



## **Staff Report for Council Public Meeting**

**Date of Meeting:** November 4, 2020

**Report Number:** SRPI.20.001

**Department:** Planning and Infrastructure Department

**Division:** Development Planning

**Subject:** SRPI.20.001 – Request for Comments – Zoning By-law Amendment and Revised Draft Plan of Subdivision Applications – Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto – City Files D02-20017, D03-14008 and D03-16002

---

### **Owner:**

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

Giuseppina Brunetto  
115 Duncan Road  
Richmond Hill, Ontario  
L4C 6J4

### **Agent:**

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

### **Location:**

**Legal Description:** Lots 1 to 5, Plan 9597 and Lots 11, 15 to 18, 20 to 24, 27 and 28, Plan 1916

**Municipal Addresses:** 30 Beech Avenue, 211, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad, and 196, 210, 226, 234, 246, 260, 276 and 288 Harris Avenue

## **Page 2**

### **Purpose:**

A request for comments concerning proposed Zoning By-law Amendment and revised draft Plan of Subdivision applications to permit a residential development comprising of 112 single detached dwelling units, 12 semi-detached dwelling units and 35 street townhouse dwelling units on the subject lands.

### **Recommendation:**

- a) **That Staff Report SRPI.20.001 with respect to the Zoning By-law Amendment and revised Draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto for lands known as Lots 1 to 5, Plan 9597 and Lots 11, 15 to 18, 20 to 24, 27 and 28, Plan 1916 (Municipal Addresses: 30 Beech Avenue, 211, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad and 196, 210, 226, 234, 246, 260, 276 and 288 Harris Avenue), City Files D02-20017, D03-14008 and D03-16002, be received for information purposes only and that all comments be referred back to staff.**

### **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 Infrastructure

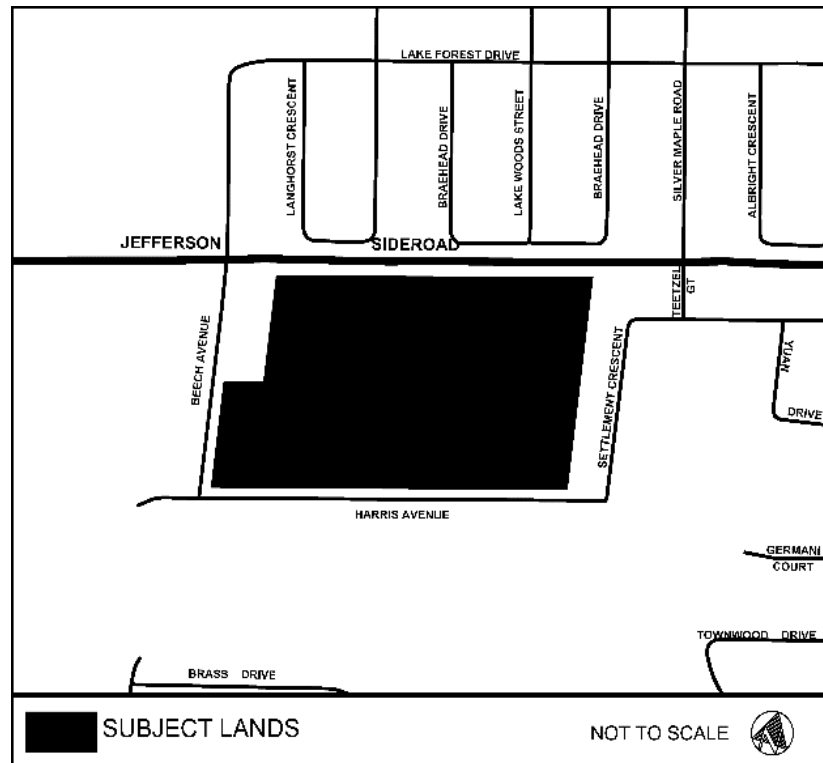
**Approved by:** Mary-Anne Dempster, City Manager

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.

## Page 3

### 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 4

### Background Information:

The subject Zoning By-law Amendment and revised draft Plan of Subdivision applications were received on June 17, 2020 and deemed complete by the City on July 16, 2020. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment.

By way of background, Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-14024, D02-16001, D03-14008 and D03-16002) were previously approved by Council on March 26, 2018 (refer to Appendix A). In this regard, a draft Plan of Subdivision (File D03-14008) was approved on a portion of the subject lands to facilitate the construction of 30 single detached dwelling units, 62 semi-detached dwelling units, 34 townhouse dwelling units and a stormwater management pond, while a draft Plan of Subdivision (File D03-16002) was approved on the remainder of the subject lands to facilitate the construction of 10 single detached dwelling units and 10 semi-detached dwelling units (refer to Maps 6 and 7). In November 2018, a red-line revision to the larger draft approved Plan of Subdivision (File D03-14008) was approved to consolidate two walkways with access onto Jefferson Sideroad into a single walkway, resulting in one (1) additional townhouse dwelling unit. The applicant is in the process of addressing the conditions of draft plan approval, and is now proposing revisions to the original development approvals through the submission of Zoning By-law Amendment and revised draft Plan of Subdivision applications.

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 located at the southeast quadrant of Jefferson Sideroad and Beech Avenue and have a total lot area of 6.84 hectares (16.90 acres) (refer to Map 1). The lands are vacant as a result of preliminary grading and tree removal. The subject lands abut Jefferson Sideroad to the north, Beech Avenue to the west, Harris Avenue to the south and existing single detached dwellings to the east.

#### Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment and revised draft Plan of Subdivision applications to permit a proposed residential development comprising of 112 single detached dwelling units, 12 semi-detached dwelling units and 35 street townhouse dwelling units on the subject lands (refer to Map 8). 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:

## Page 5

- **Total Lot Area:** 6.84 hectares (16.90 acres)
  - **Single Detached Lots:** 3.72 hectares (9.19 acres)
  - **Semi-Detached Lots:** 0.38 hectares (0.94 acres)
  - **Townhouse Blocks:** 0.70 hectares (1.73 acres)
  - **Stormwater Management Pond Block:** 0.45 hectares (1.11 acres)
  - **Walkway Blocks:** 0.06 hectares (0.15 acres)
  - **Road, Widening and Reserve Blocks:** 1.53 hectares (3.78 acres)
- **Total Number of Units:** 159
  - **Single Detached (15.2 metres):** 13
  - **Single Detached (11.0 metres):** 33
  - **Single Detached (7.6 metres):** 66
  - **Semi-Detached:** 12
  - **Street Townhouse:** 35
- **Proposed Building Height:** 2 and 3 storeys
- **Proposed Density (combined):** 23.25 units per hectare  
(9.41 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;
- Draft Plan of Subdivision;
- Planning Justification Statement;
- Urban Design Brief Addendum;
- Concept Plan;
- Elevation Plans;
- Floor Plans;
- Functional Servicing Report, Update Addendum;
- Natural Heritage Assessment Update;
- Geotechnical Investigation;
- Phase 1 Environmental Site Assessment;
- Transportation Impact Study/ Transportation Mobility Plan;
- Tree Inventory and Protection Plan; and,
- Revised Sustainability Metrics.

## Zoning By-law Amendment Application

The subject lands are zoned **Multiple Residential One (RM1) Zone, Semi-Detached One (RD1) Zone, Single Detached Four (R4) Zone, Single Detached Six (R6) Zone** and **Open Space (O) Zone** with site specific exceptions under By-law 235-97, as amended (refer to Map 2). The existing zoning of the subject lands implements the form of development contemplated in the previously approved draft Plans of Subdivision.

## Page 6

The applicant is now proposing revisions to the draft approved Plans of Subdivision in order to accommodate fewer semi-detached dwellings and a greater number of single detached dwellings, albeit with reduced lot frontages. Accordingly, the applicant is seeking Council's approval to rezone a portion of the subject lands from **Semi-Detached One (RD1) Zone** and **Single Detached Four (R4) Zone** to **Single Detached Two (R2) Zone**, and from **Semi-Detached One (RD1) Zone** and **Single Detached Four (R4) Zone** to **Single Detached Three (R3) Zone**, in addition to site specific zone provisions in the **Single Detached Six (R6) Zone** under By-law 235-97, as amended. No amendments are proposed to the existing **Multiple Residential One (RM1) Zone** and **Open Space (O) Zone**, as well as the **Semi-Detached One (RD1) Zone** along Beech Avenue. Outlined below is a comparison of the proposed development standards relative to those of the associated parent zone category, with requested and required site specific exceptions in bold:

### Proposed Single Detached Dwellings (7.6 metres)

Development Standard	R2 Zone Standards, By-law 235-97, as amended	Proposed R2 Zone Standards
Minimum Lot Frontage	9.0 metres (29.52 feet) (interior lot) 11.0 metres (36.08 feet) (corner lot)	<b>7.6 metres (24.93 feet)</b> (interior lot) <b>9.0 metres (29.52 feet)</b> (corner lot)
Minimum Lot Area	300 square metres (3,229.17 square feet) (interior lot) 365 square metres (3,928.82 square feet) (corner lot)	<b>200.0 square metres (2,152.78 square feet)</b> To be Confirmed by Applicant
Maximum Lot Coverage	40%	<b>47.5%</b>
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)	<b>1.2 metres (3.93 feet) on one side, 0.6 metres (1.96 feet) on the other side</b>
Minimum Required Flankage Yard	3.0 metres (9.84 feet)	<b>1.2 metres (3.93 feet) on one side, 0.6 metres (1.96 feet) on the other side</b>
Minimum Required Rear Yard	7.5 metres (24.60 feet)	<b>7.0 metres (22.96 feet)</b>
Maximum Building Height	11.0 metres (36.08 feet)	<b>12.6 metres (41.33 feet)</b>
Minimum Parking Standards	2 spaces per unit	Complies

## Page 7

### Proposed Single Detached Dwellings (11.0 metres)

Development Standard	R3 Zone Standards, By-law 235-97, as amended	Proposed R3 Zone Standards
<b>Minimum Lot Frontage</b>	10.5 metres (34.44 feet) (interior lot) 12.0 metres (39.37 feet) (corner lot)	Complies
<b>Minimum Lot Area</b>	350 square metres (3,767.36 square feet) (interior lot) 415 square metres (4,467.02 square feet) (corner lot)	<b>300 square metres (3,229.17 square feet) (interior lot)</b> Complies
<b>Maximum Lot Coverage</b>	40%	<b>47.5%</b>
<b>Minimum Required Front Yard</b>	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	Complies
<b>Minimum Required Side Yard</b>	1.5 metres (4.92 feet)	<b>1.2 metres (3.93 feet) on one side, 0.6 metres (1.96 feet) on the other side</b>
<b>Minimum Required Flankage Yard</b>	3.0 metres (9.84 feet)	<b>1.2 metres (3.93 feet) on one side, 0.6 metres (1.96 feet) on the other side</b>
<b>Minimum Required Rear Yard</b>	7.5 metres (24.60 feet)	Complies
<b>Maximum Building Height</b>	11.0 metres (36.08 feet)	Complies
<b>Minimum Parking Standards</b>	2 spaces per unit	Complies

### Proposed Single Detached Dwellings (15.2 metres)

Development Standard	R6 Zone Standards, By-law 235-97, as amended	Proposed R6 Zone Standards
<b>Minimum Lot Frontage</b>	15.0 metres (49.21 feet) (interior lot) 17.0 metres (55.77 feet) (corner lot)	Complies
<b>Minimum Lot Area</b>	500 square metres (5,381.95 square feet) (interior lot) 565 square metres (6,081.60 square feet) (corner lot)	Complies
<b>Maximum Lot Coverage</b>	40%	<b>47.5%</b>
<b>Minimum Required Front Yard</b>	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	Complies

## Page 8

<b>Minimum Required Side Yard</b>	1.5 metres (4.92 feet)	<b>1.2 metres (3.93 feet)</b>
<b>Minimum Required Flankage Yard</b>	3.0 metres (9.84 feet)	Complies
<b>Minimum Required Rear Yard</b>	7.5 metres (24.60 feet)	Complies
<b>Maximum Building Height</b>	11.0 metres (36.08 feet)	Complies
<b>Minimum Parking Standards</b>	2 spaces per unit	Complies

### Revised Draft Plan of Subdivision Application

The applicant has submitted a revised draft Plan of Subdivision application that proposes to consolidate two draft approved Plans of Subdivision and to permit a residential development comprised of 112 single detached dwelling units, 12 semi-detached dwelling units, 35 street townhouse dwelling units, a stormwater management pond, walkways and public roads on its land holdings (refer to Map 8). While the proposed built-form and unit yield have been revised, the proposed road network and stormwater management pond remain unchanged from the draft approved plans. The following is a breakdown of the unit totals from the draft approved plans and the current proposal.

	<b>Draft Approved D03-14008</b>	<b>Draft Approved D03-16002</b>	<b>Proposed Revised Applications</b>
<b>Single Detached (15.2 metres)</b>	7	4	13
<b>Single Detached (12.2 metres)</b>	23	6	0
<b>Single Detached (11.0 metres)</b>	0	0	33
<b>Single Detached (7.6 metres)</b>	0	0	66
<b>Semi-Detached</b>	62	10	12
<b>Street Townhouse</b>	35	0	35
<b>Total Number of Units</b>	127 (excluding blocks to be combined with D03-16002 for a total of 6 units)	20 (excluding blocks to be combined with D03-14008 for a total of 6 units)	159

The main purpose of the revised draft Plan of Subdivision application is to amend the predominant dwelling type from semi-detached dwelling units to single detached dwelling units, and to revise the lot pattern and lot sizes in order to increase the total number of dwelling units from 153 to 159. It is intended that both draft plans will be consolidated into a single draft plan should the application be approved by Council.



## Page 9

As previously indicated, a red-line revision was approved to draft Plan of Subdivision File D03-14008 in November 2018 to consolidate two walkways into one walkway connecting Jefferson Sideroad to Street “A” and Street “B”, resulting in an increase in townhouse dwelling units from 34 to 35. No further changes to the townhouse component of the plan are currently proposed. Furthermore, no substantive changes are proposed to the 12 semi-detached dwelling units fronting onto Beech Avenue, apart from the removal of a 6.0 metre walkway from Street “A” to Beech Avenue and a minor increase to the proposed lot frontages from 15.0 metres (49.21 feet) to 15.2 metres (49.86 feet). Lastly, no changes are proposed to the lot fabric of the 13 single detached dwellings on the north side of Harris Avenue, which maintain lot frontages of 15.2 metres (49.86 feet).

The revised (consolidated) draft Plan of Subdivision application proposes the following main revisions:

- within the area shown as Lots 7 to 13 and 28 to 35 on the revised draft plan (refer to Maps 8 and 10), the applicant is proposing 15 single detached dwellings with lot frontages of 11.0 metres (36.08 feet), whereas the draft approved plans included 20 semi-detached dwelling units with lot frontages of 15.0 metres (49.21 feet) and two residential reserve blocks;
- within the area shown as Lots 88 to 105 on the revised draft plan (refer to Maps 8 and 10), the applicant is proposing 18 single detached dwellings with lot frontages of 11.0 metres (36.08 feet), whereas the draft approved plans included 15 single detached dwellings with lot frontages of 12.2 metres (40.02 feet) and two residential reserve blocks;
- within the area shown as Lots 14 to 27 and 36 to 61 on the revised draft plan (refer to Maps 8 and 11), the applicant is proposing 40 single detached dwellings with lot frontages of 7.6 metres (24.93 feet), whereas the draft approved plans included 40 semi-detached dwelling units with lot frontages of 15.0 metres (49.21 feet); and,
- within the area shown as Lots 62 to 87 on the revised draft plan (refer to Maps 8 and 11), the applicant is proposing 26 single detached dwellings with lot frontages of 7.6 metres (24.93 feet), whereas the draft approved plans included 14 single detached dwelling units with lot frontages of 12.2 metres (40.02 feet) and four residential reserve blocks.

Staff will continue to review the appropriateness of the proposed changes to the draft plans and ensure the plans are in conformity with the Official Plan and the Harris-Beech Infill Study.

## Page 10

### 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 3). The **Neighbourhood** designation permits low-density residential uses such as low-rise single detached dwellings, and semi-detached dwellings. 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, except on an arterial street where the maximum building height shall be four storeys.

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.

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 shall be kept to a minimum for development within the **Settlement Area** and must demonstrate conformity with the

## Page 11

ORMCP. The applicant has submitted an updated 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 both low and medium density residential uses or development within the subject lands. A Concept Plan of the western portion of the Harris-Beech Infill area depicts existing proposed and draft approved developments (refer to Map 9). It must be noted that the Concept Plan is not wholly representative of recent development approvals on the south side of Harris Avenue. Outlined below is a summary of the proposal relative to the development scenarios of the Study:

- low density residential uses in the form of single detached and semi-detached dwellings on public streets are permitted throughout the Infill Plan and are consistent with all Development Scenarios in the Study (refer to Maps 4 and 5);
- medium density residential uses in the form of townhouse dwellings adjacent to Jefferson Sideroad are consistent with Development Scenario “A” and “C” of the Study (refer to Map 4);
- the proposed street network remains unchanged from the previous draft approved plans and is consistent with the public street network identified within Development Scenario “D” of the Study (refer to Map 5);
- the proposed semi-detached dwellings with lot frontages of 15.2 metres (49.86 feet) along Beech Avenue remain largely unchanged from the previous draft approved plan and are consistent with the minimum lot frontage requirement of 15 metres (49.21 feet) on existing streets in the Study;
- the proposed single detached dwellings with lot frontages of 15.2 metres (49.86 feet) along the north side of Harris Avenue remain unchanged from the previous draft approved plan and are consistent with the minimum lot frontage requirement of 15 metres (49.21 feet) on existing streets in the Study;
- the proposed street townhouse dwellings with lot frontages of 6.0 metres (19.68 feet) adjacent to Jefferson Sideroad remain largely unchanged from the previous draft approved plan and are consistent with the minimum lot frontage requirement of 6 metres (19.68 feet) in the Study;
- the proposed single detached dwellings with lot frontages of 11 metres (36.09 feet) along Streets “A” and “B” are not consistent with the minimum lot frontage requirement of 12 metres (39.37 feet) on new streets in the Study. Additional analysis is required to determine the appropriateness of this request;
- the proposed single detached dwellings with lot frontages of 7.6 metres (24.93 feet) and building heights of three (3) storeys along Streets “A” and “B” are not consistent with the minimum lot frontage requirement of 12 metres (39.37 feet) and the

## Page 12

maximum building height of two (2) storeys on new streets in the Study, however, the lots are largely concentrated within an area that may have otherwise been permitted to accommodate medium density residential uses at a maximum building height of three (3) storeys. Additional analysis is required to determine the appropriateness of this request, as a transition between the street townhouses along Jefferson Sideroad and the single detached lots on the south side of Street “B”; and,

- Elevation Plans for the proposed street townhouse dwellings, semi-detached dwellings and single detached dwellings with lot frontages of 15.2 metres have yet to be submitted for review. The Elevation Plans must be in accordance with the City’s Urban Design Guidelines and approved Architectural Control Guidelines.

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 revised draft Plan of Subdivision applications, 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.

#### Development Engineering Division

The City’s Development Engineering Division has reviewed the revised applications and have no objections. The revised draft Plan of Subdivision will facilitate the installation of municipal servicing within the Harris-Beech neighbourhood. Servicing connections will connect to the subject lands via the existing servicing termination at Wicker Drive. The timing and availability of municipal servicing within the neighbourhood remains dependent on the execution of a Development Agreement and the installation of servicing by the applicant. Development Engineering staff continues to review the traffic impacts generated by the revised development proposal.

#### 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 Development Scenarios “A” and “D” as outlined in the Harris-Beech Infill Study;
- 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 updated Natural Heritage Evaluation (NHE), which is currently under review by City staff;

## **Page 13**

- the applicant has requested a minimum lot area of 200 square metres for single detached lots with 7.6 metres of lot frontage. Additional clarification is required to confirm whether this request is intended to apply to both interior and corner lots;
- staff will need to review the appropriateness to the proposed increase in lot coverage for the entire development from 40% to 47.5%;
- the applicant has requested a minimum side yard setback of 1.2 metres on one side and 0.6 metres on the other side, including corner lots. Staff will need to review the appropriateness of this setback within the subject lands;
- the proposed dwelling units on the east portion of the draft plan have been reduced from 15.0 metre (49.21 feet) semi-detached units to 11.0 metre (36.09 feet) single detached units. Staff will review the appropriateness of the proposed changes in built form and lot widths adjacent to existing residential uses east of the subject lands;
- the subject applications are still under review by the City's Development Engineering Division – Transportation Planning, Park and Natural Heritage Planning Section and Urban Design Section, in addition to the Toronto and Region Conservation Authority. Comments from these departments and agencies are critical in determining whether there are additional traffic, environmental, architectural or policy related matters with the development proposal; and,
- future Part Lot Control Exemption applications will be required to facilitate the further division of the proposed street townhouse and semi-detached lots/blocks.

### **Other City Department and External Agency Comments**

Comments have also been received from the City's Development Engineering Division, Fire and Emergency Services Division, Financial Services Division and Building Services Division - Zoning Section, in addition to the Regional Municipality of York, Alectra Utilities, Bell Canada, Rogers Communications, the York Region District School Board, the York Catholic District School Board, le Conseil Scolaire Viamonde and Canada Post. These departments and agencies have no objections to the proposed development.

### **Outstanding City Department and External Agency Comments**

As of the writing of this report, comments remain outstanding from the City's Development Engineering - Transportation Section, Urban Design Section and Park and Natural Heritage Planning Section, in addition to the Toronto and Region Conservation Authority and Enbridge Gas.

### **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:

## Page 14

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 21 points, which meets the minimum required 21 points for draft Plans of Subdivision. The applicant's submission is currently under review to ensure that the proposed sustainability measures are achievable, and staff will continue to work with the applicant to ensure that the proposal meets the performance level required.

### **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 applications are 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 Zoning By-law Amendment and revised draft Plan of Subdivision applications to permit a residential development comprised of 112 single detached dwelling units, 12 semi-detached dwelling units and 35 street townhouse dwelling units on the subject lands. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime 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.

## **Page 15**

### **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, Extract from Council Meeting C#09-18 held on March 26, 2018
- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, Existing Official Plan Designation
- Map 4, Harris-Beech Infill Study Demonstration - Scenario A
- Map 5, Harris-Beech Infill Study Demonstration - Scenario D
- Map 6, Draft Plan of Subdivision (2018) – D03-14008
- Map 7, Draft Plan of Subdivision (2018) – D03-16002
- Map 8, Proposed Draft Plan of Subdivision
- Map 9, Concept Plan
- Map 10, Conceptual Elevations – 11 m Single Detached
- Map 11, Conceptual Elevations – 7.6 m Single Detached

## Page 16

### Report Approval Details

Document Title:	SRPI.20.001 - Request for Comments.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.20.001 Appendix A - Council Extract - March 26, 2018.pdf</li><li>- SRPI.20.001 MAP_1_AERIAL PHOTOGRAPH.pdf</li><li>- SRPI.20.001 MAP_2_EXISTING_ZONING.pdf</li><li>- SRPI.20.001 MAP_3_EXISTING OFFICIAL PLAN DESIGNATION.pdf</li><li>- SRPI.20.001 MAP_4_HARRIS_BEECH_INFILL_STUDY_DEMONSTRATION_SCENARIO_A.pdf</li><li>- SRPI.20.001 MAP_5_HARRIS_BEECH_INFILL_STUDY_DEMONSTRATION_SCENARIO_D.pdf</li><li>- SRPI.20.001 MAP_6_DRAFT_PLAN_OF_SUBDIVISION_D03-14008.pdf</li><li>- SRPI.20.001 MAP_7_DRAFT_PLAN_OF_SUBDIVISION_D03-16002.pdf</li><li>- SRPI.20.001 MAP_8_PROPOSED_DRAFT_PLAN_OF_SUBDIVISION.pdf</li><li>- SRPI.20.001 MAP_9_CONCEPT_PLAN.pdf</li><li>- SRPI.20.001 MAP_10_CONCEPTUAL_ELEVATION_11m SINGLE DETACHED.pdf</li><li>- SRPI.20.001 MAP_11_CONCEPTUAL_ELEVATIONS_7.6m SINGLE DETACHED.pdf</li></ul>
Final Approval Date:	Oct 15, 2020

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

**Gus Galanis - Oct 14, 2020 - 4:16 PM**

**Kelvin Kwan - Oct 14, 2020 - 4:38 PM**

**MaryAnne Dempster - Oct 15, 2020 - 8:47 AM**