



Staff Report for Council Public Meeting

Date of Meeting: October 7, 2020

Report Number: SRPRS.20.128

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.128 – Request for Comments –
Zoning By-law Amendment Application – Zonix
Group (Harris) Inc. City File: D02-20011

Owner:

Zonix Group (Harris) Inc.
44 Steeles Avenue East
Markham, Ontario
L3T 1A2

Agent:

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

Location:

Legal Description: Lot 49, Plan 1916
Municipal Address: 229 Harris Avenue

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit the construction of six (6) semi-detached dwelling units on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.20.128 with respect to the Zoning By-law Amendment application submitted by Zonix Group (Harris) Inc. for lands known as Lot 49, Plan 1916 (Municipal Address: 229 Harris Avenue), City File D02-20011, be received for information purposes only and that all comments be referred back to staff.

Page 2

Contact Person:

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

Report Approval:

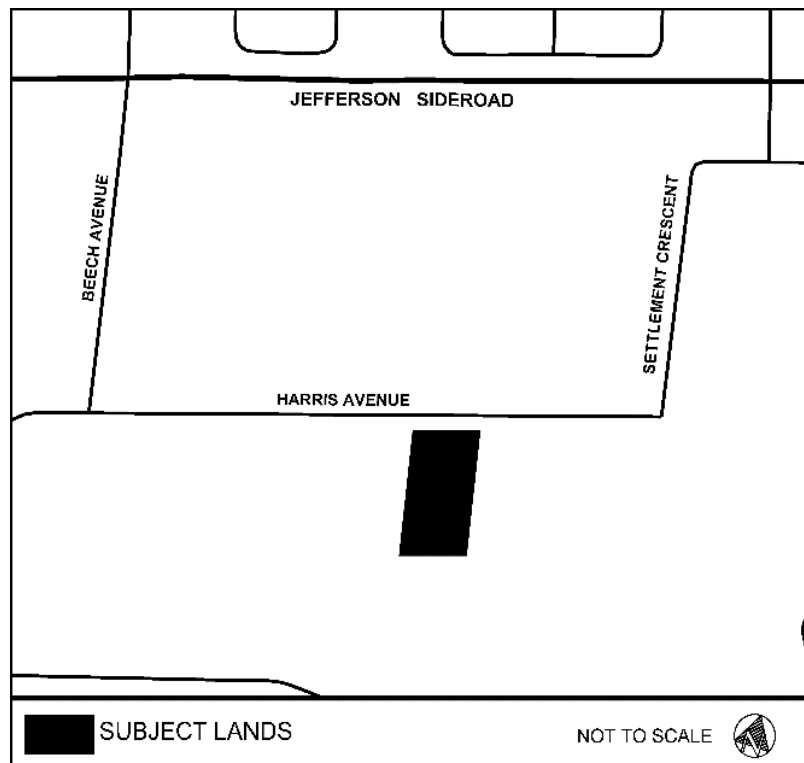
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, 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.



Page 3

Background Information:

The subject Zoning By-law Amendment application was received on May 11, 2020 and deemed complete by the City on May 26, 2020. The application and supporting materials were 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 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 0.416 hectares (1.03 acres) and a lot frontage of 47.34 metres (155.31 feet) along Harris Avenue. The lands currently support one single detached dwelling that is proposed to be demolished. The lands abut Harris Avenue to the north, existing single detached residential uses to the east and west, and conservation lands owned by the TRCA to the south (refer to Map 2).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit six semi-detached dwelling units fronting onto Harris Avenue (refer to Maps 6 and 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 City:

• Total Lot Area:	0.416 hectares (1.03 acres)
○ Semi-Detached Lots:	0.278 hectares (0.687 acres)
○ Natural Heritage System:	0.138 hectares (0.341 acres)
• Proposed Lot Frontages:	15.67 metres (51.41 feet)
• Proposed Lot Areas:	902 square metres (9,709.04 square feet)
• Total Number of Units:	6
• Proposed Unit Widths:	6.6 metres (21.65 feet)
• Proposed Building Heights:	8.53 metres (28.0 feet)
• Proposed Density:	21.58 units per hectare (8.73 units per acre)

Supporting Documentation/Reports

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

- Draft Zoning By-law;
- Conceptual Development Plan;
- Conceptual Lotting Plan;

Page 4

- Planning Justification Statement;
- Survey;
- Elevation Plans;
- Floor Plans;
- Natural Heritage Assessment and Tree Preservation Plan;
- Geotechnical Investigation; and,
- Water Balance Report;

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 form of development as proposed by the subject application is 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** under By-law 235-97, as amended.

The following table provides a summary of development standards applicable to the proposed **Semi-Detached One (RD1) Zone** category under By-law 235-97, as amended. The applicant is not proposing any changes to the **RD1 Zone** development standards.

Development Standards	RD1 Zone Standards, By-law 235-97, as amended	Proposed Development
Minimum Lot Frontage (Interior)	14.6 metres (47.9 feet)	Complies
Minimum Lot Area (Interior)	485 square metres (5,220.49 square feet)	Complies
Maximum Lot Coverage	50%	Complies
Minimum Required Front Yard	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	Complies
Minimum Required Side Yard	1.5 metres (4.92 feet)	1.22 metres (4.0 feet)
Minimum Required Rear Yard	7.5 metres (24.60 feet)	Complies
Maximum Height	11.0 metres (36.09 feet)	Complies
Minimum Parking Standards	2 spaces per unit	Complies

Page 5

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 – Land Use of the City’s Official Plan (the “Plan”) (refer to Map 4). The **Neighbourhood** designation permits low-density residential uses including low-rise semi-detached dwellings and 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.

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 infrastructure and utilities, recreational uses, parks and uses accessory thereto. The Plan includes policies in which the City will seek dedication of key natural heritage features and their associated minimum vegetation protection zones through the development approval process to an appropriate Public Authority.

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 3.2.1.1.18** of the Plan outlines minimum vegetation protection zones from existing features within the Oak Ridges Moraine. A Valleyland feature which is located on the subject lands, requires a 30 metre (98.42 feet) buffer from the Top of Slope. A Narrow Woodland Finger is also identified on the south portion of the lands. A reduced buffer to the natural heritage feature may be considered subject to the approved MESP for the area and the findings of a Natural Heritage Evaluation.

The lands also appear to be 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 1 and 2 Oak Ridges Moraine Landform Conservation Area in accordance with Schedule A6 – Landform Conservation Areas of

Page 6

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 shall be kept to a minimum for development within the **Settlement Area** and must demonstrate conformity with the ORMCP. The applicant has submitted a Natural Heritage Assessment and Tree Preservation Plan for the lands which are currently under review.

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 low density residential uses or development within the subject lands (refer to Map 5). Outlined below is a summary of the proposal relative to the development scenarios of the Study.

- development in the form of detached or semi-detached dwellings on existing public streets is depicted in all four scenarios of the Study;
- the Infill Study requires a minimum lot frontage of 15 metres (49.21 feet) on existing streets. In this regard, the proposed semi-detached lots appear to be consistent with this guideline; and,
- the Infill Study requires dwellings on existing streets to have a maximum building height of 2 storeys. In this regard, the proposed semi-detached dwellings appear to be consistent with this guideline.

A more detailed review of the subject application 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 application, in addition to the associated background studies and reports 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 of this report.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has advised that confirmation is required to determine the limits of the Significant Valleyland and the Significant Woodland to ensure appropriate buffers are provided (refer to Appendix "A"). Additional information is requested to determine the extent of the Narrow Woodland Finger and whether this qualifies as a Key Natural Heritage Feature as defined in the *Oak Ridges Moraine Conservation Plan* Technical Papers. Furthermore, the applicant will be required to submit a Landform Conservation Plan to demonstrate conformity with the Category 1 and 2 Landform Conservation policies applicable to the property. Staff has also requested additional information to demonstrate that the application meets the

Page 7

City's tree planting and landscaping requirements, and permission from adjacent landowners will be required for proposed tree removals that straddle the property line.

Development Engineering Division

The City's Development Engineering Division has advised that municipal services currently do not exist on Harris Avenue and that servicing is proposed to be installed along Harris Avenue through draft approved Plans of Subdivision to the north (City Files D03-14008 and D03-16002). The timing and availability of municipal servicing on Harris Avenue remains dependent on the execution of a Development Agreement and the installation of servicing by the landowner to the north. It must be noted that the landowner to the north has recently submitted revised Draft Plan of Subdivision applications (City Files D03-14008 and D03-16002) which will be brought forward to a Council Public Meeting in the future.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has requested that the limits of all key natural heritage features on the property and appropriate buffers be identified (refer to Appendix "B"). Any wetlands, woodlands, valley and stream corridors located to the south of the subject lands must also be identified along with their required buffers to determine the limits of the Natural Heritage System. The TRCA will require additional clarification regarding stormwater management capacity and has requested the submission of Erosion and Sediment Control Plans for the site to determine conformity with Section 2.4.4 of the Harris-Beech MESP. A TRCA Permit is required prior to any works commencing on site.

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 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 all four Development Scenarios as outlined in the Harris-Beech Infill Study;
- it appears that relief to the Zoning By-law will be required for the interior side yard setbacks. Staff will review all proposed setbacks, including provisions which require relief from By-law 235-97, as amended;
- 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 submitted Natural Heritage Evaluation (NHE), which is currently under review by City staff;
- in accordance with the Harris-Beech MESP, the southern portion of the subject lands are located within a Top of Slope feature and associated 10 metre buffer. As

Page 8

such, further investigation with respect to the limits of the Top of Slope and associated Woodland features will be required;

- as indicated by the City's Park and Natural Heritage Planning Section, further review of the proposed building/lot depths is required in order to determine the appropriate limits of the Natural Heritage System to be conveyed to the appropriate Public Authority;
- the submitted Zoning By-law Amendment proposes to rezone the entirety of the subject lands to a **Semi-Detached One (RD1) Zone** under By-law 235-97, as amended. The applicant will need to revise the proposal to ensure that the Natural Heritage System features and appropriate buffers are rezoned to the appropriate **Environmental Protection Area 2 (EPA2) Zone** category;
- conformity with the Category 1 and 2 Landform Conservation Area policies is required through the submission of a Landform Conservation Assessment; and,
- future Consent applications will be required to facilitate the creation of the proposed lots and to convey the Natural Heritage System lands to the appropriate Public Authority.

Other City Department and External Agency Comments

Comments have also been received from the City's Fire and Emergency Services Division, Urban Design Section, Financial Services Division and Community Services Department, in addition to the Regional Municipality of York, Alectra Utilities, Enbridge Gas, Hydro One and Metrolinx. These departments and agencies have no objections to the proposed development. Further comments will be provided by City Departments and external agencies upon submission of future Consent applications.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the City's Building Services Division - Zoning Section, in addition to Canada Post and Bell Canada.

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 proposal to permit a residential development comprised of six semi-detached dwelling units on its land holdings. The purpose of this report is to provide Council and the public with an overview of the

Page 9

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 from the Park and Natural Heritage Planning Section dated August 20, 2020
- Appendix B, Letter from the Toronto and Region Conservation Authority dated August 28, 2020
- Map 1, Aerial Photography
- Map 2, Neighbourhood Context
- Map 3, Zoning Map
- Map 4, Official Plan Designation
- Map 5, Harris Beech Infill Study – Scenario D
- Map 6, Conceptual Lotting Plan
- Map 7, Proposed Elevation

Page 10

Report Approval Details

Document Title:	SRPRS.20.128 - Request for Comments - Zoning By-law Amendment - Zonix Group (Harris) Inc. - File D02-20011.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.20.128 Appendix A.pdf- SRPRS.20.128 Appendix B.pdf- SRPRS.20.128 MAP_1_AERIAL_PHOTOGRAPH.pdf- SRPRS.20.128 MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- SRPRS.20.128 MAP_3 - ZONING MAP.pdf- SRPRS.20.128 MAP_4_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.20.128 MAP_5_HARRIS_BEECH_INFILL_STUDY.pdf- SRPRS.20.128 MAP_6_CONCEPTUAL_LOTTING_PLAN.pdf- SRPRS.20.128 MAP_7_PROPOSED_ELEVATIONS.pdf
Final Approval Date:	Sep 17, 2020

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

Gus Galanis - Sep 17, 2020 - 10:09 AM

Kelvin Kwan - Sep 17, 2020 - 10:14 AM

MaryAnne Dempster - Sep 17, 2020 - 1:20 PM