



Staff Report for Council Public Meeting

Date of Meeting: February 19, 2020

Report Number: SRPRS.20.028

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.028 - Request for Comments - Zoning By-law Amendment Application - Vladimir Mirkin and Svetlana Platonova - City File D02-19019**

Owners:

Vladimir Mirkin and Svetlana Platonova
301 Harris Avenue
Richmond Hill, Ontario
L4E 3M3

Agent:

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

Location:

Legal Description: Lot 4, Registered Plan 65M-2071
Municipal Address: 301 Harris Avenue

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit the creation of two additional building lots on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.20.028 with respect to the Zoning By-law Amendment application submitted by Vladimir Mirkin and Svetlana Platonova for the lands known as Lot 4, Registered Plan 65M-2071 (Municipal Address: 301 Harris Avenue), City File D02-19019, be received for information purposes only and that all comments be referred back to staff.**

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Contact Person:

Joseph M. Liberatore, Planning Technician, phone number 905-747-6354 and/or
Denis Beaulieu, Manager of Development - Subdivisions, phone number 905-771-2540

Report Approval:

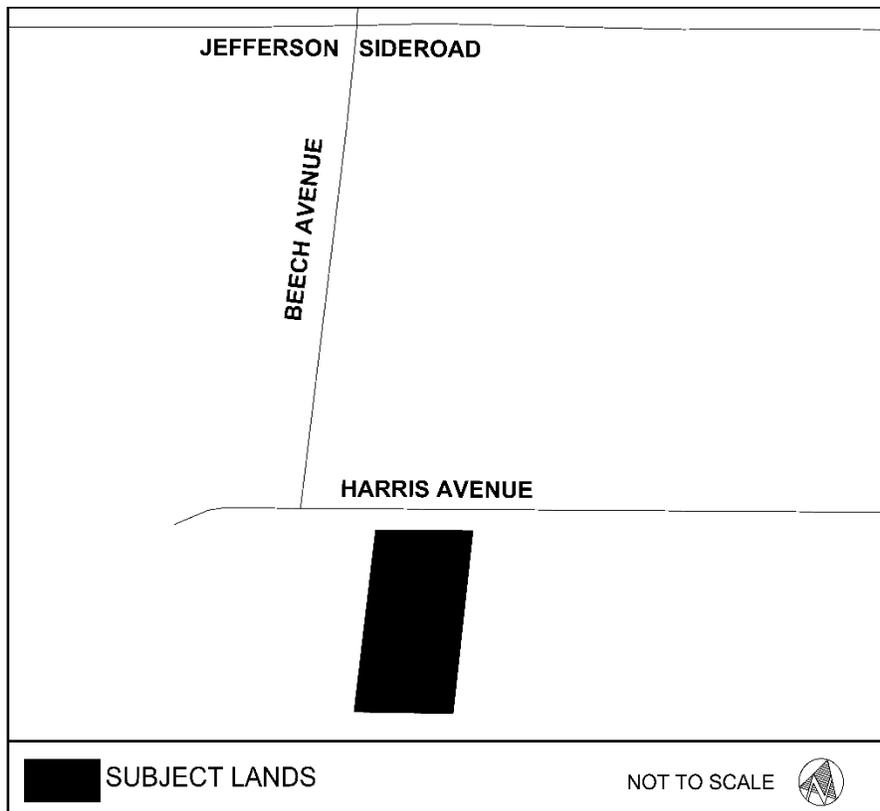
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, City Manager

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:

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



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Background Information:

The subject Zoning By-law Amendment application was received and deemed complete by the City on November 21, 2019. The application was subsequently circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject Zoning By-law Amendment application, 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 located on the south side of Harris Avenue, east of Beech Avenue (refer to Map 1). The lands have a total lot area of approximately 0.4198 hectares (1.037 acres) and a lot frontage of 47.16 metres (154.72 feet) along Harris Avenue. The lands currently support a two-storey single detached dwelling that is proposed to be demolished to facilitate the applicant's development proposal.

The lands are located within a mature residential neighbourhood which is undergoing infill development and abut Harris Avenue to the north, natural heritage features to the south, existing single detached dwellings to the east and a draft approved Plan of Subdivision (City File D03-14009) consisting of 6 single detached dwelling units to the west (refer to Map 2).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit the creation of two additional building lots, resulting in a total of three lots for single detached residential purposes on its land holdings (refer to Maps 6 and 7). The following is a summary of the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

Total Lot Area:	0.4198 hectares (1.037 acres)
Total Lot Frontage:	47.16 metres (154.72 feet)
Proposed Lot 1 (West):	
Lot Frontage:	15.2 metres (49.87 feet)
Lot Area:	1,347 square metres (14,498.99 square feet)
Proposed Lot 2 (Middle):	
Lot Frontage:	15.2 metres (49.87 feet)
Lot Area:	1,349 square metres (14,520.52 square feet)
Proposed Lot 3 (East):	
Lot Frontage:	16.5 metres (54.13 feet)
Lot Area:	1,502 square metres (16,167.39 square feet)
Total Number of Units:	3
Number of Storeys:	2
Proposed Density:	7.15 units per hectare (17.67 units per acre)

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Supporting Documentation/Reports

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

- Adjacent Property Plan;
- Arborist Report;
- Draft Zoning By-law Amendment;
- Elevations;
- Natural Heritage Evaluation;
- Planning Justification Statement; and,
- Site Plan.

Zoning By-law Amendment Application

The subject lands are zoned **Urban (UR) Zone** under By-law 128-04, as amended. Permitted uses under the **UR Zone** include single detached dwellings on lots as they existed on November 15, 2001 (refer to Map 3).

The applicant is seeking Council's approval to rezone the subject lands to **Single Detached Six (R6) Zone** under By-law 235-97, as amended, to facilitate the creation of two additional building lots and a total of three new single detached dwellings. The proposed zoning would allow for the creation of building lots with reduced lot frontages, lot areas and side yard setbacks than those permitted under the current zoning.

The following table provides a summary of development standards applicable to the proposed **Single Detached Six (R6) Zone** category under Zoning By-law 235-97, as amended. No site-specific exceptions have been requested.

Development Standards	Proposed R6 Zone under By-law 313-96, as amended	Proposed Development
Minimum Lot Frontage (Interior)	15.0 metres (49.21 feet)	Complies
Minimum Lot Area (Interior)	500.0 square metres (5,381.96 square feet)	Complies
Maximum Lot Coverage	40%	Complies
Minimum Required Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Required Side Yard	1.5 metres (4.92 feet)	Complies
Minimum Required Rear Yard	7.5 metres (24.61 feet)	Complies
Maximum Height	11.0 metres (36.09 feet)	Complies

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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 4). Uses permitted within the Neighbourhood designation include primarily low-density residential uses, in addition to medium-density residential uses, neighbourhood commercial uses, community uses, parks and open spaces, and automotive service commercial uses subject to specific policy criteria as outlined in Chapter 4 of the Plan. Based on the aforementioned, single detached dwellings as proposed by the subject application are permitted within the **Neighbourhood** designation.

Section 4.9.2 of the Plan also requires development to be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, and the general pattern of yard setbacks. Where development is subject to an Infill Plan or Tertiary Plan, development shall be evaluated on the basis of the criteria as set out in the applicable Infill Plan or Tertiary Plan approved by Council for the area. As outlined in **Section 4.9.1.1** of the Plan, the lands are within a priority infill area and are subject to the guidelines and recommendations of the Council approved Harris-Beech Infill Study, which are discussed in greater detail below (refer to Map 5).

The subject lands are also located within the **Settlement Area** of the Oak Ridges Moraine as defined in accordance with the ORMCP. In accordance with **Section 3.2.1.1(18)** of the Plan, all uses which are otherwise permitted under the Plan shall be permitted within the **Settlement Area**.

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 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.

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Harris-Beech Infill Study

The subject lands are located within the boundaries of the Harris-Beech Infill Study (the “Study”), which was approved by Council on February 24, 2014. The Study provides design objectives to guide future infill development along new and existing residential streets. The Study primarily focuses on larger infill developments contemplated within the Study area and provides general guidelines for redevelopment on existing streets in various conceptual development scenarios. The general intent of the Study is to ensure that new development fits contextually within the existing neighbourhood. The applicant’s proposal is generally aligned with the recommendations in Scenario D of the Study and the guidelines for Low-Density Housing Forms along existing streets direct the preservation of existing vegetation and recommend the establishment of minimum lot frontages of 15 metres (49.2 feet) and a maximum building height of 2 storeys (refer to Map 5).

Department and External Agency Comments:

The subject Zoning By-law Amendment application and the associated background studies and reports that have been submitted in support of same have been circulated to various City departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing this report.

Park and Natural Heritage Planning Section

The City’s Park and Natural Heritage Planning Section has provided comments with respect to cash-in-lieu of parkland dedication, dedication of open space blocks to a public authority, tree removal/compensation, natural heritage feature buffering, landform conservation, percentage of front yard landscaping and street tree planting (refer to Appendix A).

Development Planning Division

Development Planning staff has undertaken a preliminary review of the applicant’s development proposal, including plans and materials submitted in support of the proposed development. Staff provides the following preliminary comments:

- the proposed single detached dwellings are permitted within the **Neighbourhood** designation of the Plan and within the Harris-Beech Infill Study approved by Council;
- the applicant’s request to rezone the subject lands does not propose alterations to the existing and permitted uses associated with the subject lands;
- the lands are designated **Settlement Area** under the Plan and the *Oak Ridges Moraine Conservation Plan (ORMCP)* and are subject to the policies of **Section 3.2.1.1** of the Plan. The proposal constitutes minor development and the lands are further designated **Landform Conservation Area Category 2**. In this regard, the applicant must demonstrate how it meets the applicable policies of **Section 3.2.1.1.18** specifically with respect to defining the landform characteristics on the site, maintaining the appropriate protection zone and clarifying the amount of proposed site disturbance and impervious surface. In this regard, a Landform

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Conservation Plan prepared in accordance with the ORM Technical Papers will be required;

- the proposed development contemplates a site density of 7.15 units per hectare (17.67 units per acre) which is subject to change pending further delineation of the limits of development;
- the purpose of the proposed Zoning By-law Amendment application is to provide for an appropriate zone category and development standards to allow for future severances and development of the subject lands. In this regard, the proposed **R6 Zone** Category and associated development standards are consistent with the Harris-Beech Infill Study and approved development standards on adjacent lands;
- the submitted Conceptual Lotting Plan must be revised to include the entirety of the lands including all environmental features and buffers;
- pursuant to the policies in the Plan, all natural heritage features and buffers must be dedicated to a public authority;
- the applicant shall ensure that the site statistics and development provisions represented on the submitted Site Plan are consistent with the other documentation provided to the City;
- based on the comments provided by Parks Staff, the limits of development have yet to be confirmed. As such, the applicant will be required to identify the minimum vegetation protection zone in accordance with Table 3 of the Plan and the extent of the southern hedgerow in proximity to the Woodland abutting the lands to the south east;
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment. It is anticipated that modifications to the by-law will be required in response to the comments received to provide appropriate buffers to the environmental features; and,
- future Consent applications will be required for the creation of the three single detached building lots.

A comprehensive review of the subject Zoning By-law Amendment application will be conducted following the receipt of comments and feedback from 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.

Other City Department and External Agency Comments

Comments have also been received from the City's Building Services Division, the City's Urban Design Section, Enbridge Gas Distribution, Alectra Utilities, and the Regional Municipality of York. These City departments and external agencies have no objections to the application and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. These comments have not been appended to this report.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the City's Zoning Section, the City's Development Engineering Division, the Toronto and Region

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Conservation Authority, Canada Post, Bell Canada, Rogers Cable Communications Inc., the York Region District School Board, the York Catholic District School Board and le Conseil Scolaire Catholique MonAvenir.

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 City's 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 applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its proposed Zoning By-law Amendment application to permit the creation of two additional building lots and the construction of three new single detached dwellings on its land holdings. 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 regime governing the evaluation of this planning application. 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 the contact person listed in this document.

- Appendix A, Memo for Park and Natural Heritage Planning Section dated January 20, 2020
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Zoning Map
- Map 4, Official Plan Designation
- Map 5, Harris-Beech Infill Study - Scenario D
- Map 6, Proposed Lotting Plan
- Map 7, Conceptual Elevations

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Report Approval Details

Document Title:	SRPRS.20.028 - Request for Comments - Zoning By-law Amendment Application - D02-19019.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.20.028 Appendix A.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- MAP_3_EXISTING_ZONING_S219019.pdf- MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_5_HARRIS_BEECH_INFILL_STUDY.pdf- MAP_6_PROPOSED_LOTTING_PLAN.pdf- MAP_7_CONCEPTUAL_ELEVATIONS.pdf
Final Approval Date:	Feb 3, 2020

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

Gus Galanis - Jan 31, 2020 - 1:55 PM

Kelvin Kwan - Jan 31, 2020 - 2:02 PM

Neil Garbe - Feb 3, 2020 - 10:42 AM