



Staff Report for Council Meeting

Date of Meeting: June 23, 2021

Report Number: SRPI.21.067 – Referred to the July 7, 2021 Council Meeting

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.067 – Request for Approval – 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

Owners:

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

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Purpose:

A request for approval concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate a residential development to be comprised of 111 single detached dwelling units, 12 semi-detached dwelling units and 35 street townhouse dwelling units on the subject lands.

Recommendations:

- a) **That the revised Zoning By-law Amendment and 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 approved, subject to the following:**
 - (i) **that a portion of the subject lands be rezoned from Single Detached Four (R4) Zone, Single Detached Six (R6) Zone and Semi-Detached One (RD1) Zone to Single Detached Two (R2) Zone, Single Detached Three (R3) Zone and Single Detached Six (R6) Zone under By-law 235-97, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.21.067;**
 - (ii) **that the revised and consolidated Plan of Subdivision as depicted on Map 8 to Staff Report SRPI.21.067 be draft approved subject to the conditions set out in Appendix “C” to this report; and**
- b) **That the original assignment of servicing allocation to the subject lands be repealed and that 532.06 persons equivalent of servicing allocation (111 single detached dwellings, 12 semi-detached dwellings and 35 street townhouse dwellings) be assigned to the subject lands, to be released by the Commissioner of Planning and Infrastructure in accordance with the provisions of By-law 109-11, as amended.**

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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:

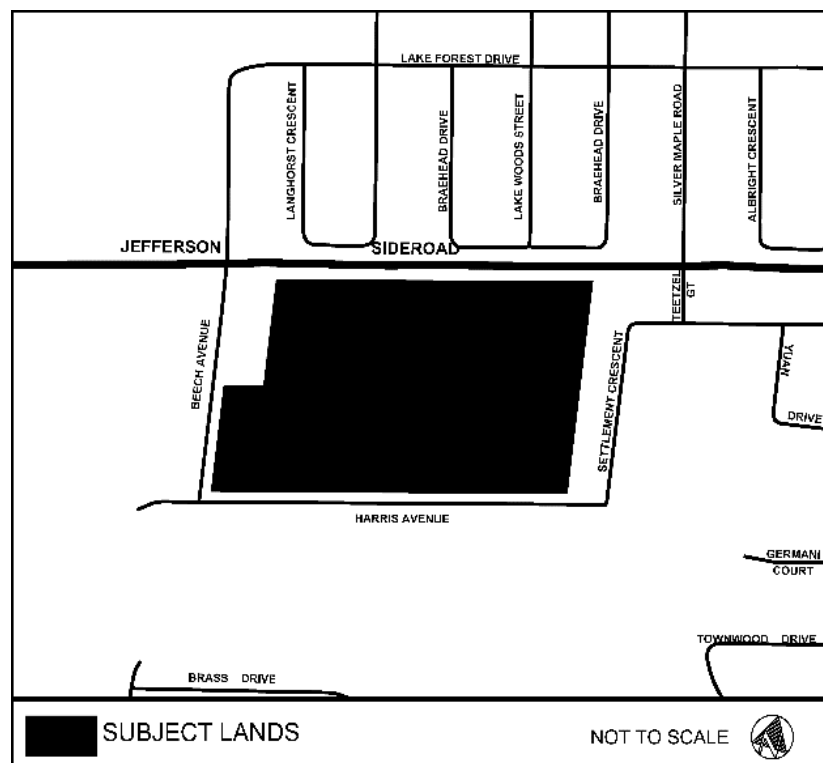
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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.

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:

The subject Zoning By-law Amendment and revised draft Plan of Subdivision applications were originally considered at a statutory Council Public Meeting held on November 4, 2020 wherein Council received Staff Report SRPI.20.001 and directed that all comments be referred back to staff for consideration.

A number of comments and concerns were raised at the meeting which are addressed in the later sections of this report. Since the applications were filed in 2020, the applicant has made a formal resubmission with revisions to the overall development proposal, including the following (refer to Maps 7 and 8):

- modifications to the alignment of the proposed north–south public walkway between Street “A” and Street “B”; and,
- modifications to the distribution of units, resulting in a reduction of one single detached dwelling unit on the north side of Street “B”.

All comments from circulated City departments and external agencies have now been satisfactorily addressed by the applicant. Accordingly, 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 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 presently vacant as a result of preliminary grading and tree removal. The lands abut Jefferson Sideroad to the north, an existing single detached dwelling and Beech Avenue to the west, Harris Avenue to the south and existing single detached dwellings to the east.

Revised Development Proposal

The applicant is seeking Council’s approval of its revised development proposal to permit a residential development comprised of 111 single detached dwellings, 12 semi-detached dwellings and 35 street townhouse dwellings, in addition to blocks for stormwater management, public walkways and road purposes on the subject lands (refer to Maps 8 to 11).

The following is a summary table outlining the relevant statistics of the applicant’s revised development proposal based on the plans and drawings submitted to the City:

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- **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:** **158**
 - **Single Detached (15.2 metres):** **13**
 - **Single Detached (11.0 metres):** **34**
 - **Single Detached (7.6 metres):** **64**
 - **Semi-Detached:** **12**
 - **Street Townhouse:** **35**
- **Proposed Building Heights:** **2 and 3 storeys**
- **Proposed Density:** **23.1 units per hectare (9.35 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”). Permitted uses include single detached, semi-detached and street townhouse dwellings subject to specific locational criteria (refer to Map 3). In this regard, medium density residential development is permitted on lands fronting onto an arterial road or lands identified within an Infill Plan approved by Council pursuant to **Policy 4.9.1.1 (1)** of the Plan. The subject lands are located within a priority infill area and are subject to the Harris-Beech Infill Study which is subject to the Council-approved City-Wide Architectural Control Guidelines and the Heathwood Homes Architectural Control Guidelines. The applicant is proposing a mix of single detached, semi-detached and street townhouse dwellings on the subject lands, all of which are consistent with the applicable land use policies 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. The medium density component of the proposed development conforms with the maximum density stipulated by the Plan.

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 proposed development comprises both two and three storey dwelling units, which is in accordance with the Plan.

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

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lots, landscaped areas and treatments, and the general pattern of yard setbacks. The proposed development is located within the Harris-Beech Infill Study, which has pre-determined the type of infill development to be permitted within the neighbourhood.

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 applicant has addressed the applicable policies of the Plan and the ORMCP as it relates to development within a **Settlement Area**. The lands are also 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. The proposed development is not anticipated to affect the Area of High Aquifer Vulnerability.

The lands are located within a Category 2 Oak Ridges Moraine Landform Conservation Area in accordance with Schedule A6 – Landform Conservation Areas of the Plan. A determination was made through the previous development approvals that development on the subject lands was in conformity with the Landform Conservation Area policies. In this regard, the applicant has submitted a Landform Conservation Assessment which confirms that a significant majority of the lands did not meet the Landform Conservation criteria outlined in the ORMCP Technical Papers. Therefore, the proposed development is in accordance with the Landform Conservation Area policies of the ORMCP.

Harris-Beech Infill Study (2013)

As noted previously, 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, including development on the subject lands. The applicant has submitted a Concept Plan of the western portion of the Harris-Beech Infill area, depicting proposed and draft approved developments (refer to Map 9). Outlined below is a summary of the subject proposal’s conformity to 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 Development Scenarios “A”, “C” and “D” of the Study (refer to Maps 4 to 6);
- the proposed medium density residential uses in the form of townhouse dwellings adjacent to Jefferson Sideroad remain largely unchanged from the previous draft approved and red-lined plans which is consistent with Development Scenarios “A” and “C” of the Study (refer to Maps 4 and 5);

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- 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 6);
- the proposed semi-detached dwellings with lot frontages of 15.2 metres (49.86 feet) along Beech 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 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 single detached dwellings with lot frontages of 11 metres (36.09 feet) along Streets “A” and “B” are considered a minor reduction and generally conform with the minimum lot frontage requirement of 12 metres (39.37 feet) on new streets in the Study; and,
- 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” represent a departure from the direction in the Infill Study. Notwithstanding, the proposed lots are 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 (refer to Map 5). Furthermore, the proposed 7.6 metre lots provide an appropriate transition in built form and height between the proposed street townhouses along Jefferson Sideroad and the larger single detached lots fronting onto the south side of Street “B”, the north side of Harris Avenue, and the east side of Street “A”.

Given all of the above, staff is satisfied that the proposed development conforms with the applicable policies of the Plan and the *Oak Ridges Moraine Conservation Plan*, is generally consistent with the Council-approved Harris-Beech Infill Study, is appropriate for this specific property and location, and constitutes good and orderly planning.

Revised 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 draft approved Plans of Subdivision.

The applicant has submitted a revised Zoning By-law Amendment application that proposes to rezone a portion of the subject lands to new residential zone categories under By-law 235-97 in order to implement its revised/consolidated draft Plan of Subdivision. In this regard, the applicant is proposing to rezone a portion of the lands to site specific **Single Detached Two (R2) Zone** and **Single Detached Three (R3) Zone**, in addition to the inclusion of site specific provisions in the current **Single Detached Six (R6) Zone** under By-law 235-97, as amended (refer to Appendix “B”). No changes are

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proposed to the existing **Multiple Residential One (RM1) Zone, Semi-Detached One (RD1) Zone** and **Open Space (O) Zone** categories or standards on the subject lands.

Outlined below is a comparison of the proposed development standards relative to those of the associated parent zone category, with requested site specific exceptions noted in bold:

Single Detached Dwellings (7.6 metres) – Lots 14 to 27 and 36 to 86

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)	7.6 metres (24.93 feet) (interior lot) 9.0 metres (29.52 feet) (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)	200.0 square metres (2,152.78 square feet) (interior lot) 280.0 square metres (3,013.89 square feet) (corner lot)
Maximum Lot Coverage	40%	47.5%
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	Special Provision Note #13: 1.2 metres (3.93 feet) on one side, 0.6 metres (1.96 feet) on the other side	Complies
Minimum Required Flankage Yard	3.0 metres (9.84 feet)	2.4 metres (7.87 feet) – Lots 36 and 61 only
Minimum Required Rear Yard	7.5 metres (24.60 feet)	7.0 metres (22.96 feet)
Maximum Building Height	11.0 metres (36.08 feet)	12.6 metres (41.33 feet)
Minimum Parking Standards	2 spaces per unit	Complies
Minimum Setback to Daylighting Triangle	0.6 metres (1.97 feet)	Complies

Page 9**Single Detached Dwellings (11.0 metres) – Lots 7 to 13, 28 to 35 and 87 to 104**

Development Standard	R3 Zone Standards, By-law 235-97, as amended	Proposed R3 Zone Standards
Minimum Lot Frontage	10.5 metres (34.44 feet) (interior lot) 12.0 metres (39.37 feet) (corner lot)	Complies
Minimum Lot Area	350 square metres (3,767.36 square feet) (interior lot) 415 square metres (4,467.02 square feet) (corner lot)	340 square metres (3,659.72 square feet) (interior lot) – Lots 7 to 13 300 square metres (3,229.17 square feet) (interior lot) – Lots 28 to 35 Interior Lot – Complies - Lots 87 to 104 400 square metres (4,305.56 square feet) (Corner lot) – Lots 7 to 13 Corner Lot – Complies –Lots 28 to 35 and 87 to 104
Maximum Lot Coverage	40%	47.5%
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	Special Provision Note #13: 1.2 metres (3.93 feet) on one side, 0.6 metres (1.96 feet) on the other side	Complies
Minimum Required Flankage Yard	3.0 metres (9.84 feet)	Complies
Minimum Required Rear Yard	7.5 metres (24.60 feet)	Complies
Maximum Building Height	11.0 metres (36.08 feet)	Complies
Minimum Parking Standards	2 spaces per unit	Complies
Minimum Setback to Daylighting Triangle	0.6 metres (1.97 feet)	Complies

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Single Detached Dwellings (15.2 metres) – Lots 105 to 117

Development Standard	R6 Zone Standards, By-law 235-97, as amended	Proposed R6 Zone Standards
Minimum Lot Frontage	15.0 metres (49.21 feet) (interior lot) 17.0 metres (55.77 feet) (corner lot)	Complies
Minimum Lot Area	500 square metres (5,381.95 square feet) (interior lot) 565 square metres (6,081.60 square feet) (corner lot)	Complies
Maximum Lot Coverage	40%	47.5%
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)	1.2 metres (3.93 feet)
Minimum Required Flankage Yard	3.0 metres (9.84 feet)	Complies
Minimum Required Rear Yard	7.5 metres (24.60 feet)	Complies
Maximum Building Height	11.0 metres (36.08 feet)	Complies
Minimum Parking Standards	2 spaces per unit	Complies

The applicant is proposing an increase in maximum lot coverage from 40% to 47.5% for all lots subject to amendments to the Zoning By-law. An increase in lot coverage to 47.5% can be found in several locations within By-law 235-97, and is largely a result of the applicant taking advantage of the reduced interior side yard setback permissions as indicated in Special Provision Notes #1 and #13 of the Zoning By-law. The applicant has demonstrated through a revised Functional Servicing Memorandum that the function of the proposed stormwater management pond will be maintained despite the increased lot coverage. In this regard, the proposed increase in lot coverage is considered to be appropriate for the proposed development.

The applicant is proposing a reduction in the minimum lot area for Lots 8 to 13 and 31 to 34, which fall below the minimum lot area requirement of 350 square metres for the **R3 Zone**. The reduction to the minimum lot area is a largely a function of the proposed lot depth and does not result in any impacts from a streetscaping perspective.

The applicant is also proposing an increase in the maximum building height for the 7.6 metre single detached dwellings from 11.0 metres (36.08 feet) to 12.6 metres (41.33 feet). Reduced lot area, minimum required rear yard and flankage yard specifications are also requested for the **R2 Zone**. The requested reductions are largely a result of the

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applicant introducing a 7.6 metre single detached product not originally envisioned in the Zoning By-law. The proposed building height increase will accommodate a three storey built form for the 7.6 metre single detached dwelling units, which are to front onto interior streets and be buffered by single detached dwellings and townhouse dwellings to the north, east and south. Furthermore, a reduction of the minimum required rear yard from 7.5 metres (24.60 feet) to 7.0 metres (22.96 feet) is appropriate as it will maintain appropriate rear yard amenity and privacy to abutting residential uses.

Given all the above, staff is of the opinion that the subject Zoning By-law Amendment application implements the applicant's revised draft Plan of Subdivision application, conforms with the Official Plan, is generally consistent with the Harris Beech Infill Study and represents good planning.

Revised Draft Plan of Subdivision Application

The applicant has submitted a revised draft Plan of Subdivision that proposes to consolidate two draft approved Plans of Subdivision and facilitate a residential development comprised of 111 single detached dwellings, 12 semi-detached dwellings and 35 street townhouse dwellings, in addition to blocks for stormwater management, public walkways and road purposes on the subject lands (refer to Map 8). The following is an overview of the various components of the submitted draft plan:

- Lots 1 to 6 on the draft plan are intended to accommodate semi-detached dwellings, which is reflective of the previous draft plan approval (File D03-14008);
- Lots 7 to 13, 15, 28 to 35 and 87 to 104 on the draft plan are intended to accommodate single detached dwellings with minimum lot frontages of 11.0 metres (36.09 feet);
- Lot 14 on the draft plan is intended to accommodate a single detached dwelling with a minimum lot frontage of 9.2 metres (30.18 feet);
- Lots 16 to 27 and 36 to 86 on the draft plan are intended to accommodate single detached dwellings with minimum lot frontages of 7.6 metres (24.93 feet);
- Lots 105 to 117 on the draft plan are intended to accommodate single detached dwellings with minimum lot frontages of 15.2 metres (49.87 feet), which is reflective of the previous draft plan approvals (Files D03-14008 and D03-16002). Future development blocks from the previous draft approved plans have been consolidated;
- Blocks 118 to 122 on the draft plan are intended to accommodate 35 street townhouse dwellings, which is reflective of previous draft plan approvals and red-line revisions (Files D03-14008 and D03-16002). Future development blocks from the previous draft approved plans have been consolidated;
- Street "A" on the draft plan provides a north-south and east-west local road which serves as vehicular and pedestrian access from Harris Avenue for the western and northern portions of the draft plan, which includes single detached dwellings and street townhouse dwellings;
- Street "B" on the draft plan provides an east-west local road which connects to Street "A" and Settlement Crescent, and serves as a vehicular and pedestrian

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access for the eastern portion of the draft plan which includes single detached dwellings;

- Block 123 on the draft plan is a stormwater management pond, which is reflective of the previous draft plan approval (File D03-14008);
- Block 124 on the draft plan is a daylighting triangle at the northeast intersection of Harris Avenue and Beech Avenue, and is to be conveyed to the City;
- Blocks 125 and 126 on the draft plan are intended to be 6.0 metre walkway blocks. Block 125 connects Jefferson Sideroad to the north to Street “A” in the south, and Block 126 connects Street “A” to the north to Street “B” in the south;
- Block 127 on the draft plan is a 3.0 metre road widening abutting Jefferson Sideroad, and is to be conveyed to the City; and,
- Blocks 128 to 130 on the draft plan serve as 0.3 metre residential reserve blocks to be conveyed to the City.

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 Official Plan, is generally consistent with the Harris Beech Infill Study Area and has appropriate regard for the criteria under Section 51(24) of the *Planning Act*.

Council and Public Comments:

The following is an overview of and response to comments and/or concerns expressed by the public and members of Council at the Council Public Meeting held on November 4, 2020 and through written correspondence received by the City:

- **Proximity to Existing Residential Uses**

Concerns were raised with respect to the proximity of the proposed development and adjacent existing residential dwellings on the west side of Settlement Crescent. In this regard, there are currently six (6) single detached dwellings on the west side of Settlement Crescent, north of proposed Street “B”, with lot frontages ranging from 13.1 metres (42.98 feet) to 18.4 metres (60.37 feet). The current draft approved plans on the subject lands propose six (6) semi-detached lots (12 units) with lot frontages of 15.0 metres (49.21 feet) adjacent to the existing lots on Settlement Crescent.

The applicant’s revised draft Plan of Subdivision now proposes to replace the approved semi-detached lots with seven (7) single detached dwellings to have lot frontages ranging from 11.0 metres (36.09 feet) to 16.9 metres (55.45 feet). As a result, fewer dwelling units are now proposed adjacent to existing development along Settlement Crescent, and the applicant is proposing to comply with the minimum rear yard setback standard of 7.5 metres (24.61 feet) and the maximum building height standard of 11.0 metres (36.09 feet), thereby providing an appropriate separation and interface between the proposed development and existing dwellings on Settlement Crescent.

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A further concern was raised by a resident in regards to the eastern interface between Lot 87 and an existing single detached lot fronting Settlement Crescent, south of proposed Street “B”. In this regard, the applicant has confirmed that no side door will be placed on the east side of Lot 87, and the proposal will comply with the minimum interior side yard setback of 1.2 metres (3.93 feet).

- **Road Network**

Concerns were raised regarding the proposed road network, and more specifically with respect to proposed Street “A” being accessed from Harris Avenue rather than Beech Avenue, as well as the desire for an additional vehicular entrance to handle traffic volumes. In this regard, the proposed road network remains unchanged from the already draft approved Plans of Subdivision on the subject lands. The overall road network not only includes an access (Street “A”) from Harris Avenue, but also another access (Street “B”) that connects to Settlement Crescent. The proposed road network is consistent with the Harris-Beech Infill Study and Transportation Engineering staff are satisfied with the Traffic Study submitted in support of the approved road network.

- **Semi-Detached Dwellings on Beech Avenue**

A concern was raised with respect to the proposed semi-detached dwellings on Beech Avenue, and a request was made to convert these lots to single detached dwellings. In this regard, save and except for the elimination of a walkway block, the proposed semi-detached dwellings along Beech Avenue remain unchanged from the already draft approved Plans of Subdivision on the subject lands, and are consistent with the recommendations of the Harris-Beech Infill Study.

- **Transition of Lots from Existing Streets to New Streets**

A request was made to increase the proposed lot frontages along the west side of Street “A”, opposite the proposed stormwater management pond, from 11.0 metres (36.09 feet) to 13.71 metres (45.0 feet). In this regard, the draft approved Plan of Subdivision on the subject lands accommodates 6 semi-detached dwelling lots (12 units) with frontages of 15.0 metres (49.21 feet) on the west side of Street “A”. The applicant’s revised draft Plan of Subdivision proposes 9 single detached dwellings with lot frontages of 11.0 metres (36.09 feet) on this portion of the lands. The revised proposal results in fewer dwelling units along this section of Street “A”, and is generally consistent with the recommended minimum lot frontage of 12 metres (39.37 feet) for lots on new streets within the Harris-Beech Infill Study.

- **Landscaping on the Proposed Stormwater Pond Block**

A request was made to implement landscaping around the proposed stormwater management pond in order to provide privacy and screening to the existing homes on the south side of Harris Avenue. In this regard, staff notes that the current Landscaping Plans for the stormwater management pond propose seven boulevard trees, a wood rail fence with stone pilasters and additional trees and shrubbery

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within the block. Park and Natural Heritage Planning staff has reviewed the Landscaping Plans and determined that the proposed trees and shrubbery are appropriate for the stormwater management pond. The selected shrub species are fast growing and will further assist in blocking views of the stormwater management pond from the south side of Harris Avenue.

- **Stormwater Outlet Location**

A concern was raised regarding the use of an existing drainage outlet through lands on the south side of Harris Avenue as a permanent outlet for the proposed stormwater management pond. In this regard, Development Engineering staff are currently working with the applicant to address this concern and explore opportunities to relocate the outlet to another suitable location. The stormwater management scheme and outfall location will be finalized as part of the detailed design process for the revised Plan of Subdivision.

- **Road Connection to Wicker Drive**

A request was made to reconsider requiring Beech Avenue to connect with Wicker Drive to the south as originally envisioned through the approval of the Autumn Grove subdivision. The current road configuration, as approved by Council for the proposed development at 307 Harris Avenue, will terminate Beech Avenue in a modified cul-de-sac rather than extending the road to connect with Wicker Drive. Servicing connections between Wicker Drive and Beech Avenue will be installed in order to service the western portion of the Harris-Beech Infill Study Area. As Council has already made its decision respecting the extension of Wicker Drive, staff is not proposing that this matter be revisited.

- **Lack of Parkland**

A concern was raised from a resident regarding the implementation of additional parkland on the subject lands. In this regard, the Harris-Beech Infill Study does not envision a park on the subject lands, and Park and Natural Heritage Planning staff has already made a determination that additional parkland in this location is not required. Park facilities are planned with the Heathwood subdivision to the east and there are existing and planned trail systems to the south and west of the subject lands.

- **Sidewalk Connections**

A concern was raised regarding the existing condition of the road stub connecting Street “B” and Settlement Crescent. In this regard, the applicant will be required to construct Street “B” and the existing road stub to municipal standards with sidewalks on both the north and south sides of the Street “B” road allowance.

Department and External Agency Comments:

All circulated City Departments and external agencies have indicated no objections and/or have provided conditions of draft approval with respect to the applicant’s revised

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draft Plan of Subdivision application, including the City's Park and Natural Heritage Planning Section and Development Engineering Division, 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".

Development Engineering Division

The City's Development Engineering Division has provided conditions of draft approval with respect to the applicant's draft Plan of Subdivision application, including comments to be addressed as part of the detailed design phase of the proposed development. In this regard, Development Engineering staff has determined that the proposed development conforms with the engineering requirements of the Harris-Beech Master Environmental Servicing Plan (MESP). As noted above, Development Engineering staff will continue to work with the applicant to address on-site matters, including the location of the stormwater outfall, during the detailed design phase of the development process.

Development Planning Division

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

- staff supports the applicant's proposed zoning provisions and finds them appropriate for the subject development. The by-law structure and details of the site specific provisions will be finalized prior to enactment by Council;
- the proposed development has demonstrated conformity with the Harris-Beech MESP;
- it is noted that the draft plan conditions for each of the original draft approved Plans of Subdivision have now been consolidated into a single schedule of draft plan conditions by virtue of the consolidation of the two draft Plans of Subdivision; and,
- the applicant will be required to submit a Part Lot Control Exemption application(s) in order to facilitate the creation of lots for the proposed semi-detached dwellings and street townhouses following registration of the Plan of Subdivision and construction of the proposed dwellings.

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 criteria are as follows:

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

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7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the City as part of its review and approval of its revised draft Plan of Subdivision demonstrating an overall application score of 21 points (refer to Appendix “D”) which achieves a “good” score and meets the threshold of 21 points for such applications.

Servicing allocation was previously assigned to the original draft approved Plans of Subdivision on the subject lands through Staff Report SRPRS.18.044 and a subsequent delegated authority memorandum from the Commissioner. Given the proposed revisions to and consolidation of the draft approved Plans of Subdivision, staff recommends that the original servicing allocation assigned be revoked and that a total of 532.06 persons equivalent of servicing allocation (111 single detached dwellings, 12 semi-detached dwellings and 35 street townhouse dwellings) be assigned to the subject lands.

Financial/Staffing/Other Implications:

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

Relationship to Council’s Strategic Priorities 2020-2022:

The recommendations of this report are aligned with **Balancing Growth and Green** in recognizing the balance between economic development and environmental protection.

Climate Change Considerations:

The proposed development considers climate change mitigation by facilitating infill development within an existing built-up area, thereby utilizing land more efficiently.

Conclusion:

The applicant is seeking approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development to be comprised of 111 single detached dwellings, 12 semi-detached dwellings and 35 street townhouse dwellings, in addition to blocks for stormwater management, public walkways and road purposes 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 Official Plan, are consistent with the Harris-Beech Infill Study and the approved Master Environmental Servicing Plan (MESP) for the Harris-Beech Area and have regard for the criteria described under Subsection 51(24) of the *Planning Act*. Staff is also of the opinion that the applicant’s revised applications are appropriate and represent good planning. On the basis of the preceding, staff

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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 the contact person listed in this document.

- Appendix A, Extract from Council Public Meeting C#46-20 held on November 4, 2020
- Appendix B, Draft Zoning By-law
- Appendix C, Schedule of Draft Plan of Subdivision Conditions
- Appendix D, Sustainability Metrics
- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, Official Plan Designation
- Map 4, Harris-Beech Infill Study Demonstration - Scenario A
- Map 5, Harris-Beech Infill Study Demonstration - Scenario C
- Map 6, Harris-Beech Infill Study Demonstration - Scenario D
- Map 7, Original Draft Plan of Subdivision (2020)
- Map 8, Revised Draft Plan of Subdivision (2021)
- Map 9, Concept Plan
- Map 10, Conceptual Elevations – 11 m Single Detached
- Map 11, Conceptual Elevations – 7.6 m Single Detached

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Report Approval Details

Document Title:	SRPI.21.067-Request for Approval - Country Wide Homes (Jefferson).docx
Attachments:	<ul style="list-style-type: none"> - SRPI.21.067 - Appendix A - Council Extract.docx - SRPI.21.067 - Appendix B - Draft Zoning By-law.docx - SRPI.21.067- Appendix C- Schedule of Draft Plan Conditions.docx - SRPI.21.067 -Appendix D Sustainability Metrics.pdf - SRPI.21.067 -Map 1 - Aerial Photograph.docx - SRPI.21.067 -Map 2- Existing Zoning.docx - SRPI.21.067 -Map 3 - Official Plan Designation.docx - SRPI.21.067 -Map 4 - Harris-Beech Infill Study Demonstration - Scenario A.docx - SRPI.21.067 -Map 5 - Harris-Beech Infill Study Demonstration - Scenario C.docx - SRPI.21.067 -Map 6 - Harris-Beech Infill Study Demonstration - Scenario D.docx - SRPI.21.067 -Map 7 - Original Draft Plan of Subdivision (2020).docx - SRPI.21.067 -Map 8 - Revised Draft Plan of Subdivision (2021).docx - SRPI.21.067 -Map 9 - Concept Plan.docx - SRPI.21.067 -Map 10 - Conceptual Elevations - 11m Single Detached.docx - SRPI.21.067 -Map 11 - Conceptual Elevations - 7.6m Single Detached.docx
Final Approval Date:	Jun 3, 2021

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

Gus Galanis - Jun 2, 2021 - 3:28 PM

Kelvin Kwan - Jun 3, 2021 - 8:48 AM

MaryAnne Dempster - Jun 3, 2021 - 3:03 PM