



Staff Report for Council Meeting

Date of Meeting: April 22, 2020

Report Number: SRPRS.20.054

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.054 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – 9089802 Canada Corp. – City Files D02-14038 and D03-14016 (Related Files D01-14007, D05-14009, D05-14011 and D06-14105)**

Owner:

9089802 Canada Corp.
17 Old English Lane
Markham, Ontario
L3T 2V1

Agent:

JKO Planning Services Inc.
27 Fieldflower Crescent
Richmond Hill, Ontario
L4E 5E9

Location:

Legal Description: Part of Lots F and G, Plan 1916
Municipal Addresses: 0, 40 and 60 Harris Avenue

Purpose:

A request for approval concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a medium density residential development comprised of 49 townhouse dwelling units on the subject lands.

Recommendations:

- a) **That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 9089802 Canada Corp. for lands known as Part**

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of Lots F and G, Plan 1916 (Municipal Addresses: 0, 40 and 60 Harris Avenue), City Files D02-14038 and D03-14016, be approved, subject to the following:

- (i) that the subject lands be rezoned from Urban (UR) Zone under By-law 128-04, as amended, to Multiple Residential One (RM1) Zone under By-law 235-97, as amended, with site specific provisions as set out in Staff Report SRPRS.20.054;**
 - (ii) that the draft amending Zoning By-law as set out in Appendix “B” hereto be finalized to the satisfaction of the Commissioner of Planning and Regulatory Services;**
 - (iii) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands;**
 - (iv) that the following take place prior to forwarding the final amending Zoning By-law to Council for consideration and enactment:**
 - (a) that the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 108-19;**
 - (b) that the applicant’s Site Plan application (City File D06-14105) be substantially completed to the satisfaction of the Commissioner of Planning and Regulatory Services;**
 - (c) that the applicant register restrictions over the subject lands under Section 118 of the *Land Titles Act*;**
 - (v) that the Plan of Subdivision as depicted on Map 6 to Staff Report SRPRS.20.054 be draft approved, subject to the conditions of draft approval as set out in Appendix “C” hereto;**
 - (vi) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 108-19; and,**
- b) That the authority to assign 146.51 persons equivalent of servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Regulatory Services subject to the City’s Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with By-law 109-11, as amended.**

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Contact Person:

Leigh Ann Penner, Senior Planner – Subdivisions, phone number 905-771-2462 and/or Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

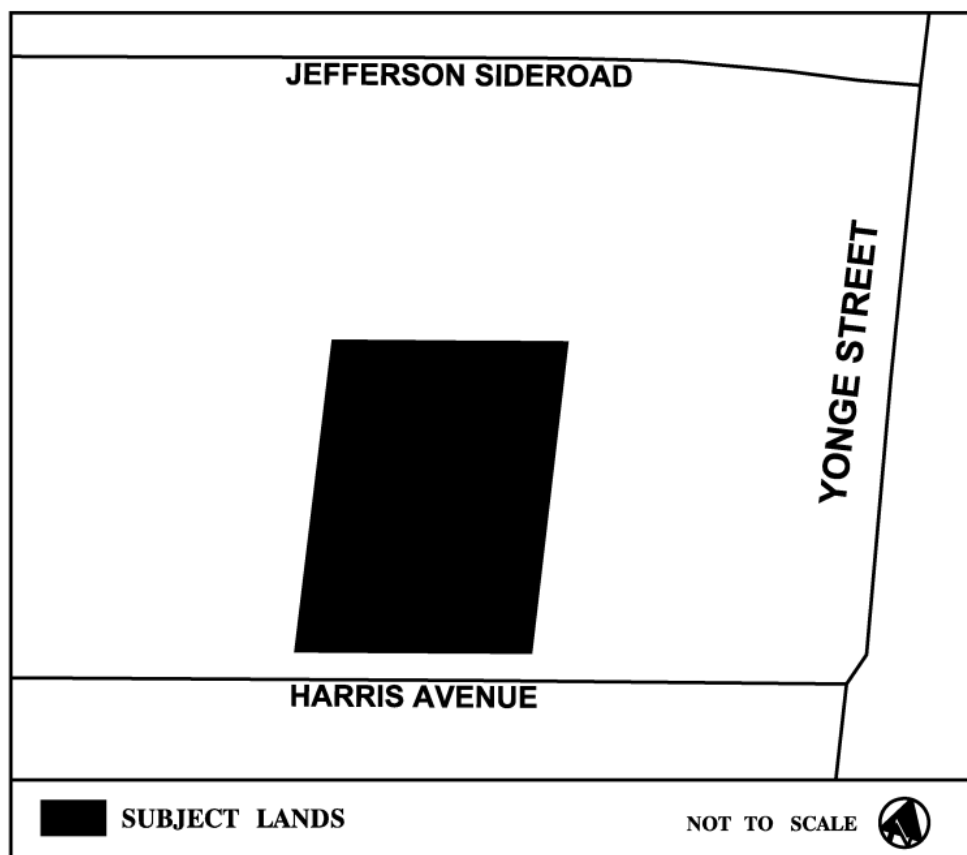
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, Interim 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 “Contact Person” above.



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Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications, in addition to related Official Plan Amendment, draft Plan of Condominium and Site Plan applications, were originally filed by former landowners and considered at a statutory Council Public Meeting held on September 9, 2015 wherein Council received Staff Report SRPRS.15.158 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). The Council Public Meeting was preceded by a Residents Information Meeting hosted by the Ward Councillor on April 21, 2015. No concerns were raised by members of Council or the public at either meeting with respect to the original development proposal, however, correspondence was received on behalf of the property to the east (12030 Yonge Street) with respect to servicing options for the area.

The applicant acquired the subject lands in November 2018 and formally filed revised submissions with the City in June 2019 and December 2019 in order to address various planning, design and technical matters. All comments from circulated City departments and external agencies as they relate to this stage of the approval process have now been satisfactorily addressed by the applicant. In this regard, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment and draft Plan of Subdivision applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Harris Avenue, west of Yonge Street, and are comprised of 3 properties with a combined total lot area of 1.03 hectares (2.54 acres) (refer to Map 1). The lands are presently vacant and abut existing single detached dwellings to the west, an approved townhouse development to the north, a proposed mixed use development and an existing motor vehicle sales establishment to the east, and Harris Avenue to the south.

Revised Development Proposal

The applicant is seeking Council’s approval of its revised development proposal to permit the construction of a medium density residential development comprised of 49 townhouse dwelling units on its land holdings (refer to Maps 8 to 11). The revised development proposal includes 11 freehold street townhouse dwelling units fronting onto Harris Avenue and 38 condominium townhouse dwelling units fronting onto an internal private driveway/lane with access from Harris Avenue.

The applicant submitted a revised development proposal in response to comments provided by City staff and external agencies, in addition to an apparent desire to shift the project towards an entirely ground-related townhouse built form. The original draft Plan of Subdivision and Site Plan are appended as Maps 5 and 7 respectively, while the revised draft Plan of Subdivision and Site Plan are appended as Maps 6 and 8

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respectively. The original development proposal presented to Council in September 2015 had a similar overall design and layout as the current development proposal, however, the following is a summary of the main revisions to the plan:

- the built-form has been modified from predominantly stacked townhouses to entirely ground-related townhouses;
- the total number of townhouse dwelling units has been reduced from 77 to 49;
- underground parking to serve the original stacked townhouse proposal has been eliminated;
- street townhouses have been included along Harris Avenue to enhance the streetscape;
- the number of driveway entrances to the site has been reduced from 2 to 1;
- a 2.4 metre pedestrian walkway connection has been added between the subject development and the approved townhouse development to the north; and,
- the building elevations and style have been revised to incorporate a more modern (urban) design rather than a traditional design.

The following is a summary outlining the pertinent statistics of the applicant's revised development proposal based on the plans and drawings submitted to the City (refer to Maps 8 to 11):

- **Total Site Area:** 1.03 hectares (2.54 acres)
- **Total Lot Frontage:** 88.52 metres (290.42 feet)
- **Number of Blocks:** 8
- **Number of Units:** 49
- **Unit Widths:** 6.0 to 6.3 metres (19.69 to 20.67 feet)
- **Number of Storeys:** 3
- **Building Height:** 12.0 metres (39.4 feet)
- **Total Parking Spaces:** 105
 - **Residential:** 98 (2 spaces per dwelling unit)
 - **Visitor (includes 2 H/C):** 7 (0.15 spaces per dwelling unit)
 - **Bicycle:** 13 (0.27 spaces per dwelling unit)
- **Lot Coverage:** 41.6%
- **Density:** 47.69 units per hectare (19.37 units per acre)

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 2). In accordance with **Section 4.9.1.2**, medium density residential uses such as townhouses are permitted within the **Neighbourhood** designation for lands fronting onto an arterial street and onto a local or collector street as identified as part of a priority infill area pursuant to **Policy 4.9.1.1(1)** or a Tertiary Plan undertaken by the City and approved by Council. Where

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permitted in accordance with the policy criteria outlined in the Plan, a maximum site density of 50 units per hectare (20 units per acre) and a maximum building height of three storeys are permitted for medium density residential uses within the **Neighbourhood** designation. In this regard, the subject lands are located within an area of the Harris-Beech Neighbourhood Infill Study where medium density residential uses such as low rise townhouses are permitted. As a result, the proposed three storey townhouse dwelling units at a density of 47.69 units per hectare (19.37 units per acre) are consistent with the **Neighbourhood** policies of the Plan.

Section 4.9.2 of the Plan stipulates that development shall be compatible with the character of the adjacent and surrounding areas with respect to the predominant building forms and types, massing, general pattern of streets, blocks and lots, landscaped areas and treatments, and the general pattern of yard setbacks. Staff has evaluated the applicant's revised development proposal in relation to the land use, design and compatibility policies of the Plan and is satisfied that the proposal has regard for, and is compatible with existing and planned development in the area. The proposed development provides for building types that are envisioned in the Plan and the Harris-Beech Neighbourhood Infill Study, and is similar in form and scale to approved or planned development to the north and south of the subject lands. Furthermore, the height and massing of the proposed townhouse dwelling units is compatible with the existing dwellings and Zoning By-law permissions in the area.

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) and are located within a **Category 2 – Landform Conservation Area**. 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 and applicable Secondary Plans, shall be permitted within the **Settlement Area**. In addition, permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP and **Section 3.2.1.1** of the Plan.

The landform conservation policies of the Plan implement the *Oak Ridges Moraine Conservation Plan* (ORMCP) and serve to ensure that development and site alteration minimize disturbances to landform character (**Policy 3.2.1.1.35**). In this regard, when reviewing development applications within **Settlement Areas** in the ORMCP, approval authorities and proponents of development must identify planning, design and construction practices that will keep disturbance to landform character to a minimum where possible, including: (1) maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form; (2) limiting the portion of the net developable area of the site that is disturbed to not more than 50 percent of the total area of the site; and (3) limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 per cent of the total area of the site.

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An Oak Ridges Moraine Conformity Statement and a Natural Heritage Evaluation (NHE) prepared by Dillon Consulting were submitted by the applicant in support of the proposed development. The purpose of these reports was to determine the location of any Key Natural Heritage Features (KNHFs) and Key Hydrologic Features (KHF) on and within a 120 metre area of influence, to confirm the developable limits, required buffers and mitigation measures, and to minimize disturbance to landform character. The NHE identified that a KNHF is present on the subject lands in the form of the habitat of an endangered or threatened species (i.e. a single Butternut tree); however, the subject lands are not within the *minimum area of influence* or *minimum vegetation protection zone* of any other such features. The NHE provides mitigation measures, including but not limited to appropriate buffers and tree protection. After a comprehensive review of the NHE, City and TRCA staff are satisfied with the proposed Butternut replacement plantings and have no concerns with the approval of the subject Zoning By-law Amendment application. Staff will continue to work with the applicant through the Site Plan approval process to ensure landform conservation preservation to the extent possible.

Based on the preceding, staff is of the opinion that the applicant's development proposal conforms with the applicable policies of the Plan and the ORMCP.

Harris-Beech Neighbourhood Infill Study (2014)

The subject lands are located within the Harris-Beech Neighbourhood Infill Study Area (the "Infill Study") in accordance with **Policy 4.9.1.1.1(j)** of the Plan. The Infill Study is identified in the Plan as a Priority Infill Area, consisting primarily of the **Neighbourhood** designation, with a smaller portion of land located along Yonge Street, identified as **Regional Mixed Use Corridor**. Approved by Council in February 2014, the Infill Study provides guidance for infill development within the Harris-Beech neighbourhood. Furthermore, the Infill Study provides a number of principles intended to guide the redevelopment of the neighbourhood over the long term and provides demonstration plans (four development scenarios) and urban design criteria for low and medium density residential uses. Outlined below is a summary of the development proposal's conformity with the Infill Study:

- the proposed townhouse development meets the locational criteria for medium density residential uses as identified on Scenario C of the Infill Study (refer to Map 3). Furthermore, all four of the development scenarios contained within the Infill Study depict medium density residential uses on the north side of Harris Avenue, between existing low density residential development to the west and planned intensification along Yonge Street;
- Scenario C in the Infill Study contemplates a potential north-south private road/lane through the subject lands to connect Harris Avenue and Jefferson Sideroad (refer to Map 3). The applicant has proposed a pedestrian walkway connection from the subject lands to the abutting lands to the north, which is consistent with the approved Site Plan for the lands to the north. The City's Development Engineering

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staff is satisfied with the proposed form of connection for both development proposals as the connection would maintain the intent of a north/south connection through the lands in this quadrant. A requirement to establish an access easement over the subject lands in favour of the abutting landowner to the north will be required as part of the Site Plan and draft Plan of Condominium approvals. A similar reciprocal access easement requirement has been imposed for the adjacent lands to the north in favour of the subject lands;

- **Sections 2.0 and 6.3** of the Infill Study provide guidance for the creation of walkable streets and enhanced connectivity between neighbourhoods. The applicant's revised development proposal supports this principle as a continuous sidewalk is proposed within the site, as well as a north/south pedestrian walkway connection between the subject lands and the approved townhouse development to the north;
- **Section 6.1** of the Infill Study specifies that for medium density housing forms, a minimum unit width of 6.0 metres and a maximum building height of three storeys are required for street and lane-accessed townhouse dwellings. The applicant's revised development proposal comprises 6.0 metre and 6.3 metre wide units and a maximum building height of three storeys, which is consistent with City-wide Urban Design Guidelines and complies with the built form design guidelines of the Infill Study; and,
- **Section 6.2** of the Infill Study identifies site design elements wherein buildings are to be oriented to the main road, provide for appropriate massing and height, include articulated facades and consolidate landscaped areas. The applicant's revised development proposal complies with the design guidelines of the Infill Study.

Based on the preceding, staff is satisfied that the proposed development is consistent with the Council approved Infill Study, is appropriate for these lands and constitutes good and orderly planning.

Official Plan Amendment Application

The former owners of the subject lands filed an Official Plan Amendment application seeking to increase the permitted density from 50 units per hectare (20 units per acre) to 74.61 units per hectare (30.19 units per acre) in order to facilitate the original development proposal comprised of 77 townhouse dwelling units on the subject lands. The new owners have revised their development proposal to conform with the density policies of the Official Plan and an Official Plan Amendment is no longer required. In this regard, the applicant has confirmed that the application will be withdrawn and the file closed upon the receipt of approvals from Council respecting the current development proposal.

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Revised Zoning By-law Amendment Application

The subject lands are zoned **Urban (UR) Zone** under By-law 128-04, as amended (refer to Map 4). Permitted uses in the **Urban (UR) Zone** include uses lawfully in existence as of November 15, 2001, bed and breakfast establishments, public infrastructure, one single detached dwelling and home occupations. Townhouse dwellings are not permitted under the **UR Zone** classification. Accordingly, the applicant is seeking Council’s approval to rezone the subject lands to **Multiple Residential One (RM1) Zone** under By-law 235-97, as amended (refer to Appendix “B”). More specifically, lands shown as **Block A** on Schedule “A” to the draft Zoning By-law include freehold townhouses and are subject to the provisions for Street Townhouse Dwellings. Lands shown as **Block B** on Schedule “A” to the draft Zoning By-law include condominium townhouses and are subject to the provisions for Block Townhouse Dwellings.

The following table provides a summary of the development standards applicable to the proposed development and the **Multiple Residential One (RM1) Zone** under By-law 235-97, as amended, including site specific provisions proposed by the applicant depicted in bold. Staff note that the Block Townhouse development standards for each individual parcel of tied land may vary:

Development Standard (Street Townhouses)	RM1 Zone Standard, By-law 235-97, as amended	Proposed Standards
Minimum Lot Frontage Interior Lot	6.0 metres (19.69 feet)	Complies
Minimum Lot Area Interior Lot	200.0 square metres (2,152.85 square feet)	150.0 square metres (1,614.64 square feet)
Maximum Lot Coverage	50%	60%
Minimum Required Front Yard	3.0 metres (9.84 feet)	Compliance to be confirmed
Minimum Required Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.94 metres)
Minimum Required Rear Yard	6.0 metres (19.68 feet)	Compliance to be confirmed for Block 1 (Units B1U6 and B1U8)
Maximum Height	11.0 metres (36.09 feet)	12.0 metres (39.37 feet)
Parking Requirements	2.0 parking spaces per dwelling unit	Complies

Development Standard (Block Townhouses)	RM1 Zone Standard, By-law 235-97, as amended	Proposed Standards
Minimum Lot Frontage Interior Lot	30.0 metres (65.61 feet)	Blocks 3-5, 7 and 8: Complies Block 6: 24.0 metres (78.7 feet)
Maximum Lot Coverage	50%	Compliance to be confirmed

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Minimum Required Front Yard	3.0 metres (9.84 feet)	Compliance to be confirmed
Minimum Required Side Yard	1.5 metres (4.92 feet)	Compliance to be confirmed
Minimum Required Rear Yard	6.0 metres (19.68 feet)	Compliance to be confirmed for Block 5 (Unit B5U1) and Block 6 (Unit B6U4)
Maximum Height	11.0 metres (36.09 feet)	12.0 metres (39.37 feet)
Density	25-75 units per hectare	Complies
Parking Requirements	2.0 parking spaces per dwelling unit of which 0.15 parking spaces per dwelling unit shall be for visitor parking	Complies

In addition to the site specific provisions noted above, the applicant is seeking approval to amend the general provisions of By-law 235-97, as amended, pertaining to visitor parking spaces and the definitions of “lane”, “lot” and “street” in order to facilitate its development proposal (refer to Appendix “B”).

The draft Zoning By-law prepared by the applicant is still under review by City staff and will be subject to further modifications from a formatting and content perspective. In this regard, the applicant has confirmed that Section 118 restrictions under the *Land Titles Act* will be registered over the subject lands, thus the by-law will need to be structured to facilitate the creation of individual parcels of tied land prior to condominium registration. Additional revisions are also likely as the applicant finalizes the Site Plan approval process and the content of the by-law is refined to be consistent with the City’s formatting.

Staff has undertaken a comprehensive review of the revised Zoning By-law Amendment application submitted by the applicant, including the proposed site specific provisions, and considers the request to be appropriate in consideration of the proposed land use and overall design of the development proposal. In terms of **Block A**, the proposed reduction in lot area and reduced interior side yard and rear yard requirements will not negatively impact the surrounding residential lotting and character relating to the Harris Avenue streetscape. The intent of the rear yard setback is to provide adequate amenity space, spacing separation and privacy between dwelling units. Notwithstanding that confirmation of compliance with respect to the required rear yards for units B1U6 and B1U8 within Block 1 is still required, staff is of the opinion that the proposed rear yards as depicted on the submitted Site Plan will still maintain the intent of the rear yard and provide appropriate amenity space while maintaining privacy and spacing separation. It is noted that these units abut the private lane within the development. Therefore, there are no direct impacts on abutting land uses. Staff also note compliance with the minimum required interior side yard of 1.5 metres will be achieved, with the exception of the two end unit townhouse dwellings abutting the lane. Furthermore, additional information is required to confirm compliance with regard to the maximum lot coverage provision, maximum height provision, and minimum required front yard standards.

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In terms of **Block B**, the reduced lot frontage respecting Block 6 will not negatively impact the residential lotting or character of the subject development or surrounding area. Notwithstanding that confirmation of compliance with respect to the required rear yards for units B5U1 and B6U4 within Blocks 5 and 6 is still required, staff is of the opinion that the proposed rear yards as depicted on the submitted Site Plan will still maintain the intent of the rear yard and provide appropriate amenity space while maintaining privacy and spacing separation. The subject units are end units that abut the private lane within the development. In this regard, there are no direct impacts on abutting land uses. Staff note that additional information is required to confirm compliance with regard to the maximum lot coverage provision, maximum height provision, and to determine the minimum development standards, as standards are required for the Block as a whole and for the individual parcels of tied land.

Based on the preceding, staff is of the opinion that the proposed Zoning By-law Amendment application implements the submitted draft Plan of Subdivision and overall development proposal, conforms with the Plan, the ORMCP and the Infill Study, and represents good planning. Should Council approve the development proposal, the final form of the By-law will be forwarded to Council for enactment at such time as the applicant finalizes the related Site Plan application, registers Section 118 restrictions on the lands, and pays the applicable processing fee.

Revised Draft Plan of Subdivision Application

The applicant's revised draft Plan of Subdivision application proposes the creation of one block for residential purposes (refer to Map 6). The purpose of the draft Plan of Subdivision is to place the subject lands within a registered Plan of Subdivision in order to facilitate the approval of a future Part Lot Control Exemption to create the parcels of tied land as part of the proposed common element condominium. Since the applicant is also proposing freehold street townhouses along Harris Avenue, the final Plan of Subdivision will also need to include those lands as blocks within the plan in order to take advantage of those same Part Lot Control Exemption opportunities. Subject to the conditions of draft approval contained in Appendix "C" attached hereto, staff is of the opinion that the revised draft Plan of Subdivision application conforms with the Plan and has appropriate regard for the criteria under Section 51(24) of the *Planning Act*.

Revised Draft Plan of Condominium Application

The applicant's revised draft Plan of Common Element Condominium application (File D05-14011) is intended to facilitate the creation of common element condominium tenure over a portion of the subject lands, which includes a driveway/private street, visitor parking, sidewalks, landscaping, bicycle racks, community mailboxes and a pedestrian walkway connection to the property to the north. A mutual easement respecting the north/south walkway between both developments will be required as a condition of the respective Site Plan and Condominium approvals. The subject draft Plan of Condominium application remains under review and will be brought back to Council for consideration following the receipt of draft plan conditions and the issuance of Site Plan approval.

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The former owners of the subject lands also filed a second draft Plan of Condominium application (File D05-14009) to facilitate the original development proposal which included both standard and common element condominium forms of tenure. The new owners have revised their development proposal and a second draft Plan of Condominium application is no longer required. In this regard, the applicant has confirmed that the application will be withdrawn and the file closed upon the receipt of approvals from Council respecting the current development proposal.

Revised Site Plan Application

The applicant's revised Site Plan application serves to facilitate its development proposal, including matters such as architectural design, building and siting setbacks, tree protection, landscaping, tree planting, landform conservation, site servicing, grading, drainage and lighting (refer to Maps 8 to 11). Amenity space for each individual townhouse dwelling unit is to be provided through at-grade front and rear yards. Vehicular access to the site is proposed from Harris Avenue via a private driveway/lane.

The revised Site Plan application remains under review at this time as a number of technical matters still need to be addressed prior to final approval. Detailed comments must be addressed prior to bringing forward the amending Zoning By-law to Council for consideration and passage.

Department and External Agency Comments:

All circulated City departments and external agencies have indicated no objections, have provided comments to be addressed through the Site Plan approval process, and/or have provided conditions of draft approval with respect to the proposed Zoning By-law Amendment and draft Plan of Subdivision applications, including the City's Development Engineering Division, Park and Natural Heritage Planning Section and Urban Design and Heritage Section, in addition to the Regional Municipality of York and the Toronto and Region Conservation Authority. The schedule of draft plan conditions is attached as Appendix "C" hereto. Technical comments that need to be addressed through the Site Plan application process are summarized below.

Development Engineering Division

The City's Development Engineering Division has advised that there are no municipal sewers or watermain within Harris Avenue. A draft Servicing Agreement has been prepared respecting the required services and facilities to be provided or constructed within the Harris Avenue and Yonge Street road allowances. The Servicing Agreement obligates the applicant to undertake the design and construction of municipal storm sewers, sanitary sewers, watermain, urbanization of Harris Avenue, sidewalks and street lighting. Development Engineering staff have confirmed that the Servicing Agreement will also include provisions for the storm, sanitary and water service connections to the 11 freehold street townhouse dwelling units with direct frontage on Harris Avenue. In addition, the applicant is required to address detailed comments respecting the submitted Servicing Plan, Grading Plan, Erosion and Sediment Control

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Plans, Functional Servicing Report and Stormwater Management Report, Outdoor Lighting Study, and the Sustainability Metrics.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided comments on the related Site Plan application with respect to revising the Tree Inventory and Preservation Plan. Comments include directing development including swales outside of the retained tree protection zones, or alternatively, discussing the removal and replacement of the affected trees. In addition, Park staff advise that cash-in-lieu of tree planting will be required for replacement trees that cannot be accommodated within the development.

Urban Design and Heritage Section

The City's Urban Design and Heritage Section has provided comments on the related Site Plan and draft Plan of Common Element Condominium applications. Confirmation regarding the lands that are to be included within the future common elements (i.e. landscaping and proposed fencing) has been requested.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority has reviewed the applicant's draft Plan of Subdivision and is satisfied that the remaining comments can be addressed through the Site Plan approval process and the related Site Plan Agreement. Technical comments related to the Harris-Beech Master Environmental Servicing Plan (MESP) and revisions to the Erosion and Sediment Control Plan have been identified.

Development Planning Division

Development Planning staff has completed a review of the applicant's revised development proposal and provides the following comments:

- the proposed three storey townhouse development conforms with the applicable policies in the **Neighbourhood** designation of the Plan, including permitted land use, maximum height and maximum density;
- the proposed development provides for appropriate built form, massing and setbacks that are compatible with adjacent and surrounding lands as required pursuant to **Section 4.9.2** of the Plan;
- staff supports the applicant's proposed zoning provisions and find them appropriate for the subject development. The by-law structure and details of the site specific provisions will be refined through the finalization of the Site Plan approval process;
- the Site Plan approval process must be substantially completed and the comments summarized in the preceding section of this report must be addressed before bringing forward the by-law to Council for enactment;
- in addition to the foregoing, the applicant shall confirm the lands that are to be included within the future common elements;

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- the applicant will be required to submit Part Lot Control Exemption and Private Street Naming applications to facilitate the creation of individual lots for the townhouse blocks and a private street; and,
- the applicant will be required to submit a revised Sustainability Performance Metrics Tool in support of the Site Plan application that satisfies the minimum threshold score for Site Plans.

Interim Growth Management Strategy:

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The applicant has submitted a Sustainability Performance Metrics Tool (the “Metrics”) in support of its development proposal and for consideration by the City as part of its review and approval of the related Site Plan application, including the allocation of servicing capacity. The applicant’s Metrics submission remains under review by staff.

The proposed total unit count of 49 townhouse dwelling units is equivalent to 146.51 persons for the purposes of municipal servicing allocation. As such, staff recommends that Council authorize the Commissioner of Planning and Regulatory Services to allocate municipal servicing for the subject development at such time as the applicant is able to meet the minimum sustainability threshold score.

Staff further note that the Metrics proposed by the applicant in support of its allocation request is comprised of both site works and building design measures. These commitments will be secured through the Site Plan approval process and reflected in the Site Plan Agreement, where applicable. The approved plans forming part of the Site Plan Agreement must denote the applicable metrics and depict the requisite information on said plans. A response letter directing staff to where the information is depicted or denoted would assist staff’s review of the associated plans.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendations of this report are aligned with **Goal Two – Better Choice in Richmond Hill** in expanding options for housing within the City, in addition to **Goal Four - Wise Management of Resources in Richmond Hill** in supporting responsible use of available land.

Conclusion:

The applicant is seeking Council’s approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development

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comprised of 49 townhouse dwelling units on its land holdings. Staff has completed a comprehensive review and evaluation of the applicant's revised development proposal and is of the opinion that the submitted applications conform with the applicable policies of the City's Official Plan and have regard for the criteria described under Subsection 51(24) of the *Planning Act*. Staff is of the opinion that the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications are appropriate and represent good planning. On the basis of the preceding, staff recommends that Council approve the subject applications in accordance with the conditions and directions outlined 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 – Extract from Council Public Meeting C#36-15 held September 9, 2015
- Appendix B – Applicant's Draft Zoning By-law
- Appendix C – Schedule of Conditions of Draft Plan Approval 19T(R)-14016
- Map 1 Aerial Photograph
- Map 2 Official Plan Schedule A2 – Land Use
- Map 3 Approved Harris-Beech Infill Study – Scenario C
- Map 4 Existing Zoning
- Map 5 Original Draft Plan of Subdivision
- Map 6 Proposed Draft Plan of Subdivision
- Map 7 Original Site Plan
- Map 8 Revised Site Plan
- Map 9 Proposed Front Elevations – Building Blocks 1 and 2
- Map 10 Proposed Front Elevations – Building Blocks 3 to 8
- Map 11 Proposed Elevations – Building Block Side and Rear Elevations

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Report Approval Details

Document Title:	SRPRS.20.054 - Request for Approval - 9089802 Canada Corp. - D02-14038 and D03-14016.docx
Attachments :	<ul style="list-style-type: none"> - Appendix A - CPM Extract 36-15.pdf - Appendix B - Applicant's Draft Zoning By-law.pdf - Appendix C - Schedule of Conditions of Draft Plan Approval 19T(R)-14016.pdf - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_OFFICIAL_PLAN_SCHEDULE_A2_LAND_USE.pdf - MAP_3_APPROVED_HARRIS_BEECH_INFILL_STUDY_SCENARIO_C.pdf - MAP_4_EXISTING_ZONING_S214038A.pdf - MAP_5_ORIGINAL_DRAFT_PLAN_OF_SUBDIVISION.pdf - MAP_6_PROPOSED_DRAFT_PLAN_OF_SUBDIVISION.pdf - MAP_7_ORIGINAL_SITE_PLAN.pdf - MAP_8_PROPOSED_SITE_PLAN.pdf - MAP_9_PROPOSED_FRONT_ELEVATIONS -Building Blocks 1 and 2.pdf - MAP_10_PROPOSED_FRONT_ELEVATIONS -Building Blocks 3 and 8.pdf - MAP_11_PROPOSED_ELEVATIONS -Building Block Side and Rear Elevations.pdf
Final Approval Date:	Apr 9, 2020

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

Gus Galanis - Apr 6, 2020 - 10:31 AM

Kelvin Kwan - Apr 7, 2020 - 5:20 PM

MaryAnne Dempster - Apr 9, 2020 - 10:36 AM