



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 12, 2024
Report Number: SRPBS.24.072
Department: Planning and Building Services
Division: Development Planning

Subject: **SRPBS.24.072 – Request for Approval – Zoning By-law Amendment Application – Sridhar Methuku – City File ZBLA-24-0001**

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 approval concerning a proposed Zoning By-law Amendment application to permit the construction of six (6) semi-detached dwelling units on the subject lands.

Recommendation:

- a) **That 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 approved, subject to the following:**
 - (i) **that the subject lands be rezoned from Urban (UR) Zone under By-law 128-04, as amended to Semi-Detached One (RD1) Zone and Environment Protection Area Two (EPA2) Zone under By-law 235-97, as amended, as outlined in Staff Report SRPBS.24.072;**

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- (ii) that the amending Zoning By-law be brought forward to the June 19, 2024 Council meeting for enactment; and,
- (iii) that pursuant to Section 34(18) 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.

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:

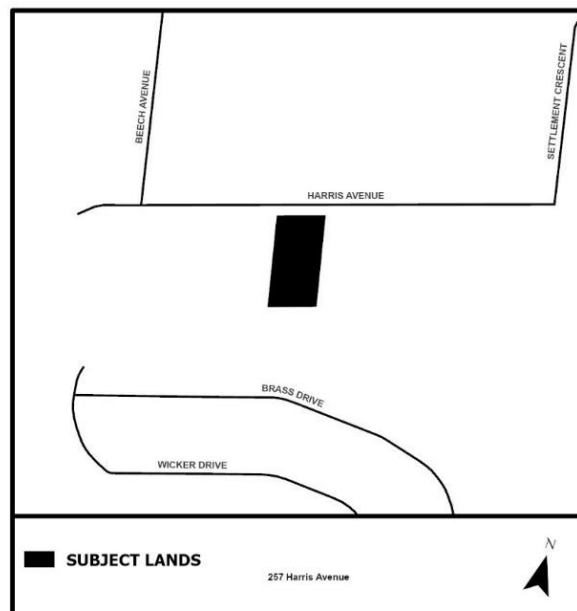
Submitted by: Gus Galanis, Acting Commissioner, Planning and Building Services

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 considered at the May 7, 2024 Council Public Meeting wherein Council received Staff Report SRPBS.24.052 and directed that all comments be referred back to staff (refer to Appendix “A”). At the Council Public Meeting, the applicant representing the owner of the adjacent draft approved Plan of Subdivision (City Files D03-14008/14009 and D03-16002) north of Harris Avenue spoke to the application with a request that the owner of the subject lands enter into a cost-sharing agreement pay their proportionate share of the installation of municipal servicing along Harris Avenue that the owner of the adjacent lands has undertaken to facilitate development in the surrounding area. Additionally, members of Council also raised questions related to the public notification process, the adequacy of the proposed side yard setbacks and the extent of natural features and tree preservation on the subject lands. These matters are discussed in later sections of the report.

The applicant has satisfactorily addressed the comments and technical requirements related to the subject Zoning By-law Amendment application and all remaining technical matters are to be addressed as part of future Consent and Site Alteration Permit applications. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment application.

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 to be demolished 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, the lands at 229 Harris Avenue were the subject of a Zoning By-law Amendment application to permit six (6) semi-detached dwelling units (City File D02-20011), which 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 comprised of 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:

- **Total Lot Area:** **0.419 hectares (1.04 acres)**
 - **Residential Area:** **0.248 hectares (0.613 acres)**

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- **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)

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 as **Settlement Area** within the “*Oak Ridges Moraine Conservation Plan*” (“ORMCP”).

The **Neighbourhood** designation permits low density residential uses including semi-detached dwellings as proposed 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, patterns of yard setbacks and landscaped open space areas, and the preservation of mature trees and of landscape or greenspace features. Based on the development standards requested through the subject Zoning By-law Amendment application, the proposed development will be compatible and context sensitive to the adjacent and surrounding lands as it proposes a built form and development standards comparable to those approved in the surrounding neighbourhood and in keeping with the Harris-Beech Infill discussed below.

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 limits of development have been established in consultation with the Toronto and Region Conservation Authority and the City’s Park and Natural Heritage Planning Staff, through a site staking on the subject lands which took place in April 2023, and assessed further through the review and acceptance of a Natural Heritage Evaluation (NHE) submitted by the applicant in support of the proposed development. **Policy 4.10.5.1.5** of the Plan permits the outer boundaries of **Natural Core** areas to be refined as a result of an NHE. In this regard,

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staff have accepted the findings of the NHE, and the **Natural Core** area will be refined to reflect the staked dripline and a 10 metre (32.81 feet) buffer from the woodland located on the subject lands and on the adjacent lands to the south. The proposed development is considered to comply with the refined boundaries of the **Natural Core** area and its policies.

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 **Policy 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. Existing vegetation to the rear of the subject lands meets the criteria to be classified as a 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. **Policy 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 **Policy 3.2.1.1.35** of the Plan. In this regard, staff have reviewed and evaluated the submitted NHE and are of the opinion that it satisfactorily addresses the landform conservation policies of the ORMCP. Minor grading will be required to facilitate the proposed development and will not have a material impact on the integrity of the Landform Conservation Area in this location. Additionally, there will be no disturbance to the landform character on the southern portion of the subject lands corresponding with the existing woodlands.

Harris-Beech Infill Study

The subject lands are located within the Harris-Beech Infill Study area (the Study) in accordance with **Policy 4.9.1.1.3** of the Plan. The Study, which was approved by Council in 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:

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- 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 are consistent with the Study;
- 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; and,
- the preservation of natural heritage features on the southern portion of the property is consistent with the guiding principles of the Study.

Based on the preceding, staff is of the opinion that the proposed development conforms with the Plan, the Council-approved Harris-Beech Infill Study and the ORMCP. Therefore, the proposed development is considered appropriate for this specific property and location and constitutes proper and orderly planning.

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 and does not permit the semi-detached dwellings as proposed by the subject application. Accordingly, the applicant is proposing to rezone the subject lands to **Semi-Detached One (RD1) Zone** and **Environment Protection Area Two (EPA2) Zone** under By-law 235-97, as amended, in order to facilitate the proposed development on the subject lands. The following table provides a summary of development standards applicable to the proposed **Semi-Detached One (RD1) Zone** category under By-law 235-97, as amended:

Development Standard	RD1 Zone Standard, By-law 235-97, as amended	Proposed RD1 Zone Standards under By-law 235-97, as amended
Minimum Lot Frontage (Interior)	14.6 metres (47.9 feet)	15.0 metres (49.21 feet)
Minimum Lot Area (Interior)	485 square metres (5,220.49 square feet)	Complies
Maximum Lot Coverage	50%	Complies
Minimum Required Front Yard	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	Complies

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Minimum Required Side Yard	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).	1.2 metres (3.93 feet), a door may be permitted in a wall adjacent to a side lot line if no stairs or landings project beyond the main side wall into the minimum required side yard.
Minimum Required Rear Yard	7.5 metres (24.60 feet)	Complies
Maximum Height	11.0 metres (36.09 feet) or 2 storeys	Complies
Minimum Parking Standards	2 spaces per dwelling unit	Complies

Staff have reviewed the proposed zone category and site specific exception as noted above and considered it appropriate. The appropriateness and feasibility of the proposed site specific exception to permit a minimum side yard setback of 1.2 metres (3.93 feet), with permission for a door to be located in the side yard, provided that no stairs or landings project beyond the main side wall of the dwelling into the minimum side yard setback has been reviewed through the preliminary grading plans reviewed by Infrastructure Planning and Development Engineering Staff with no concerns. Notwithstanding the foregoing, detailed lot grading and drainage plans will be reviewed through the future Consent and Site Alteration Permit application processes to ensure compliance with the *Ontario Building Code* and City standards.

Further to the above, to implement the recommendations of the Harris-Beech Infill Study, the amending Zoning By-law includes site specific provisions related to minimum lot frontage requirement of 15.0 metres (49.21 feet) and a maximum building height of two (2) storeys. These provisions are consistent with the proposed semi-detached development.

Council Comments:

As noted previously, comments from members of Council were raised at the Council Public Meeting held on May 7, 2024 held in consideration of the proposed development. A summary of the comments received and staff responses are outlined in the sections below.

Public Notification

Council requested clarification with respect to public notification of the Council Public Meeting for the subject application. In accordance with the statutory requirements of the *Planning Act*, notice of the Public Meeting was distributed to residents within 120 metres of the subject lands by mail; the date, time and location of the Public Meeting was identified on Public Notification Signage erected on the subject lands on April 15, 2024, and, notice of the Council Public Meeting was also posted to the City's website on April

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11, 2024. Furthermore, a Public Consultation Meeting was held on March 13, 2024 in accordance with Phase 2 of the City's Collaborative Application Process (CAP), at which no members of the public were in attendance.

Side Yard Setbacks

Council raised concerns regarding the adequacy of the proposed 1.2 metre (3.93 feet) side yard setbacks. Staff are satisfied that the proposed side yard setbacks will facilitate unencumbered access between the front and rear yards, provide sufficient space to allow appropriate drainage between the proposed dwellings and are reflective of newer typical development standards for semi-detached dwellings in this neighbourhood, including the approval at 229 Harris Avenue.

Natural Heritage and Tree Preservation

Concerns were raised with respect to the extent of the preservation of the portion of the subject lands designated as **Natural Core** in the Plan and identified as "Natural Feature" in the Harris-Beech Infill Study. The proposed footprint of the semi-detached dwellings do not encroach on the portion of the subject lands designated as **Natural Core**, however, grading and erosion and sediment control measures will be required within a portion of the lands within the **Natural Core** designation. Pursuant to **Policy 4.10.5.1.5** of the Plan, the limits of **Natural Core** areas may be refined as a result of a Natural Heritage Evaluation, in accordance with the Plan. In this regard, the boundary of the woodlands on the southern portion of the subject lands was staked by the Toronto and Region Conservation Authority and the City's Park and Natural Heritage Planning staff in April 2023. A buffer from the dripline of the woodlands of 10 metres (32.81 feet) has been accepted by staff and is consistent with the proposed limits of the proposed **EPA2 Zone** boundary. Further, the proposed grading works do not encroach upon the refined boundaries of the woodland feature, inclusive of the 10 metre (32.81 feet) buffer. Additionally, no trees included within the staked boundary of the woodlands on the southern portion of the subject lands will be removed or injured to facilitate the proposed development.

Cost Sharing of Municipal Servicing

The applicant representing the landowner of the adjacent approved draft Plan of subdivision raised concern with respect to cost-sharing of the installation of municipal services as well as the urbanization of Harris Avenue. Municipal sanitary, storm, and water services are being installed along Harris Avenue, which will also include municipal sidewalks, curbs, tree plantings, and streetlighting by the adjacent landowners in order to facilitate the approved residential development on the lands to the north at 30 Beech Avenue, 211-305 Jefferson Sideroad and 196-307 Harris Avenue (City Files D03-14008/14009 and D03-16002). As these landowners have upfronted the costs of these works, they have requested that the owner of the subject lands pay the proportionate share of these costs as it relates to the proposed development. This requirement will be secured as a condition of approval of the future Consent applications.

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City Department and External Agency Comments:

As noted previously in this report, all comments from City departments and external agencies have been satisfactorily addressed. Additionally, all circulated City departments and external agencies have either indicated no objections or have provided comments to be addressed through the future Consent and Site Alteration Permit processes, including the following:

- consent from abutting property owners will need to be obtained to address trees that are outside of the applicant's property that may be impacted as a result of the proposed development;
- review and approval of detailed grading, servicing and erosion and sediment control plans to confirm feasibility of proposed split draining design and to identify proposed Low Impact Development (LID) measures; and,
- review and approval of a geotechnical study for assessment of building foundations.

Recommendation:

Planning staff has undertaken a comprehensive review and evaluation of the subject Zoning By-law Amendment application and are in support of same for the following principal reasons:

- the proposed low density residential development and established limits of development complies with the **Neighbourhood** and **Natural Core** policies of the Plan and the **Settlement Area** policies of the ORMCP;
- the proposed development contemplates a site density of 24.19 units per hectare (9.78 units per acre), which represents small-scale residential intensification within an existing built-up area, as encouraged by the Plan;
- the proposed zone category and site specific development standard is appropriate and consistent with the characteristics of all four (4) Development Scenarios as outlined in the Harris-Beech Infill Study;
- the boundary of the proposed **EPA2 Zone** reflects the woodlands feature and associated 10 metre buffer and will protect these lands in perpetuity from development; and
- the applicant will be required to submit Consent applications to facilitate the proposed lot creation to secure servicing allocation, and to secure cost recovery arrangements with the owner of the lands to the north..

On the basis of the preceding, it is recommended that the proposed Zoning By-law Amendment application be approved.

Financial/Staffing/Other Implications:

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

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Relationship to Strategic Plan:

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community**, in supporting a range of housing types and by ensuring that the City's natural features are protected.

Climate Change Considerations:

The recommendations of this report are generally aligned with Council's climate change considerations as the proposed development facilitates residential infill development within an existing neighbourhood and makes use of existing transportation and future municipal servicing infrastructure to efficiently utilize land and resources.

Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit the construction of six (6) semi detached dwellings on its land holdings. Staff have completed a comprehensive review and evaluation of the proposed development and is of the opinion that the submitted application conforms with the overarching principles of the Plan, is appropriate in the context of the area, and represents good planning. On the basis of the preceding, staff recommends that Council approve the subject application, subject to the recommendations as outlined in this report.

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 from Council Public Meeting C#10-24, held May 7, 2024
- Appendix "B", Draft Zoning By-law
- 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

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Report Approval Details

Document Title:	SRPBS.24.072 - Request for Approval - 257 Harris Avenue.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - CPM Extracts.docx- Appendix B - Draft Zoning By-law.docx- SRPBS.24.072 - Map 1 - Aerial Photograph.docx- SRPBS.24.072 - Map 2 - Neighbourhood Context.docx- SRPBS.24.072 - Map 3 - Existing Zoning.docx- SRPBS.24.072 - Map 4 - Official Plan Designation.docx- SRPBS.24.072 - Map 5 - Harris-Beech Infill Study.docx- SRPBS.24.072 - Map 6 - Proposed Conceptual Site Plan.docx- SRPBS.24.072 - Map 7 - Proposed Conceptual Streetscape Elevations.docx- SRPBS.24.072 - Map 8 - Proposed Renderings.docx
Final Approval Date:	May 24, 2024

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

Deborah Giannetta - May 23, 2024 - 3:05 PM

Maria Flores on behalf of Gus Galanis - May 24, 2024 - 9:54 AM

Darlene Joslin - May 24, 2024 - 10:05 AM