metres (19.68 feet) (per unit)
Minimum Lot Area	200 square metres (2,152.78 square feet) (interior lot) 300 square metres (3,229.17 square feet) (corner lot)	900 square metres (9,687.51 square feet) 135 square metres (1,453 square feet) (per unit)
Minimum Front Yard	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	4.5 metres (14.76 feet) (to dwelling) 6.0 metres (19.68 feet) (to garage)
Minimum Interior Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.93 feet) (between buildings)
Minimum Exterior Side Yard	3.0 metres (9.84 feet)	1.4 metres (4.59 feet)
Minimum Rear Yard	7.5 metres (24.60 feet)	7.0 metres (22.96 feet) 5.0 metres (16.40 feet) for Lots 32-34, 51 and 52
Maximum Building Height	11.0 metres (36.08 feet)	12.0 metres (39.37 feet) or 3 storeys
Minimum Parking Standards	2.25 spaces per dwelling unit 0.25 visitor spaces per unit	2 spaces per unit 0.25 visitor spaces per unit
Maximum Lot Coverage	50%	40%
Minimum Landscaped Area	40%	30%

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Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that proposes to create twelve (12) freehold semi-detached dwelling units fronting onto Beech Avenue, one residential block, one open space block, one buffer block, and one daylighting triangle block (refer to Map 5). The purpose of the residential block is to place the lands in a registered Plan of Subdivision in order to effect Part Lot Control Exemption to facilitate the creation of residential units within the block. It is staff's understanding that the applicant intends to file draft Plan of Condominium and Part Lot Control Exemption applications to seek Council's approval for common element tenure over the subject lands and to facilitate the creation of parcels of tied land, respectively. Further, the proposed development will be subject to a detailed review through a future Site Plan application regarding site design matters. Staff notes that these future applications would be subject to approval from Council.

Planning Analysis:

Town of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 – Land Use of the Town's Official Plan (the Plan) (refer to Map 4). The **Neighbourhood** designation provides opportunities for small-scale infill development. 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 the predominant building forms and types, massing, general patterns of streets, blocks, and lots, landscaped areas and treatments, and the general pattern of yard setbacks.

Medium density residential development is permitted within the **Neighbourhood** designation for lands fronting onto an arterial road or lands that front on a local or collector road as identified as part of an Infill Plan or Tertiary Plan approved by Council priority infill area pursuant to Policy 4.9.1.1 (1) of the Plan. Pursuant to Policy 4.9.1.2 (3) and where permitted in accordance with the policy criteria outlined in the Plan, a maximum site density of 50 units per hectare (20 units per acre) is permitted for medium density residential uses within the **Neighbourhood** designation. Pursuant to Policy 4.9.1.4, development within the **Neighbourhood** designation shall have a maximum building height of three storeys.

The **Natural Core** designation is intended to maintain, improve and restore the ecological integrity of natural features outside the central corridor of the Oak Ridges Moraine. Accordingly, the **Natural Core** designation permits fish, wildlife and forest management, conservation projects and flood and erosion control projects other than stormwater management works, essential transportation, infrastructure, and utilities, subject to the policies in Section 4.10.5.1.2 of the Plan, low-intensity recreational uses, unserviced parks and uses accessory thereto. The Plan includes policies in which the Town will seek dedication of key natural heritage features and their associated minimum protection zones through the development approval process to an appropriate Public Authority.

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The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). In accordance with Section 3.2.1.1(18) of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP. Section 3.2.1.18 of the Plan outlines minimum vegetation protection zones from existing features within the Oak Ridges Moraine. The existing woodland, which encroaches into the west edge of the subject lands requires a 30 metre (98.42 feet) buffer from a natural heritage feature or subject to the findings of a Natural Heritage Evaluation.

The lands are located within an Area of High Aquifer Vulnerability in accordance with Schedule A5 – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas of the Plan. Lands within an Area of High Aquifer Vulnerability are susceptible to contamination from both human and natural impacts on water quality. Section 3.2.1.1.37 of the Plan identifies additional uses prohibited within an Area of High Aquifer Vulnerability. The proposed residential uses are not anticipated to affect the Area of High Aquifer Vulnerability.

The lands are also located within a Category 2 (Moderately Complex) Oak Ridges Moraine Landform Conservation Area in accordance with Schedule A6 – Landform Conservation Areas of the Plan. A Landform Conservation Area serves an important role in the ecological functions of the Oak Ridges Moraine. Section 3.2.1.1.35 of the Plan identifies that disturbance within a Landform Conservation Area is kept to a minimum for development within the settlement area and must demonstrate conformity with the ORMCP.

Harris-Beech Infill Study (2013)

The subject lands are located within the Harris-Beech Infill Study area (the Study) in accordance with Policy 4.9.1.1.1(j) of the Plan. Approved by Council in 2013, the Study provides guidance for infill development within the Harris-Beech neighbourhood. Specifically, the Study provides a number of findings intended to guide the redevelopment of the Harris-Beech neighbourhood and provides four development scenarios for both low density residential and medium density residential within the subject lands. Outlined below is a summary of the proposal relative to the development scenarios of the Study.

- development in the form of semi-detached dwellings on public streets and townhomes on private streets are depicted in Scenarios C of the Study (refer to Map 8);
- the semi-detached dwellings are proposed to provide a transition from the proposed townhouse dwellings to the west;
- a 3 metre walkway is proposed at the north extent of the condominium block; however it is noted that an additional 3 metres will be provided by the landowner to the north to establish a 6.0 metre walkway. This walkway, in co-ordination with the

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lands to the north would be consistent with the east/west pedestrian link/vista block within all four scenarios;

- the proposed visitor parking area is not consistent with the pedestrian link/vista block within all four demonstration scenarios. The applicant is encouraged to consider alternatives to provide a vista block/pedestrian connection at the western extent of the Harris Avenue cul-de-sac;
- the lotting onto Beech Avenue proposes 16.40 metres lot frontages (8.2 metres per unit), which is consistent with the minimum lot frontage requirements of 15 metres (49.21 feet) on existing streets in the Study;
- the lotting onto the proposed private roads would provide for 6.0 metre (19.68 feet) frontages, which is consistent with the minimum lot frontage requirements for medium-density housing within the Study; and,
- the lands municipally known as 313 Harris Avenue are non-participating at this time. Given that there are developments directly abutting these lands, the applicant is required to submit an overall concept plan for the area that demonstrates the development opportunities for these lands relative to the proposed development in the area.

A more detailed review of the subject applications will be undertaken to ensure the development is in keeping with the policies of the Plan.

Department and External Agency Comments

The subject Zoning By-law Amendment and draft Plan of Subdivision applications, in addition to 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. The following is a summary of the comments received as of the time of writing of this report.

Development Planning Division

In consideration of the policies of the Plan, which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed development is generally consistent with the **Neighbourhood** policies of the Plan in terms of land use and built form;
- the proposed development is generally consistent with the characteristics of Scenarios C and D as outlined in the Study; however, the proposal does not incorporate a vista block or parkland components in keeping with the Study. Staff are working with the applicant to incorporate these elements into the development proposal;
- the proposal is required to conform with the requirements of the approved Harris-Beech Master Environmental Servicing Plan (MESP), March 2014 (Final Copy June 2014). Accordingly, the proposed development must demonstrate conformity through the submission of a Natural Heritage Evaluation (NHE) and Functional Servicing Report (FSR), which are currently under review;

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- Park and Natural Heritage Planning staff have requested a straightening interface of the 10 metre (32.8 feet) buffer and note that encroachments within the MESP buffer will need to be identified;
- conformity with the Category 2 Landform Conservation through a Landform Conservation Assessment is required;
- the proposed development needs to demonstrate connectivity with the draft Plan of Subdivision (Town File D03-14015) to the north and 313 Harris Avenue to the east. The applicant is encouraged to co-ordinate with the adjacent landowners and prepare an updated concept plan; and,
 - future Site Plan, draft Plan of Condominium and Part Lot Control applications will be required to facilitate the proposed development. Staff recommends submission of a Site Plan Application prior to finalizing the Zoning By-law Amendment.

Development Engineering Division

The Development Engineering staff has provided technical comments regarding grading and drainage, traffic, parking and stormwater management. Additional comments related to the proposed future condominium block will be provided upon submission of a future Site Plan application.

Urban Design Section

The Urban Design Section has reviewed the subject applications and has provided comments with respect to conformity with the approved Heathwood Homes–Lands in Harris Beech Architectural Control Guidelines, vista block and walkway configurations, driveway configurations and visitor parking (refer to Appendix “A”).

Park and Natural Heritage Planning Section

Park and Natural Heritage Planning staff has provided comments related to the dedication of open space blocks to a public authority, the need for sufficient landscaping and the need for a vista block and a straighter interface between the open space buffer and the residential block (refer to Appendix “B”)

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority has reviewed the subject applications and has provided comments pertaining to water balance, geotechnical, erosion and sediment control and to the application’s conformity to the Harris-Beech MESP (refer to Appendix “C”).

Other Town Departments and External Agency Comments

Comments have also been received from The Town’s Financial Services Division, Richmond Hill Fire and Emergency Services, the Regional Municipality of York, the York Region District School Board, Canada Post, Enbridge Gas, Bell Canada and Rogers Communications. These external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. All of the comments have been forwarded to the applicant for consideration but have not been appended to this report.

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Outstanding Town Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the Town's Building Services Division - Zoning Section, Alectra Utilities and the York Catholic District School Board.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

As part of the review of the above noted IGMS Criteria Number 5 (Sustainable and Innovative Community and Building Design), the applicant has submitted a *Sustainability Performance Metrics Tool* in support of its proposed draft Plan of Subdivision application demonstrating an Overall Application score of 8 points. In this regard, the proposed development does not achieve the required 21 points for draft Plan of Subdivisions in accordance with the Town's performance levels. Staff will continue to work with the applicant to ensure that the proposal meets the performance level required. The applicant will be required to submit a revised Sustainability Performance Metrics Tool as part of a future Site Plan application.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The recommendation of this report does not have any direct implications with respect to the Town's Strategic Plan. An overview of how the subject applications are aligned with the goals of the Town's Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

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Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 14 semi-detached and 38 townhouse dwelling units on the subject lands. The purpose of this report is to provide Council and the public with an overview of the applicant's development proposal and to discuss the regulatory framework governing the evaluation of these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

Appendix Contents and Maps:

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, Letter from Urban Design Section dated August 31, 2018
- Appendix B, Letter from Parks and Natural Heritage Planning Section, dated August 8, 2018
- Appendix C Letter from TRCA dated September 6, 2018
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Draft Plan of Subdivision
- Map 6 Proposed Site Plan
- Map 7 Proposed Townhouse Elevations
- Map 8 Harris-Beech Infill Study – Demonstration Scenario C
- Map 9 Harris-Beech Infill Study – Demonstration Scenario D

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Report Approval Details

Document Title:	SRPRS.19.027 - ZBA and Draft Plan of Subdivision - Jefferson Heights Estates Ltd - 12, 24, 36 Beech Ave and 319 Harris Ave.docx
Attachments:	<ul style="list-style-type: none">- Appendix A Letter from Urban Design Section.pdf- Appendix B Letter from Parks and Natural Heritage Planning Section.pdf- Appendix C Letter from TRCA.pdf- Map 1 Aerial Photograph.pdf- Map 2 Neighbourhood Context.pdf- Map 3 Existing Zoning.pdf- Map 4 Official Plan Designation.pdf- Map 5 Proposed Draft Plan of Subdivision.pdf- Map 6 Proposed Site Plan.pdf- Map 7 Proposed Townhouse Elevations.pdf- Map 8 Harris-Beech Infill Study - Demonstration Scenario C.pdf- Map 9 Harris-Beech Infill Study - Demonstration Scenario D.pdf
Final Approval Date:	Feb 8, 2019

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

Gus Galanis - Feb 7, 2019 - 4:27 PM

Kelvin Kwan - Feb 8, 2019 - 3:24 PM

Neil Garbe - Feb 8, 2019 - 3:40 PM