



Staff Report for Council Public Meeting

Date of Meeting: September 7, 2022

Report Number: SRPI.22.094

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.22.094 – Request for Comments – Revised Zoning By-law Amendment and Draft Plan of Subdivision Applications – Afshin Parker – City Files D02-19002 and D03-19002

Owner:

Afshin Parker
313 Harris Avenue
Richmond Hill, Ontario
L4E 3M3

Agent:

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

Location:

Legal Description: Lot 2, Plan 65M-2071

Municipal Address: 313 Harris Avenue

Purpose:

A request for comments concerning proposed revised Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a residential development to be comprised of one single detached and ten semi-detached dwelling units on the subject lands.

Recommendation:

- a) That Staff Report SRPI.22.094 with respect to the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Afshin Parker for lands known as Lot 2, Plan 65M-2071 (Municipal Address: 313

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Harris Avenue), City Files D02-19002 and D03-19002, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Giuliano La Moglie, Planner II - Subdivisions, phone number 905-711-8800 ext. 6465 and/or Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

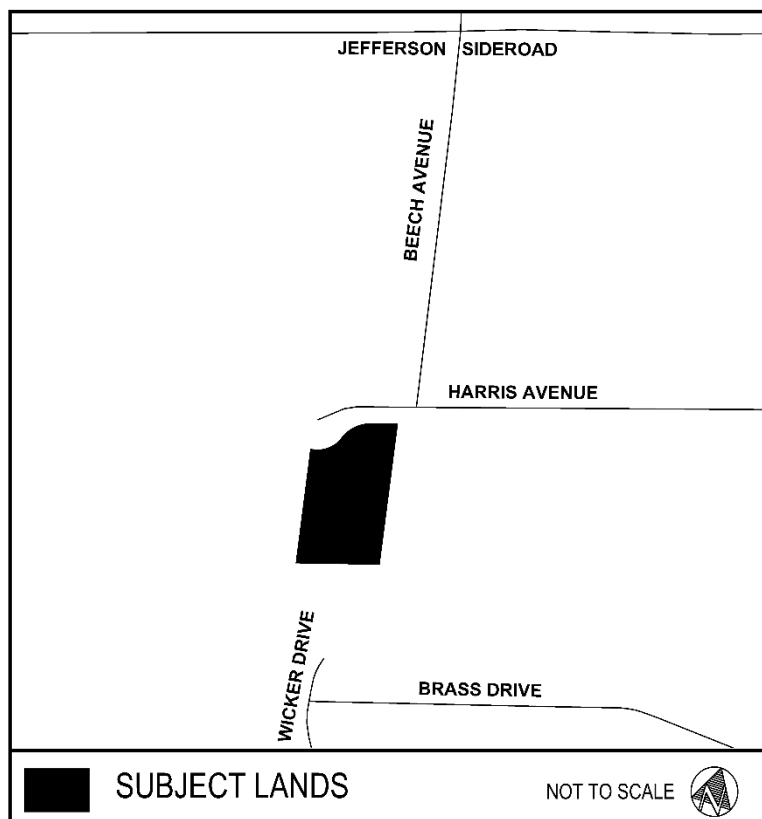
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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 the “Contact Person” above.



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Background Information:

The subject revised Zoning By-law Amendment and draft Plan of Subdivision applications were received by the City and deemed complete on April 13, 2022. The revised 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 were originally submitted to the City in March 2019 and considered at a statutory Council Public Meeting held on June 19, 2019 (refer to Appendix “A”). The original development proposal consisted of 8 single detached dwellings (refer to Map 8). The applicant has now revised its development proposal to permit a development proposal which is to be comprised of one single detached and ten semi-detached dwelling units on its land holdings. Given the proposed changes in built-form and increased unit yield, an additional Council Public Meeting is required.

Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the subject revised 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 southwest corner of Beech Avenue and Harris Avenue and have a total lot area of 0.421 hectares (1.04 acres) (refer to Map 1). The lands currently support one single detached dwelling and an accessory shed that are proposed to be demolished as part of the proposed development.

The lands abut Harris Avenue to the north, a future municipal road (extension of Beech Avenue) and future single detached dwellings to the east (City Files D02-14024 and D03-14009), proposed townhouse dwellings to the north and west (City Files D02-18014, D03-18007 and D06-20009), and conservation lands owned by the Toronto and Region Conservation Authority (TRCA) to the south (refer to Map 2). The applicant has prepared a composite demonstration plan to illustrate the approved and active development applications which have been submitted for the surrounding lands (refer to Map 13).

Revised Development Proposal

The applicant is seeking Council’s approval of its revised Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a residential development proposal and the future extension of Beech Avenue on its land holdings (refer to Maps 9 to 12). 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 Frontage (Harris Av.):** 51.54 metres (169.09 feet)
- **Total Lot Area:** 0.421 hectares (1.04 acres)
 - **Single Detached Lot:** 0.041 hectares (0.10 acres)
 - **Semi-Detached Lots:** 0.297 hectares (0.73 acres)
 - **Open Space Block:** 0.065 hectares (0.16 acres)
 - **Public Road Block:** 0.001 hectares (0.002 acres)
 - **Road Widening Block:** 0.017 hectares (0.04 acres)
- **Total Number of Units:** 11
 - **Semi-Detached:** 10
 - **Single Detached:** 1
- **Proposed Building Heights:** 2 storeys
- **Proposed Density:** 30.89 units per hectare (12.5 units per acre)

Supporting Documentation/Reports

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

- Planning Justification Report;
- Oak Ridges Moraine Conformity Report;
- Draft Zoning By-law Amendment;
- Draft Plan of Subdivision;
- Concept Site Plan;
- Conceptual Architectural Plans;
- Exterior Material and Colour Package;
- Site Grading Plan;
- Site Servicing Plan;
- Functional Servicing and Stormwater Management Report;
- Water Balance Analysis;
- Hydrogeological Investigation;
- Scoped Natural Heritage Evaluation;
- Property Survey; and,
- Sustainability Metrics Tool.

Revised Zoning By-law Amendment Application

The subject lands are currently zoned **Urban (UR) Zone** under By-law 128-04, as amended (refer to Map 4). The **UR Zone** permits existing buildings and structures, single detached dwellings on lots of record, home occupations, bed and breakfast establishments, accessory uses and public transportation, infrastructure and utilities on the lands. The form of development as proposed by the subject applications is not permitted under the **UR Zone**. Accordingly, the applicant is seeking Council's approval to rezone the subject lands to **Semi-Detached One (RD1) Zone** and **Open Space (O)**

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Zone under By-law 235-97, as amended, with site-specific zoning provisions to provide for the development of ten semi-detached dwelling units and one single detached dwelling unit 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 and required site specific exceptions in bold:

Development Standard	RD1 Zone Standards, By-law 235-97, as amended (Semi-Detached Dwelling)	Proposed RD1 Zone Standards
Minimum Lot Frontage (Interior)	14.6 metres (47.9 feet)	Complies
Minimum Lot Area (Interior)	485.0 square metres (5,220.5 square feet)	460.0 square metres (4,951.4 square feet)
Maximum Lot Coverage	50%	Complies
Minimum Required Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Required Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)
Minimum Required Flankage Yard	3.0 metres (9.84 feet)	N/A
Minimum Required Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	11.0 metres (36.09 feet)	Complies
Minimum Parking Standards	2 spaces per unit	Complies

Development Standard	RD1 Zone Standards, By-law 235-97, as amended (Single Detached Dwelling)	Proposed RD1 Zone standards
Minimum Lot Frontage (Corner)	11.0 metres (36.09 feet)	Complies
Minimum Lot Area (Corner)	365 square metres (3,928.8 square feet)	Complies
Maximum Lot Coverage	40%	43%
Minimum Required Front Yard	4.5 metres (14.76 feet)	Complies
Minimum Required Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)
Minimum Required Flankage Yard	3.0 metres (9.84 feet)	2.4 metres (7.87 feet)
Minimum Required Rear Yard	7.5 metres (24.6 feet)	Complies
Maximum Height	11.0 metres (36.09 feet)	Complies
Minimum Parking Standards	2 spaces per unit	Complies

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Revised Draft Plan of Subdivision Application

As noted previously in this report, the applicant has submitted a draft Plan of Subdivision application that seeks approval to permit a residential development to be comprised of one single detached and ten semi-detached dwelling units on its land holdings (refer to Map 9). Eight semi-detached dwellings and one single detached dwelling are proposed to front onto a future municipal road approved to the east (extension of Beech Avenue), while the two remaining semi-detached dwellings are proposed to front onto Harris Avenue. The proposed draft plan incorporates lot frontages ranging between 15 metres (49.21 feet) and 20.73 metres (68.01 feet), and lot areas ranging from 413.38 square metres (4,449.59 square feet) to 576.86 square metres (6,209.27 square feet). The draft plan also proposes blocks to retain and convey natural heritage features under public ownership (Block 7), to convey a road widening to the City to expand the Harris Avenue cul-de-sac to meet City standards (Block 8), and to convey a daylighting triangle to the City associated with the future extension of Beech Avenue (Block 9).

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”) and permitted uses include single detached dwellings and semi-detached dwellings (refer to Map 3). The lands are also located within a Priority Infill Area pursuant to **Section 4.9.1.1** and are subject to the Harris-Beech Infill Study, as discussed in a subsequent section of this report. 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.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). In accordance with **Section 3.2.1.1(18)** of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of **Section 19(3) and 31(4)** of the ORMCP. **Section 3.2.1.1.18** of the Plan outlines minimum vegetation protection zones from existing features within the Oak Ridges Moraine. The existing woodland, which is located immediately south of the subject lands, requires a 30 metre (98.42 feet) buffer. A reduced buffer to the natural heritage feature may be considered subject to the findings of a Natural Heritage Evaluation.

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

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of the Plan. Lands within an Area of High Aquifer Vulnerability are susceptible to contamination from both human and natural impacts on water quality.

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 ORMCP. The applicant has submitted a scoped Natural Heritage Evaluation and an Oak Ridges Moraine Conformity Report, both of which are currently under review. The purpose of this material is to demonstrate conformity with respect to the policies of the Oak Ridges Moraine Conservation Plan.

A more detailed review and evaluation of the subject applications will be completed following the receipt of comments from Council, the public, City departments and external agencies.

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. Outlined below is a summary of the proposal relative to the development scenarios of the Study.

- development in the form of single and semi-detached dwellings on public streets is depicted in scenarios A, B and D of the Study (refer to Maps 5 to 7); and,
- the Infill Study requires a minimum lot frontage of 15 metres (49.21 feet) on existing streets. In this regard, the proposed semi-detached lots provide lot frontages ranging from 15.0 metres (49.21 feet) to 20.73 metres (68.01 feet) and the proposed single detached lot provides a lot frontage of approximately 16.48 metres (54.07 feet).

A more detailed review of the subject applications will be undertaken to ensure the proposed development is in keeping with the recommendation of the Infill Study.

City Department and External Agency Comments:

The subject revised Zoning By-law Amendment and draft Plan of Subdivision applications, in addition to the associated background studies and reports submitted in support 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.

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Urban Design Section

The City's Urban Design Section has confirmed that the revised development proposal will be subject to the City's Architectural Design Control Process and that an Urban Design Brief is required as part of the next submission.

Development Engineering Division

The City's Development Engineering Division has provided red line comments to the provided plans in regards to engineering and grading matters which are to be addressed in an additional submission.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided comments to the provided plans in regards to landscaping and natural heritage matters which are to be addressed by the applicant as part of a resubmission to the City.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has confirmed that the dripline of the vegetation associated with the valley/open space lands at the rear of the property has been staked and a chain link fence has been requested along the limit of the environmental buffer area. In addition, the TRCA has requested that the natural heritage system and its associated buffer be conveyed into public ownership and appropriately zoned. Lastly, the TRCA has provided technical comments with respect to ecology and water resources which are to be addressed in an additional submission.

Development Planning Division

Development Planning staff has completed a preliminary review of the applicant's revised development proposal. 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 City's Official Plan in terms of land use and built form;
- the proposed built form and lot frontages are consistent with the recommendations and characteristics of Scenarios, A, B and D 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);
- the applicant will be required to meet all mandatory requirements of the City's Sustainability Metrics;
- a detailed review and evaluation of the development proposal will be completed with respect to matters including compatibility with existing and approved development in the area in conjunction with urban design considerations, existing lot fabrics and applicable development standards;

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- it appears that the development proposal requires relief from the minimum lot area, maximum lot coverage and minimum side yard setback provisions of the proposed **Semi-Detached One (RD1) Zone**. In this regard, the applicant must revise its development proposal or provide appropriate planning justification for these reduced standards;
- it is recommended that the depths of Lots 1 to 5 be increased to provide greater flexibility in building siting and to minimize and/or eliminate the need for relief from the minimum lot area and maximum lot coverage provisions of the Zoning By-law;
- it is recommended that a site-specific development standard be added in the draft Zoning By-law to clarify the interpretation of the flankage and rear lot lines for Lot 1;
- storm, sanitary and water servicing connections are to be installed in association with the draft approved Plans of Subdivision to the east;
- it is acknowledged that Block 7 (Open Space) contains a Significant Woodland and a 10-metre buffer has been provided from the dripline of the feature, all of which are to be conveyed to a public authority as a condition of subdivision approval; and,
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the development proposal.

A comprehensive review and evaluation of the subject applications will be conducted following receipt of comments and feedback from City departments, external agencies, Council and the public.

Other City Department and External Agency Comments

Comments have been received from the City's Financial Services Division, Building Services Division – Zoning Section, Fire and Emergency Services Division and Waste Management Section, in addition to Alectra Utilities, Bell, Enbridge, York Catholic District School Board, and the Regional Municipality of York. These City departments and external agencies have indicated no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. All of the comments have been forwarded to the applicant for consideration but have not been appended to this report.

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:

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*

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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. At this time, Planning staff is requesting formalized documents to ensure that the proposed sustainability commitments will be achievable at the detailed design stage.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing, or other implications.

Relationship to Council's Strategic Priorities 2020-2022:

The recommendation of this report does not have any direct implications with respect to Council's Strategic Priorities. An overview of how the subject applications are aligned with the Strategic Priorities 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 revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development to be comprised of one single detached and ten semi-detached dwelling units on its land holdings. The purpose of this report is to provide Council and the public with an overview of the 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.

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Appendix Contents and Maps:

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 of Council Public Meeting C#28-19 held on June 19, 2019
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Official Plan - Land Use Designation
- Map 4, Existing Zoning
- Map 5, Harris-Beech Infill Study - Demonstration Scenario A
- Map 6, Harris-Beech Infill Study - Demonstration Scenario B
- Map 7, Harris-Beech Infill Study - Demonstration Scenario D
- Map 8, Original Draft Plan of Subdivision (2019)
- Map 9, Revised Draft Plan of Subdivision (2022)
- Map 10, Proposed Site Plan
- Map 11, Proposed Floor and Elevation Plans (Lot 1)
- Map 12, Proposed Floor and Elevation Plans (Lots 2 to 6)
- Map 13, Composite Demonstration Plan

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Report Approval Details

Document Title:	SRPI.22.094 - Request for Comments - ZBA and Draft Plan of Sub - 313 Harris Avenue.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - 1st CPM extracts.docx- Map 1 - Aerial Photograph AODA.docx- Map 2 - Neighbourhood Context AODA.docx- Map 3 - Existing Official Plan AODA.docx- Map 4 - Existing Zoning AODA.docx- Map 5 - Harris-Beech Infill Study- Scenario A AODA.docx- Map 6 - Harris-Beech Infill Study- Scenario B AODA.docx- Map 7 - Harris-Beech Infill Study- Scenario D AODA.docx- Map 8 - Original Draft Plan of Subdivision (2019) AODA.docx- Map 9 - Revised Draft Plan of Subdivision (2022) AODA.docx- Map 10 - Proposed Site Plan AODA.docx- Map 11 - Proposed Floor and Elev Plans Lot 1 AODA.docx- Map 12 - Proposed Floor and Elev Plans Lots 2 - 6 AODA.docx- Map 13 - Composite Demonstration Plan AODA.docx
Final Approval Date:	Aug 12, 2022

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

Gus Galanis - Aug 12, 2022 - 12:47 PM

Kelvin Kwan - Aug 12, 2022 - 1:29 PM

Darlene Joslin - Aug 12, 2022 - 3:25 PM