



## Staff Report for Council Meeting

Date of Meeting: July 6, 2022

Report Number: SRPI.22.079

Department: Planning and Infrastructure

Division: Development Planning

**Subject: SRPI.22.079 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Country Wide Homes (Jefferson) Inc. – City Files D02-14036 and D03-14015 (Related Files D05-20005 and D06-20026)**

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### Owner:

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

### Agent:

Evans Planning Inc.  
9212 Yonge Street, Unit 1  
Richmond Hill, Ontario  
L4C 7A2

### Location:

Legal Description: Lots 58 and 59, and Part of Lot 57, Plan 1916  
Municipal Addresses: 48 and 60 Beech Avenue, and 363 Jefferson Sideroad

### Purpose:

A request for approval concerning revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development to be comprised of 46 common element condominium townhouse dwelling units on the subject lands.

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### Recommendations:

- a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. for lands known as Lots 58 and 59, and Part of Lot 57, Plan 1916 (Municipal Addresses: 48 and 60 Beech Avenue and 363 Jefferson Sideroad), City Files D02-14036 and D03-14015, 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 and Environmental Protection Area One (EPA1) 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.22.079;
  - (ii) that prior to forwarding the amending Zoning By-law to Council for consideration and enactment, the following take place:
    - (a) that the draft Zoning By-law attached as Appendix “B” be finalized and updated to address the comments in Staff Report SRPI.22.079 to the satisfaction of the Commissioner of Planning and Infrastructure, including appropriate formatting and development standards;
    - (b) that the applicant’s Site Plan application (City File D06-20026) be substantially completed to the satisfaction of the Commissioner of Planning and Infrastructure;
    - (c) that confirmation be received that the applicant has registered restrictions over the subject lands under Section 118 of the *Land Titles Act*;
    - (d) that the applicant pay the applicable processing fee in accordance with the City’s Tariff and Fees By-law 68-21;
  - (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 Zoning By-law to implement the proposed development on the subject lands;
  - (iv) that the Plan of Subdivision as depicted on Map 8 to Staff Report SRPI.22.079 be draft approved subject to the conditions set out in Appendix “C” to this report;

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- (v) 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 68- 21;
- b) That the authority to assign servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the criteria in the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11; and,
- c) That all comments pertaining to the applicant's related Site Plan application (City File D06-20026) 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:

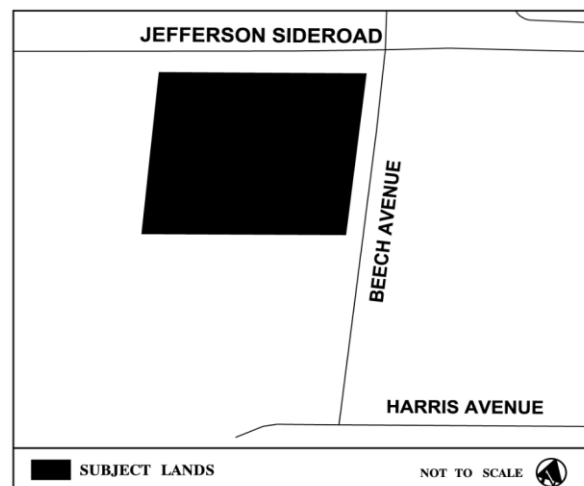
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**Approved by:** Darlene Joslin, 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" above.



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### Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications were originally considered at a statutory Council Public Meeting held on May 6, 2015 wherein Council received Staff Report SRPRS.15.067 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix “A”).

Comments raised by members of Council at the meeting have been addressed in a subsequent section of this report. Since the Zoning By-law Amendment and draft Plan of Subdivision applications were filed in 2014, the applicant also submitted draft Plan of Condominium and Site Plan applications to the City which were deemed complete on July 2, 2020 (City Files D05-20005 and D06-20026). The applicant has made formal resubmissions with revisions to the overall development proposal, including the following (refer to Maps 8 and 9):

- modifications to the distribution of the proposed townhouse dwelling units and alignment of the private roads;
- a decrease in the number of dwelling units from 48 to 46;
- confirmation of the limits of the woodland feature and refining the limits of the required buffer on the west side of the lands; and,
- replacing a private road connection with a walkway to the adjacent proposed residential development to the south.

All comments from circulated City departments and external agencies have now been satisfactorily addressed by the applicant as they apply to this stage of the development approval process. 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 southwest corner of Jefferson Sideroad and Beech Avenue, and have a total lot area of 1.215 hectares (3.0 acres) (refer to Map 1). The lands are presently vacant, and previously supported three single detached dwellings that have since been demolished. The lands abut Jefferson Sideroad to the north, Beech Avenue to the east, vacant lands to the south which are the subject of active development applications to facilitate 38 townhouse dwelling units and two semi-detached dwelling units (City Files D02-18014, D03-18007, D05-20004 and D06-20009), and conservation lands owned by the TRCA to the west.

#### Revised Development Proposal

The applicant is seeking Council’s approval of its revised development proposal to permit a medium density residential development to be comprised of 46 common element condominium townhouse dwellings, in addition to blocks for open space and road widening purposes on the subject lands (refer to Maps 8 to 11).

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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:

- **Total Lot Area:** 1.215 hectares (3.0 acres)
  - **Condominium Block:** 1.008 hectares (2.49 acres)
  - **Open Space and Buffer Blocks:** 0.147 hectares (0.36 acres)
  - **Road Widening and Reserve Blocks:** 0.06 hectares (0.15 acres)
- **Total Number of Units:** 46
- **Proposed Building Height:** 12.0 metres (39.37 feet) / 3 storeys
- **Proposed Unit Widths:** 6.0 metres (19.69 feet)
- **Proposed Density:** 45.55 units per hectare (18.4 units per acre)
  
- **Parking:**
  - **Residential:** 92 spaces (2 spaces per unit)
  - **Visitor:** 12 spaces (0.26 spaces per unit), including 2 barrier free spaces

## 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 3). Permitted uses in the **Neighbourhood** designation include low-rise townhouse dwellings subject to specific locational and policy criteria. 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, the Council-approved City-Wide Urban Design Guidelines and the Heathwood Homes Architectural Control Guidelines. The applicant is seeking approval to permit a development to be comprised of street townhouses and rear lane townhouses with common element condominium tenure on its land holdings, which are consistent with the applicable land use policies of the Plan.

The **Neighbourhood** designation provides opportunities for small-scale infill development, and permitted uses include townhouse dwellings where the lands have frontage on an arterial street as proposed by the subject application. Furthermore, 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 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. In this regard, an overview of how the revised development proposal is consistent with the recommendations of the Harris-Beech Infill Study is provided in a subsequent section of this report.

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The purpose of the **Natural Core** designation is to maintain, improve and restore the ecological integrity of natural features outside the central corridor of the Oak Ridges Moraine, including the natural heritage features on the subject lands. The Plan also includes policies stipulating that a public authority will seek the dedication of key natural heritage features, and their associated minimum vegetation protection zones through the development approval process to an appropriate public authority. In this regard, the limits of the environmental features on the property have been staked by the Toronto and Region Conservation Authority (TRCA) in accordance with the Plan and the Harris-Beech Master Environmental Servicing Plan (MESP). The applicant has submitted a Natural Heritage Evaluation and a revised addendum to identify the limits of the Significant Woodland feature and justify the proposed buffers. These lands and applicable buffers are proposed to be placed in an appropriate zoning category and conveyed to a public authority through the subdivision registration process.

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 Sections 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**.

Lastly, 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. In this regard, the applicant has submitted a Landform Conservation Assessment which confirms that the lands do not meet the Landform Conservation criteria outlined in the ORMCP Technical Papers. Therefore, the proposed development is in keeping with the Landform Conservation Area policies of the ORMCP.

### 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, including development on the subject lands. The applicant has submitted a Concept Plan for the western portion of the Harris-Beech Infill area, depicting proposed, approved and built developments (refer to Map 12). Outlined below is a summary of the subject proposal’s conformity with the Study:

- the proposed medium density residential uses in the form of street townhouses and rear lane townhouses on the subject lands are consistent with Development Scenarios “B”, “C” and “D” of the Study (refer to Maps 4 to 6);

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- the proposed street network is consistent with the private street network identified within Development Scenario “B” of the Study (refer to Map 4);
- the proposed lot frontages of the townhouse dwelling units are consistent with the minimum lot frontage requirement of 6.0 metres (19.69 feet) for medium-density housing forms outlined in the Study;
- the proposed 3-storey townhouse dwellings are consistent with the maximum building height of 3 storeys for medium-density housing forms in the Study; and,
- in accordance with the ORMCP and the Harris-Beech MESP, the preservation of natural heritage features on the western portion of the property is required to protect the Significant Woodland to the immediate west of the property, in addition to the provision of a recommended buffer of 10.0 metres. The applicant has determined the limits of the Significant Woodland on the western portion of the property and has proposed an average buffer of 10.0 metres from the limits of the Significant Woodland feature through a “regularization” or straightening of the interface between the proposed development and the Significant Woodland to the west. In this regard, the proposed buffer ranges from 8.1 metres to 12.8 metres in width and results in a net increase in compensation and protected lands of approximately 1.5 square metres to be included within the buffer. The City’s Park and Natural Heritage Planning Section and the Toronto and Region Conservation Authority have no concerns with this approach.

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 consistent with the Council-approved Harris-Beech Infill Study, and constitutes good and orderly planning.

### Revised Zoning By-law Amendment Application

The subject lands are zoned **Urban (UR) Zone** under By-law 128-04, as amended, and permitted uses include, amongst other uses, single detached dwellings on lots of record (refer to Map 3). The applicant has submitted a revised Zoning By-law Amendment application that proposes to rezone the subject lands to **Multiple Residential One (RM1) Zone** and **Open Space (O) Zone** under By-law 235-97, as amended, in order to implement the **Settlement Area** policies of the ORMCP and to permit the construction of 46 common element townhouse dwelling units on the property (refer to Appendix “B”).

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:

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<b>Development Standard</b>	<b>RM1 Zone Standards, By-law 235-97, as amended</b>	<b>Proposed RM1 Zone Standards</b>
<b>Minimum Lot Frontage</b>	6.0 metres (19.69 feet) (interior lot) 9.0 metres (29.53 feet) (corner lot)	Complies (interior lot) <b>8.5 metres (27.89 feet) (corner lot) – Parcels 8 and 9</b>
<b>Minimum Lot Area</b>	200.0 square metres (2,152.78 square feet) (interior lot) 300.0 square metres (3,229.17 square feet) (corner lot)	<b>115 square metres (1,237.85 square feet) (interior lot)</b> <b>185 square metres (1,991.32 square feet) (corner lot)</b>
<b>Maximum Lot Coverage</b>	50%	<b>60%- Street Townhouses</b> <b>70% - Rear Lane Townhouses</b>
<b>Minimum Required Front Yard</b>	4.5 metres (14.76 feet) 3.0 metres (9.84 feet) (to dwelling) – Special Provision #7 5.8 metres (19.02 feet) (to garage) –Special Provision #2	<b>3.0 metres (9.84 feet) (to dwelling)</b> <b>1.7 metres (5.58 feet) (to dwelling) – Unit 37</b> <b>0.5 metres (1.64 feet) (to dwelling) – Unit 46</b>
<b>Minimum Required Side Yard</b>	1.5 metres (4.92 feet)	Complies <b>1.4 metres (4.59 feet) – Parcel 6</b> <b>1.33 metres (4.36 feet) – Parcel 1</b>
<b>Minimum Required Flankage Yard</b>	3.0 metres (9.84 feet)	Complies <b>2.3 metres (7.55 feet) – Parcels 8 and 9</b>
<b>Minimum Required Rear Yard</b>	7.5 metres (24.60 feet)	<b>3.0 metres (9.84 feet) – Rear Lane Townhouses</b> <b>6.0 metres (19.69 feet) – Street Townhouses</b>
<b>Maximum Building Height</b>	11.0 metres (36.09 feet)	<b>12.0 metres (39.37 feet)</b>
<b>Minimum Parking Standards</b>	2.25 spaces per unit of which 0.25 spaces per dwelling unit shall be for visitor parking	Complies

The following is an overview and evaluation of the main site specific development standards being sought by the applicant, including the need for any additional clarity



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and the identification of outstanding concerns that will need to be addressed as part of finalizing the Site Plan approval process and amending Zoning By-law:

- the applicant is proposing a rear lane, common element condominium based townhouse built form and tenure adjacent to Jefferson Sideroad and Beech Avenue that is not captured in the general provisions of Zoning By-law 235-97. Staff supports the request for rear lane townhouses, but notes that a definition and development standards for rear lane townhouses will be required in the amending Zoning By-law;
- the applicant is proposing to include a provision requiring a minimum of 30% of the entire site to be used for landscaping. While staff's supports the intent of this provision, it may be problematic to enforce over time given the freehold tenure of the Parcels of Tied Land (POTLs) and additional accessory structures or swimming pools that may be installed in the future. In this regard, staff's preference is to ensure that appropriate landscaping is retained on-site through the Landscape Plans to be approved as part of the Site Plan Agreement, as well as the provisions in the Zoning By-law that restrict lot coverage and regulate front yard landscaping;
- the applicant is proposing an increase in the maximum building height for the townhouse dwellings from 11.0 metres (36.08 feet) to 12.0 metres (39.37 feet). The proposed building height increase will accommodate a three storey built form for the townhouse dwelling units, which is consistent with the built form as per the Study. Reduced minimum required rear yard specifications are also requested for the **RM1 Zone**;
- the applicant is proposing that an **Open Space (O) Zone** be applied to Blocks 2 and 3 on the draft plan. Given that these blocks are intended to protect and regulate a Significant Woodland and its associated buffer, it is recommended that an **Environmental Protection Area One (EPA1) Zone** be applied to align with the zoning on the TRCA lands to the immediate west;
- the applicant has proposed reduced setbacks for the proposed front, side, flankage and rear yards to facilitate the proposed common element condominium townhouse dwelling units. In particular, front yard setbacks of 1.7 metres (5.58 feet) and 0.5 metres (1.64 feet) are proposed to address site conditions for specific townhouse dwelling units. The proposed reduction in front yard setbacks is for an interior townhouse unit that abuts a 1.5 metre sidewalk that forms part of the common element condominium, which has resulted in a reduced setback to the dwelling unit; and,
- the applicant has proposed encroachments for porches and balconies into the proposed front yard and steps into the flankage yard to address various site specific conditions for each of the townhouse blocks in the proposed development. The proposed encroachments are considered to be minor in nature and will be verified by the applicant prior to enactment of the final by-law.

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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 and Site Plan applications, conforms with the applicable policies of the Plan, is consistent with the Harris-Beech Infill Study and represents good planning. The final form of the By-law will be forwarded to Council for passage at such time as the applicant finalizes the Site Plan approval process.

### Revised Draft Plan of Subdivision Application

The applicant has submitted a revised draft Plan of Subdivision application that proposes to facilitate the creation of a residential development block to be comprised of 46 common element condominium townhouse dwellings, in addition to blocks for open space, road widening and reserve purposes on the subject lands (refer to Map 8). The following is an overview of the various components of the submitted draft plan:

- Block 1 on the draft plan is intended to accommodate common element condominium townhouse dwellings;
- Blocks 2 and 3 are Open Space and Buffer blocks, which are intended to identify the limits of an existing Significant Woodland to the west and provide an appropriate buffer in accordance with the Harris-Beech MESP, all of which are to be conveyed to a public authority;
- Block 4 on the draft plan is a 3.0 metre road widening abutting Jefferson Sideroad and a daylighting triangle, which is to be conveyed to the City;
- Block 5 on the draft plan serves as a 0.3 metre residential reserve block to be conveyed to the City; and,
- Block 6 on the draft plan is a 1.8 metre road widening abutting Beech Avenue, which is 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 applicable policies of the Plan, is consistent with the Harris-Beech Infill Study and has appropriate regard for the criteria under Section 51(24) of the *Planning Act*.

### Site Plan Application

The applicant has submitted a Site Plan application for its development proposal (refer to Maps 9 to 11). A circular private road is proposed within the site to provide vehicular and pedestrian access to the development blocks. The primary access road to the site is to be from Beech Avenue, generally located at the southeast corner of the development block, which is intended to be a full movement, non-signalized intersection. Sidewalk connections are proposed within the site, to Jefferson Sideroad to the north, to Beech Avenue to the east, and to the proposed residential development to the south.

The applicant's Site Plan application remains under review at this time as a number of technical matters will need to be addressed prior to final approval. The following comments must be addressed as part of a Site Plan application resubmission:

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- the applicant shall explore opportunities to shift the rear lane townhouses proposed in Block 2 closer to the proposed daylighting triangle;
- the applicant is required to address detailed comments respecting the submitted Grading Plan, Servicing Plan, Erosion and Sediment Control Plan and Lighting Plans;
- the applicant must provide a Construction Management Plan to illustrate the location of any construction trailer, details of truck access routes, construction parking arrangement, storage area and construction delivery schedule;
- the applicant will be required to provide additional locations for snow storage in appropriate locations on the site;
- clarification with respect to the location of wood privacy fences on private lands and chain link fences on public lands are required;
- additional tree plantings along Jefferson Sideroad must be provided and additional information with respect to grading and landscaping along the Jefferson Sideroad road allowance will be required; and,
- the applicant is required to provide an updated Sustainability Metrics submission for review, which is required to meet the City's IGMS requirements for the consideration of the assignment of servicing allocation.

Staff is satisfied that the comments related to the Site Plan application are largely technical in nature and do not prevent the approval of the related Zoning By-law Amendment application at this time. Once the applicant has satisfactorily addressed the comments and the Site Plan application is in a position to be finalized, the corresponding amending Zoning By-law will be finalized and brought forward to Council for enactment.

### **Draft Plan of Condominium Application**

The applicant has submitted a draft Plan of Condominium application to facilitate the creation of a common element condominium tenure for the subject lands. Components of the development such as the private road network, sidewalks, parking spaces, snow storage areas and utilities will form part of the common element condominium. A separate staff report will be brought forward respecting the approval of the draft Plan of Condominium application after finalization of the Site Plan approval process.

### **Council Comments:**

At the May 6, 2015 Council Public Meeting, comments and questions were raised with respect to municipal servicing and the potential impacts of construction on existing wells in the area. In this regard, the applicant has prepared a Well Monitoring Report which assesses the existing wells within the Harris-Beech Neighbourhood, which will continue to be monitored through to one year after completion of underground services.

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

All circulated City Departments and external agencies have indicated that they have no further comments and/or no objections with respect to the applicant's Zoning By-law Amendment application, and conditions of draft Plan of Subdivision approval has been received from the City's Development Engineering Division and Park and Natural Heritage Planning Section, in addition to the Regional Municipality of York and the Toronto and Region Conservation Authority. Technical comments pertaining to the proposed development will be addressed through the Site Plan application processes, as outlined below.

#### **Development Engineering Division**

The City's Development Engineering Division advises that municipal water, sanitary and storm sewers do not currently exist on Beech Avenue, and will be constructed in conjunction with the approved residential development to the east (City Files D03-14008 and D03-16002). Based on the information submitted to date, Engineering staff has determined that the proposed development conforms with the engineering requirements of the Harris-Beech Master Environmental Servicing Plan (MESP).

#### **Toronto and Region Conservation Authority**

The Toronto and Region Conservation Authority has requested that drawings be prepared for any retaining wall that exceeds 1.0 metre in height on the property. As noted previously herein, the Natural Heritage System lands and the required buffer will be conveyed to an appropriate public authority through the subdivision registration process.

#### **Development Planning Division**

Development Planning staff has completed a review of the applicant's revised development proposal and recommends approval of the subject applications for the following reasons:

- the proposed development conforms with the applicable policies of the City's Official Plan and *Oak Ridges Moraine Conservation Plan*, and is consistent with the Harris-Beech Infill Study approved by Council;
- the proposed development contemplates a site density of 45.55 units per hectare (18.4 units per acre), which is in accordance with the maximum permitted density of 50 units per hectare (20 units per acre) as per the Plan;
- staff supports the applicant's proposed zoning provisions in principle. The by-law structure and details of the site specific provisions will be finalized prior to enactment by Council;
- the submission of Private Street Naming, Municipal Addressing and Part Lot Control Exemption applications will be required in the future to implement the development proposal; and,

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- it is recommended that the draft amending Zoning By-law be finalized and forwarded to Council for enactment following substantial completion of the Site Plan approval process, payment of the applicable processing fee, and the registration of Section 118 restrictions under the *Land Titles Act* to ensure that individuals Parcels of Tied Land (POTLs) are not conveyed to future homeowners prior to condominium registration.

### **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.*
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 the subject Site Plan application demonstrating an Overall Application score of 33 points, which achieves a “good” score and meets the threshold of 32 points for Site Plan applications. The applicant’s sustainability metrics will need to be revised to address the remaining comments provided by staff through the Site Plan application review process. A total of 137.54 persons equivalent of servicing allocation (46 townhouse dwellings) will be needed to facilitate approvals and construction of the proposed development.

In consideration of the preceding and in order to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council delegate its authority to assign servicing allocation to the Commissioner of Planning and Infrastructure.

### **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.

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### **Climate Change Considerations:**

The recommendations of this report are aligned with Council's climate change considerations as the proposed development proposes the installation of low flow toilets, which will decrease water consumption within the development. Furthermore, the applicant has proposed increased topsoil depth to facilitate increased natural infiltration to prevent run-off and promote tree growth.

### **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 46 common element condominium townhouse dwellings, in addition to blocks for open space, road widening and reserve 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 City's 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 recommends that Council approve the subject Zoning By-law Amendment and draft Plan of Subdivision applications in accordance with the conditions and directions outlined in this report.

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### Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix “A”, Extract from Council Public Meeting C#20-15 held on May 6, 2015
- Appendix “B”, Applicant’s Draft Zoning By-law
- Appendix “C”, Schedule of Draft Plan of Subdivision Conditions
- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, Official Plan Designation
- Map 4, Harris-Beech Infill Study Demonstration - Scenario B
- 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 (2015)
- Map 8, Revised Draft Plan of Subdivision (2022)
- Map 9, Site Plan (2022)
- Map 10, Elevations – Rear Lane Townhouses
- Map 11, Elevations – Street Townhouses
- Map 12, Concept Plan

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### Report Approval Details

Document Title:	SRPI.22.079 - Request for Approval - ZBA and Draft Plan of Subdivision -Countrywide (Beech).docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.22.079 - Appendix A - Council Extracts.doc</li><li>- SRPI.22.079 - Appendix B- Draft Zoning By-law Amendment.pdf</li><li>- SRPI.22.079 - Appendix C - Schedule of Draft Plan Conditions.docx</li><li>- SRPI.22.079 - Map 1 - Aerial Photograph AODA.docx</li><li>- SRPI.22.079 - Map 2 - Existing Zoning.docx</li><li>- SRPI.22.079 - Map 3 - Official Plan Designation AODA.docx</li><li>- SRPI.22.079 - Map 4 - Harris-Beech Infill Study Demonstration - Scenario B AODA.docx</li><li>- SRPI.22.079 - Map 5 - Harris-Beech Infill Study Demonstration - Scenario C AODA.docx</li><li>- SRPI.22.079 - Map 6 - Harris-Beech Infill Study Demonstration - Scenario D AODA.docx</li><li>- SRPI.22.079 - Map 7 - Original Draft Plan of Subdivision (2015) AODA.docx</li><li>- SRPI.22.079 - Map 8 - Revised Draft Plan of Subdivision (2022) AODA.docx</li><li>- SRPI.22.079 - Map 9 - Site Plan (2022) AODA.docx</li><li>- SRPI.22.079 - Map 10 - Elevations - Rear Lane Townhouses AODA.docx</li><li>- SRPI.22.079 - Map 11 - Elevations - Street Townhouses AODA.docx</li><li>- SRPI.22.079 - Map 12 - Concept Plan AODA.docx</li></ul>
Final Approval Date:	Jun 15, 2022

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

**Gus Galanis - Jun 15, 2022 - 9:54 AM**

**Kelvin Kwan - Jun 15, 2022 - 12:18 PM**

**Darlene Joslin - Jun 15, 2022 - 2:04 PM**