



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

**Date of Meeting:** May 7, 2024

**Report Number:** SRPBS.24.052

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** SRPBS.24.052 – Request for Comments –  
Zoning By-law Amendment Application –  
Sridhar Methuku – City File ZBLA-24-0001

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### **Owner:**

Sridhar Methuku  
257 Harris Avenue  
Richmond Hill, ON  
L4E 3M3

### **Agent:**

KLM Planning Partners  
64 Jardin Drive  
Concord, ON  
L4K 3P3

### **Location:**

Legal Description: Lot 51, Registered Plan 1916  
Municipal Address: 257 Harris Avenue

### **Purpose:**

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

### **Recommendation:**

- a) That Staff Report SRPBS.24.052 with respect to the Zoning By-law Amendment application submitted by Sridhar Methuku for lands known as Lot 51, Registered Plan 1916 (Municipal Address: 257 Harris Avenue), City File ZBLA-24-0001, be received for information purposes only and that all comments be referred back to staff.

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### Contact Person:

Marc Mitanis, Planner II, phone number 905-771-2459 and/or

Kaitlyn Graham, Acting Manager of Development Planning, phone number 905-771-5563

Deborah Giannetta, Acting Director of Development Planning, phone number 905-771-5542

### Report Approval:

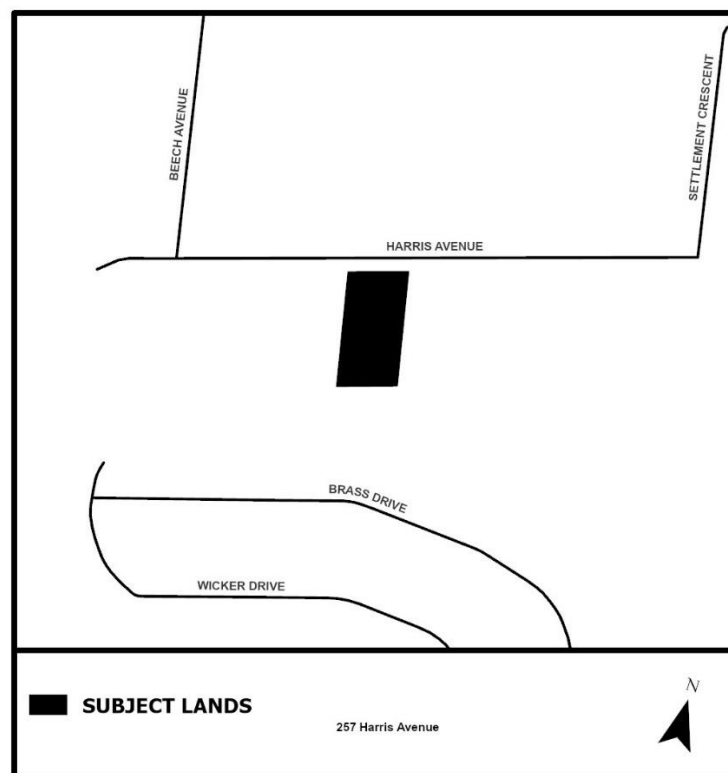
**Submitted by:** Gus Galanis, Acting Commissioner, Planning and Building Services

**Approved by:** Darlene Joslin, 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 report's 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 Zoning By-law Amendment application was received and deemed to be complete by the City as of March 28, 2024. The application and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment.

By way of background, the applicant provided a Zoning By-law Amendment submission through the City's Collaborative Application Process (CAP) to permit six (6) semi-detached dwelling units on the subject lands. The submission was circulated to relevant City departments and external agencies for review and comment. A Public Consultation Meeting was held on March 13, 2024; however, no residents attended the Public Consultation Meeting. Comments provided by a member of Council in attendance related to the potential to explore opportunities to develop in conjunction with neighbouring properties as well as with respect to the timing of development approvals.

The applicant has satisfactorily addressed the comments and technical matters raised through the City's CAP Phase 2 Process. Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the subject CAP Phase 3 Zoning By-law Amendment application, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the south side of Harris Avenue, east of Beech Avenue (refer to Map 1). The lands have a lot frontage of 47.69 metres (156.46 feet) along Harris Avenue and a total lot area of 0.419 hectares (1.04 acres). The lands currently support one (1) single detached dwelling that is proposed to be demolished in order to facilitate the proposed development. The lands abut Harris Avenue to the north, beyond which are existing single detached residential uses and a draft approved Plan of Subdivision (City Files D03-14008/14009 and D03-16002), existing single detached residential uses to the east and west, and conservation lands owned by the Toronto and Region Conservation Authority to the south (refer to Map 2). Additionally, an approved residential development to permit six (6) semi-detached dwelling units at 229 Harris Avenue (City File D02-20011), located immediately to the east of the subject lands, was approved by Council in November 2021.

#### Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a residential development to be six (6) semi-detached dwelling units on its land holdings (refer to Maps 6, 7 and 8). The following is a summary table outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

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- **Total Lot Area:** 0.419 hectares (1.04 acres)
  - **Residential Area:** 0.248 hectares (0.613 acres)
  - **Natural Heritage Area:** 0.171 hectares (0.423 acres)
- **Proposed Lot Frontages:** 15.39 metres (50.50 feet) to 16.60 metres (54.46 feet)
- **Proposed Lot Areas:** 679 square metres (7,309 square feet) to 785 square metres (8,450 square feet)
- **Proposed Number of Units:** 6
- **Proposed Unit Widths:** 6.45 metres (21.16 feet)
- **Proposed Building Height:** 2 storeys / 7.88 metres (25.85 feet)
- **Proposed Density:** 24.19 units per hectare (9.78 units per acre)

### Supporting Documentation/Reports

The following documents/information have been submitted to the City in support of the development proposal:

- Draft Zoning By-law;
- Conceptual Site Plan;
- Floor Plans;
- Elevation Plans;
- Renderings;
- Planning Justification Report;
- Functional Servicing Report;
- Natural Heritage Evaluation;
- Arborist Report and Tree Preservation Plan; and,
- Landscape Plans.

### Zoning By-law Amendment Application

The applicant is seeking Council's approval to rezone the subject lands from **Urban (UR) Zone** under By-law 128-04, as amended, to **Semi-Detached One (RD1) Zone** and **Environmental Protection Area Two (EPA2) Zone** under By-law 235-97, as amended, in order to facilitate the proposed development. The **UR Zone** permits existing buildings and structures, single detached dwellings on lots of record, home occupations, bed and breakfast establishments, accessory uses, and public transportation, infrastructure and utilities. The type and form of development proposed by the subject application is not permitted under the **UR Zone**.

The southerly portion of the subject lands are proposed to be zoned **EPA2 Zone** to ensure the protection of the existing woodlands on the lands. The **EPA2 Zone** permits public park and conservation uses limited to stream bank protection works, fish, wildlife and conservation management uses, and pedestrian paths forming part of an approved interpretation, education or scientific program.

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The following table provides a summary of the development standards applicable to the **Semi-Detached One (RD1) Zone** category under By-law 235-97, as amended, relative to the subject proposal and the requested site specific exception in bold:

Development Standard	RD1 Zone Standard, By-law 235-97, as amended	Proposed Development
<b>Minimum Lot Frontage (Interior)</b>	14.6 metres (47.9 feet)	Complies
<b>Minimum Lot Area (Interior)</b>	485 square metres (5,220.49 square feet)	Complies
<b>Maximum Lot Coverage</b>	50%	Complies
<b>Minimum Required Front Yard</b>	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	Complies
<b>Minimum Required Side Yard</b>	1.5 metres (4.92 feet) Special Provision #11: Where no door openings are provided on the side wall of a semi-detached or duplex dwelling, the minimum required side yard on that side shall be 1.2 metres (3.93 feet).	<b>1.2 metres (3.93 feet), a door may be permitted in a wall adjacent to a side lot line if no stairs project beyond the main side wall into the minimum required side yard.</b>
<b>Minimum Required Rear Yard</b>	7.5 metres (24.60 feet)	Complies
<b>Maximum Height</b>	11.0 metres (36.09 feet)	Complies
<b>Minimum Parking Standards</b>	2 spaces per dwelling unit	Complies

## Planning Analysis:

### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 – Land Use of the City’s Official Plan (the “Plan”) (refer to Map 4). The lands are also within the Harris Beech Infill Study Area and are identified **Settlement Area** of the “Oak Ridges Moraine Conservation Plan” (“ORMCP”). The **Neighbourhood** designation permits low density residential uses including semi-detached dwellings and provides opportunities for small-scale infill development. In accordance with **Section 4.9.2** of the Plan, development shall be context-sensitive and compatible with adjacent and surrounding areas with respect to the general patterns of streets, blocks, and lanes, the size and configuration of lots, massing, setbacks of buildings from the street,

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patterns of yard setbacks and landscaped open space areas, and the preservation of mature trees and of landscape or greenspace features.

The **Natural Core** designation is intended to maintain, improve and restore the ecological integrity of natural features outside of the central corridor of the Oak Ridges Moraine. Accordingly, the **Natural Core** designation permits fish, wildlife and forest management, conservation projects and flood and erosion control projects other than stormwater management works, essential infrastructure and utilities, recreational uses, parks, and uses accessory thereto. The Plan includes policies in which the City will seek the dedication of key natural heritage features, hazardous lands and their associated minimum vegetation protection zones through the development approval process to an appropriate public authority, where appropriate.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the 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. Existing vegetation to the rear of the subject lands meets the criteria for woodland in accordance with the ORMCP but does not meet the criteria for Significant Woodland in the Plan or the ORMCP in accordance with ORMCP Technical Paper 7.

Further to the above, the lands are located within an Area of High Aquifer Vulnerability in accordance with Schedule A5 – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas of the Plan. Lands within an Area of Aquifer Vulnerability are susceptible to contamination from both human and natural impacts. **Section 3.2.1.1.37** of the Plan identifies the land uses which are prohibited within an Area of High Aquifer Vulnerability, including the generation and storage of hazardous waste, but which does not include residential uses. In this regard, the proposed residential use complies with the policies of the Plan and is permitted.

The lands are also located within a Landform Conservation Area - Category 2 designation in accordance with Schedule A6 – Landform Conservation Areas of the Plan. The landform conservation policies of the Plan implement the ORMCP and serve to ensure that development and site alteration minimize disturbances to landform character in accordance with **Section 3.2.1.1.35** of the Plan. In this regard, the applicant must identify planning, design and construction practices that will keep disturbance of landform character to a minimum where possible. The applicant has submitted a Natural Heritage Evaluation inclusive of a Landform Conservation Area assessment, Arborist Report and Tree Preservation Plan for the lands which are currently under review.

### Harris-Beech Infill Study

The subject lands are located within the Harris-Beech Infill Study area (the Study) pursuant to **Section 4.9.1.1.3** of the Plan. The Study, which was approved by Council in

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2013, provides guidance for the redevelopment of the Harris-Beech neighbourhood and identifies four (4) development scenarios for primarily low and medium density residential development within the study area (refer to Map 5 illustrating Scenario D, as an example). Outlined below is a summary of the development scenarios identified in the Study in relation to the subject lands, relative to the development proposal:

- all four (4) scenarios in the Study depict development on the subject lands in the form of single detached or semi-detached dwellings on existing public streets. The proposed semi-detached dwellings fronting onto Harris Avenue are consistent with the Study;
- the Study requires a minimum lot frontage of 15 metres (49.21 feet) for all lots on existing streets. The proposed semi-detached lots with frontages of 15.39 metres (50.50 feet) and 16.60 metres (54.46 feet) along Harris Avenue which are consistent with the Study; and,
- the Study permits dwellings on existing streets to have a maximum building height of up to two (2) storeys. The proposed two (2) storey semi-detached dwellings fronting onto Harris Avenue are consistent with the Study.

Further to the above, it is important to note that the lands are subject to the Harris-Beech Master Environmental Servicing Plan (MESP) which was completed in June 2014. The subject lands are located within Parcel 3 of the MESP, which identifies a Top of Slope feature and associated 10 metre (32.8 feet) buffer on the subject lands. It should be noted that Toronto and Region Conservation Authority (TRCA) staff conducted a site visit in April 2023 and determined that the Top of Slope feature was not associated with a naturally occurring river or stream valley corridor and was not a regulating natural feature or natural hazard of interest to the TRCA (Appendix B).

### Department and External Agency Comments:

The subject Zoning By-law Amendment application, in addition to the associated background studies and reports submitted in support of same, have been circulated to various City departments and external agencies for their final review and comment. The following is a summary of the comments received to date.

### Development Planning Division

Planning staff have completed a preliminary review of the applicant's development proposal, including the plans and materials submitted in support of same. 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 low-rise, low density residential development complies with the **Neighbourhood** and **Natural Core** policies of the Plan and the **Settlement Area** policies of the ORMCP;
- the proposed development is generally consistent with the characteristics of all four (4) Development Scenarios as outlined in the Harris-Beech Infill Study;

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- the proposal appears to conform with the approved Harris-Beech MESP through the submitted Natural Heritage Evaluation and Functional Servicing Report;
- the proposal is required to conform with the Category 2 Landform Conservation Area policies of the Plan that shall be demonstrated through the submitted Natural Heritage Evaluation currently under review, which includes an assessment of the proposal in relation to the applicable Landform Conservation Area policies of the Plan and the ORMCP;
- the boundary of the proposed **EPA2 Zone** appears to align with the dripline of the woodlands and 10-metre buffer as staked by TRCA and the City's Park and Natural Heritage Planning staff in April 2023;
- a site specific exception from the proposed **RD1 Zone** category under Zoning By-law 235-97 is requested for interior side yard setbacks. Staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment submitted in support of its development proposal; and,
- future Consent applications will be required to facilitate the creation of the proposed lots and to assign servicing allocation, in addition to Site Alteration Permits.

### Other City Department and External Agency Comments

The subject Zoning By-law Amendment application and supporting documents/materials have been circulated to applicable City Department and external agencies. Comments have been received from the City's Community Services Department in addition to Alectra Utilities. These departments and agencies have no objections to the proposed development. The applications remain under review by the City's Infrastructure Planning and Development Engineering Division, Heritage and Urban Design Section, Park and Natural Heritage Planning Section, Building Services Division – Zoning Section, Financial Services Division, as well as the TRCA, Alectra Utilities, Canada Post, Enbridge Gas, Bell Canada, the York Region District School Board, and le Conseil Scolaire de District Catholique Monavenir.

### 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 design.
6. Completion of communities
7. Small scale infill development



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### **8. Opportunities to provide affordable housing.**

Servicing allocation for the proposed development will be assigned as part of the future Consent applications required to facilitate the proposed development.

### **Financial/Staffing/Other Implications:**

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

### **Relationship to Strategic Plan:**

The recommendation of this report does not have any direct implications with respect to Council's 2024 – 2027 Strategic Plan. An overview of how the subject applications are aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

### **Conclusion:**

The applicant is seeking approval of its Zoning By-law Amendment application to permit a residential development to be comprised of six (6) 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 this planning application. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

### **Appendix Contents and Maps:**

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

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Zoning
- Map 4, Existing Official Plan Designation
- Map 5, Harris Beech Infill Study – Scenario D
- Map 6, Conceptual Site Plan
- Map 7, Proposed Conceptual Streetscape Elevations
- Map 8, Proposed Renderings
- Appendix A, Applicant's Draft Zoning By-law
- Appendix B, Letter from the Toronto and Region Conservation Authority dated May 9, 2023

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### Report Approval Details

Document Title:	SRPBS.24.052 - Request for Comments - 257 Harris Avenue.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A, Draft Zoning By-law.docx</li><li>- Appendix B, Letter from TRCA.docx</li><li>- SRPBS.24.052 - Map 1 - Aerial Photograph.docx</li><li>- SRPBS.24.052 - Map 2 - Neighbourhood Context.docx</li><li>- SRPBS.24.052 - Map 3 - Existing Zoning.docx</li><li>- SRPBS.24.052 - Map 4 - Official Plan Designation.docx</li><li>- SRPBS.24.052 - Map 5 - Harris-Beech Infill Study.docx</li><li>- SRPBS.24.052 - Map 6 - Proposed Conceptual Site Plan.docx</li><li>- SRPBS.24.052 - Map 7 - Proposed Conceptual Streetscape Elevations.docx</li><li>- SRPBS.24.052 - Map 8 - Proposed Renderings.docx</li></ul>
Final Approval Date:	Apr 17, 2024

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

**Deborah Giannetta - Apr 16, 2024 - 3:17 PM**

**Gus Galanis - Apr 17, 2024 - 9:27 AM**

**Darlene Joslin - Apr 17, 2024 - 9:46 AM**