



Staff Report for Committee of the Whole Meeting

Date of Meeting: May 7, 2025

Report Number: SRPBS.25.031

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.25.031 - Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Jefferson Heights Estates Limited – City Files D02-18014 and D03-18007 (Related City Files D06-20009 and D05-20004)

Owner:

Jefferson Heights Estates Limited
23 Banbury Road
Toronto, Ontario
M3B 2K5

Agent:

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

Location:

Legal Description: Part of Lots 54 to 57, Plan 1916 and Lot 1, Plan 65M-2071
Municipal Addresses: 12, 24 and 36 Beech Avenue and 319 Harris Avenue

Purpose:

A request for approval concerning Zoning By-law Amendment and related draft Plan of Subdivision applications to permit the construction of a low and medium density residential development on the subject lands.

Recommendations:

- a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Jefferson Heights Estates Limited for the lands known as Part of Lots 54 to 57, Plan 1916, and Lot 1, Plan 65M-2071

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(Municipal Addresses: 12, 24 and 36 Beech Avenue, 319 Harris Avenue), City Files D02-18014 and D03-18007 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, Multiple Residential One (RM1) Zone, Open Space (O) 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 SRPBS.25.031;**
- ii) that the draft amending Zoning By-law attached hereto as Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and be brought forward to the May 14, 2025 Council meeting for enactment;**
- 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 amending Zoning By-law to implement the proposed development on the subject lands;**
- iv) that the Plan of Subdivision as depicted on Map 7 to Staff Report SRPBS.25.031 be draft approved subject to the conditions set out in Appendix “C” to this report; and,**
- 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, as amended.**

Contact Persons:

- Darren Ding, Planner II – Development, phone number 905-771-2459 and/or
- Kaitlyn Graham, Acting Manager of Development Planning, phone number 905-747-5563
- Deborah Giannetta, Director of Development Planning, phone number 905-771-5542
- Gus Galanis, Commissioner of Planning and Building Services, phone number 905-771-2465

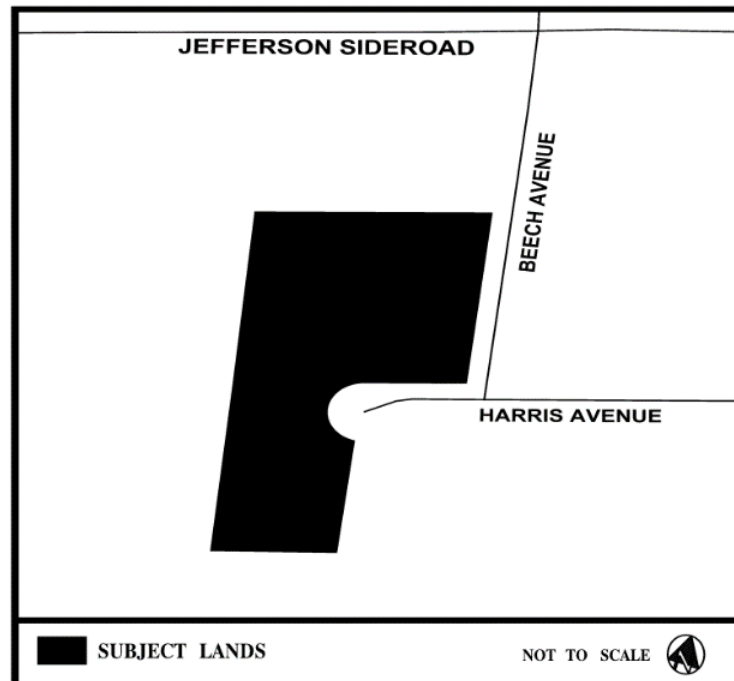
Report Approval:

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.

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Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under the “Contact Person” above.



Key Messages:

- the subject Zoning By-law Amendment and draft Plan of Subdivision applications shall facilitate the construction of a low and medium density residential development to be comprised of 14 semi-detached dwelling units and 37 townhouse dwelling units, in addition to blocks for open space and environmental protection, on the subject lands; and,
- the applicant has satisfactorily addressed comments and concerns raised through the review of the development applications and therefore, staff recommends that Council approve the subject applications in accordance with the recommendations outlined in this report.

Background:

The subject Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-18014 and D03-18007) were considered at a Council Public Meeting held on February 20, 2019, wherein Council received Staff Report SRPRS.19.027 for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). No public comments were received at the meeting and no written correspondence was received with respect to the applications.

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The City has received a number of submissions subsequent to the initial submission to address various design and technical matters raised by City Staff and external agencies through the review of the development applications. The applicant has satisfactorily addressed the comments and technical requirements related to its Zoning By-law Amendment and draft Plan of Subdivision applications and all remaining comments are to be addressed through the finalization of the related Site Plan application (City File D06-20009) to facilitate the medium density residential blocks of the development. Accordingly, the purpose of this report is to seek Council's approval of the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a low and medium density residential development on the subject lands.

Discussion:

Site Location and Adjacent Uses

The subject lands are generally located at the northwest corner of Harris Avenue and Beech Avenue and have a total combined lot area of 1.92 hectares (4.74 acres) (refer to Map 1). The subject lands are mostly vacant and presently support one (1) single detached dwelling, which is proposed to be demolished to facilitate the development proposal. Adjacent land uses include approved medium density residential uses to the north (City File D03-14015), approved low and medium density residential uses to the east (City Files D03-14008, D03-14009 and D03-16002), applications for Zoning By-law Amendment and draft Plan of Subdivision which are currently under review to permit a low density development to the southeast (City Files D02-19002 and D03-19002), and conservation lands owned by the Toronto and Region Conservation Authority (TRCA) to the south and west which contain a portion of the Rouge River tributary.

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment and draft Plan of Subdivision applications to permit the development of 12 freehold semi-detached dwelling units fronting onto Beech Avenue, and 37 townhouse dwelling units and two (2) semi-detached dwelling units fronting onto proposed common element condominium roads, in addition to blocks for open space, environmental protection and road widening purposes on the subject lands (refer to Map 9). 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:** **1.92 hectares (4.74 acres)**
 - **Freehold Semi-Detached Blocks:** **0.26 hectares (0.64 acres)**
 - **Medium Density Residential Blocks:** **0.89 hectares (2.20 acres)**
 - **Environmental Protection Block:** **0.72 hectares (1.78 acres)**
 - **Park Block:** **0.04 hectares (0.10 acres)**
 - **Road Widening:** **0.01 hectares (0.02 acres)**
- **Total Number of Units:** **51**
 - **Freehold Semi-Detached Units:** **12**
 - **Medium Density Residential Blocks:** **39**

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- **Townhouse Units:** 37
 - **Semi-Detached Units:** 2
- **Building Heights:**
 - **Freehold Semi-Detached Units:** 11.5 metres (37.73 feet) / 3 storeys
 - **Medium Density Residential Blocks:** 12 metres (39.37 feet) / 3 storeys
- **Density:** 42.5 units per hectare (UPH)
(17.2 units per acre)
- **Total Parking Spaces:** 112
 - **Residents:** 102
 - **Visitor:** 10

As previously noted, the applicant has made modifications to its original development proposal in order to address comments and concerns raised through the development review process, which are summarized as follows:

- the provision of a private road connection to Beech Avenue to the east;
- the removal of a proposed visitor parking area and replacement with a proposed public park to be conveyed to the City; and,
- the removal of a proposed 3 metre walkway at the northern extent of the northern medium density residential block.

As previously noted in this report, the applicant has also submitted related Site Plan and draft Plan of Condominium applications (City Files D06-20009 and D05-20004) for the proposed medium density residential blocks that remain under review at the time of writing of this report.

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 within the **Neighbourhood** designation include low and medium density residential development subject to specific policy criteria as outlined in the Plan. In accordance with **Sections 4.9.1** and **4.9.1.2 (3)** the Plan, medium density residential uses, including low-rise townhouses, are permitted within the **Neighbourhood** designation for lands identified as part of an Infill Plan or Tertiary Plan approved by Council such as the subject lands, to a maximum site density of 50 units per hectare (20 units per acre) and a maximum building height of three (3) storeys, except on an arterial street where the maximum building height of four (4) storeys is permitted. In this regard, the subject lands are located within the Council-approved Harris-Beech Infill Study, proposed at a density of 42.5 units per hectare (17.2 units per acre) and a height of three (3) storeys for both the low and medium density residential land uses. Accordingly, the proposed low and medium density residential land uses are permitted subject to the recommendations of the Harris-Beech Infill Study which are discussed in greater detail 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 (MVPZs) or buffers, through the development approval process to an appropriate public authority. In this regard, the applicant has submitted a Natural Heritage Evaluation (NHE) to identify the limits of the Significant Woodland feature to the west and its associated MVPZ, as staked by the TRCA in accordance with the Plan and the Harris-Beech Master Environmental Servicing Plan (MESP) and reviewed and accepted by the City's Park and Natural Heritage Planning staff and the TRCA. The submitted NHE recommends that the lands containing natural heritage features and their associated buffers be placed in an appropriate zoning category and conveyed to a public authority through the registration of the Plan of Subdivision.

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 lands are further 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 and a Category 2 Landform Conservation Area in accordance with Schedule A6 – Landform Conservation Areas of the Plan. Lands within an Area of High 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. Residential uses are not identified among the prohibited uses. Therefore, the proposed low and medium residential uses are permitted. With respect to Landform Conservation, the applicant's submitted a revised NHE which has been reviewed and accepted by the City's Park and Natural Heritage Planning staff. The revised NHE identified the need for only minor grading to accommodate the development proposal that will have no material effect on the integrity of the Landform Conservation in this location and is in keeping with the Landform Conservation provisions of the ORMCP.

Harris-Beech Infill Study (2013)

The subject lands are located within the Council-approved Harris-Beech Infill Study area (the Study) in accordance with Appendix 9 of the Plan. The Study provides guidance for infill development within the Harris-Beech neighbourhood and provides a number of recommendations intended to guide the redevelopment of the Harris-Beech neighbourhood. The Study provides four (4) development scenarios which identify both low and medium density residential development concepts for the subject lands. The proposed development is generally consistent with Scenarios C and D in the Study as follows:

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- development in the form of semi-detached dwellings on public streets and townhouses on private streets as proposed (refer to Maps 4 and 5);
- the proposed street network is consistent with the recommendations for private street network;
- the semi-detached buildings along Beech Avenue are proposed with 15.80 metre (51.84 feet) lot frontages (7.9 metres or 25.92 feet per unit), which is consistent with the minimum lot frontage recommendations of 15 metres (49.21 feet) on existing streets in the Study;
- the proposed semi-detached dwellings with building heights of three (3) storeys and 11.5 metres (37.73 feet) along Beech Avenue represent a departure from the direction in the Infill Study where a maximum height of two (2) storeys is permitted. Notwithstanding, the proposed semi-detached units provide an appropriate transition in built form and height between the proposed townhouse dwellings along the west portion of the subject lands at heights of three (3) storeys and up to 12 metres (39.37 feet) to the proposed single detached dwellings across the street approved at heights of two (2) storeys or 11 metres (36.10 feet);
- the proposed townhouse dwellings with proposed unit widths of 5.99 metres (19.65 feet) and building heights of three (3) storeys and up to 12 metres (39.37 feet) are consistent with the recommendations for townhouses to achieve a minimum width of 6 metres (19.69 feet) and heights of three (3) storeys except where located on Jefferson Sideroad where a maximum height of four (4) storeys is recommended;
- a vista block connection is proposed at the western extent of the Harris Avenue cul-de-sac; 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 metres (32.81 feet). In this regard, the applicant has determined the limits of the Significant Woodland on the western portion of the property and has proposed a buffer ranging in width to achieve a net gain of 86 square metres (931.62 square feet) from the limits of the Significant Woodland feature through the “regularization” or straightening of the interface between the proposed development and the Significant Woodland to the west. The City’s Park and Natural Heritage Planning Section and the TRCA have no concerns with this approach.

On the basis of the preceding, staff is satisfied that the proposed development conforms with the applicable policies of the Plan and the ORMCP; is generally consistent with the Council approved Harris-Beech Infill Study, particularly the characteristics of Scenarios C and D; is appropriate for the development of the lands and surrounding context; and, constitutes good and orderly planning.

Zoning By-law

The subject lands are currently zoned **Urban (UR) Zone** under By-law 128-04, as amended, and the applicant is seeking approval to rezone the subject lands to **Semi-Detached One (RD1) Zone, Multiple Residential One (RM1) Zone, Open Space (O)**

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Zone and Environmental Protection Area One (EPA1) Zone under By-law 235-97, as amended, with site specific development (refer to Appendix B). In this regard, outlined below is a summary of the requested development standards proposed by the applicant relative to the **RD1** and **RM1 Zone** categories under By-law 235-97, as amended:

Freehold Semi-Detached Dwellings

Development Standard (Semi-Detached)	RD1 Zone Standards By-law 235-97, as amended	Proposed RD1 Zone Standards
Minimum Lot Frontage*	14.6 metres (47.90 feet) (interior lot) 16.6 metres (54.46 feet) (corner lot)	Complies 16 metres (52.49 feet)
Minimum Lot Area*	485 square metres (5,220.49 square feet) (interior lot) 555 square metres (5,973.97 square feet) (corner lot)	400 square metres (4,305.56 square feet) 425 square metres (4,574.66 square feet)
Minimum Front Yard	4.5 metres (14.76 feet) (to dwelling) 5.8 metres (19.02 feet) (to garage)	Complies
Minimum Interior Side Yard	1.5 metres (4.92 feet)	1.2 metres (3.94 feet)
Minimum Exterior Side Yard	3.0 metres (9.84 feet)	1.4 metres (4.59 feet)
Minimum Rear Yard	7.5 metres (24.60 feet)	5.9 metres (19.36 feet)
Maximum Storeys	N/A	3
Maximum Height	11.0 metres (36.08 feet)	11.5 metres (37.73 feet)
Minimum Parking	2 spaces per unit	Complies
Maximum Lot Coverage	50%	51%

*Note: Lot frontages and lot areas reflect measurements prior to division into individual units.

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Medium Density Residential Blocks (Block Residential Dwellings)

Development Standard	Proposed RM1 Zone Standard, By-law 235-97, as amended	Proposed RM1 Zone Standard, By-law 235-97, as amended
	Block 1	Block 2
Minimum Lot Frontage	43 metres (141.08 feet)	20 metres (65.62 feet)
Maximum Lot Coverage	60%	60%
Minimum Front Yard	1.7 metres (5.58 feet)	2.0 metres (6.56 feet)
Minimum Interior Side Yard	6.0 metres (19.69 feet) (East) 5.0 metres (16.40 feet) (West) 3.9 metres (12.80 feet) (South)	4.0 metres (13.12 feet) (North) 6.5 metres (21.33 feet) (West) 14.0 metres (45.93 feet) (East)
Minimum Rear Yard	1.4 metres (4.59 feet)	1.9 metres (6.23 feet)
Maximum Number of Storeys	3	3
Maximum Height	12.0 metres (39.37 feet)	12.0 metres (39.37 feet)
Parking Minimums		
• Residential	2.0 spaces/unit	2.0 spaces/unit
• Visitor	0.25 spaces/unit	0.25 spaces/unit

The Harris-Beech Infill Study supports a range of low and medium density residential development on a variety of lot sizes. In this regard, the applicant is proposing a reduction to the minimum lot frontage requirement of 16.6 metres (54.46 feet) in the **RD1 Zone** to 16 metres (52.49 feet) for a corner lot, and reduced minimum lot areas of 400 square metres (4,305.56 square feet) for interior lots and 425 square metres (4,574.66 square feet) for corner lots. Given that the proposed lot frontages meet and exceed the recommendations of the Infill Study and that the proposed lot areas are generally consistent with those approved for similar developments within the Study area, staff are of the opinion that the proposed lot frontages and lot areas for the semi-detached dwellings within the **RD1 Zone** are appropriate.

The applicant is further proposing reductions to the minimum required side and rear yard setbacks and increases to the maximum permitted building height and lot coverage provisions for the **RD1 Zone** as outlined above. The proposed interior side yard setbacks of 1.20 metres (3.94 feet) and 1.40 metres (4.59 feet) are considered sufficient to provide for separation between the proposed dwellings and the private lane, respectively.

With respect to building height, as noted previously in this staff report, the proposed three (3) storey semi-detached dwellings exceed the recommendations for a maximum height of two (2) storeys for low density development within the Infill Study, but are permitted within the **Neighbourhood** designation of the Plan, and are in keeping with

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approvals for three (3) storey low density development on the east side of Beech Avenue (City Files D02-20017, D03-14008 and D03- 16002).

Lastly, the requested increase in lot coverage from 50% to 51% is considered to be minor in nature. Staff are of the opinion that the proposed setbacks, building height and lot coverage for the proposed semi-detached dwellings in the **RD1 Zone** are appropriate and are consistent with the standards approved for low density development within the Study area.

With regard to the proposed medium density residential blocks, it is noted that “block residential dwelling” is not a specifically defined use within Zoning By-law 235-97. As such, there are no applicable development standards in the current by-law. In this regard, the proposed block residential dwelling use is defined as a dwelling unit that may include both townhouse and semi-detached dwellings within a condominium block and accordingly, the development standards within the proposed **RM1 Zone** would apply to each block as a whole. Due to the irregular configuration of the proposed medium density residential blocks and their orientation relative to the cul-de-sac on Harris Avenue, deficiencies arise in relation to the required setbacks for the front, interior side, and rear yards. For instance, the proposed rear yard setback for Block 2 is 1.9 metres (6.23 feet) from the southern property line; however, this area functions as the interior side yard for one of the residential block dwellings and meets the minimum side yard setback requirement of 1.5 metres (4.92 feet) for that individual dwelling unit. The applicant has further proposed encroachments for porches, stairs and decks into the minimum required yards to address various site specific conditions for each of the blocks as well as an overall landscape requirement of 26%. Based on the foregoing, staff have no concerns with the proposed site-specific provisions related to setbacks, encroachments and landscaping in order to facilitate the proposed medium density residential block form of development.

In addition to the above, the applicant is proposing an increase in the maximum permitted building height of 12 metres (39.37 feet) for the proposed medium density residential blocks. The proposed building height increases will accommodate a three (3) storey built form, which is consistent with the recommendations of Scenario C of the Infill Study, which would permit medium density development in this location up to a height of three (3) storeys.

Further, the applicant is proposing that an **EPA1 Zone** be applied to Blocks 10 and 11 on the draft plan given that these blocks are intended to protect and regulate a Significant Woodland and its associated buffer, which are to be conveyed into public ownership.

Staff have undertaken a comprehensive review and analysis of the applicant’s Zoning By-law amendment application and are of the opinion that the subject Zoning By-law Amendment implements the applicant’s draft Plan of Subdivision application, conforms with the applicable policies of the Plan, is consistent with the Harris-Beech Infill Study and represents good planning.

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Draft Plan of Subdivision

The submitted draft Plan of Subdivision would facilitate the establishment of 13 blocks to accommodate the proposed freehold semi-detached dwelling units fronting onto Beech Avenue (Blocks 1 to 6), medium density residential blocks consisting of semi-detached and townhouse dwelling units fronting private roads (Blocks 7 and 8), a park to be conveyed to the City (Block 9), environmental protection and buffer areas (Blocks 10 and 11) and road widenings to be conveyed to the City (Blocks 12 and 13). Subject to the conditions of draft approval contained in Appendix “C” attached hereto, staff is of the opinion that the draft Plan of Subdivision application conforms with the applicable policies of the Plan and has appropriate regard for the criteria under Section 51 (24) of the *Planning Act*.

Department and External Agency Comments:

As noted previously in this report, all comments from City departments and external agencies have been satisfactorily addressed with respect to the applicant’s Zoning By-law Amendment and draft Plan of Subdivision applications. Conditions of draft Plan of Subdivision approval have been received from the City’s Infrastructure Planning and Development Engineering Division, Heritage and Urban Design Division and Park and Natural Heritage Planning Section, in addition to the Regional Municipality of York and the TRCA and are attached to this report (refer to Appendix C). All circulated City departments and external agencies have further indicated no objections or have provided comments to be addressed through the related Site Plan application.

Servicing Allocation:

On January 22, 2025, Council enacted a new Municipal Servicing Allocation Policy By-law 9-25 which sets out the circumstances for when allocation is assigned, withdrawn, or reallocated. The applicant has provided a Servicing Allocation Justification Letter to address the City’s allocation criteria in accordance with By-law 9-25, which includes achievement of the City’s Sustainability Performance Metrics (the “Metrics”) submitted in support of its draft Plan of Subdivision and Site Plan applications. In this regard, the applicant’s Metrics submitted in support of the draft Plan of Subdivision application as related to the freehold semi-detached dwelling units meets the City’s minimum threshold score of 27 points and the Metrics submitted in support of the Site Plan application as related to the medium density residential blocks demonstrates an overall application score of 34 points, which is within the acceptable threshold range of 32 to 45 points for Site Plan applications.

Further to the above, servicing allocation for the freehold semi-detached dwelling units to be created through the Plan of Subdivision will be assigned at the time of draft approval. At the time of writing of this report, the applicant’s Site Plan application and Metrics remain under review with respect to the feasibility and appropriateness of the proposed sustainability measures. Staff will continue to work with the applicant to secure commitments related to the criteria for servicing allocation through the approval

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of the associated Site Plan application through which servicing allocation will be assigned to the medium density residential blocks of the development.

Recommendation:

Planning staff has completed a comprehensive review of the proposed development and are in support of same for the following principal reasons:

- the proposed low and medium density residential land uses on the easterly portion of the property at a site density of 42.5 units per hectare (17.2 units per acre) are permitted within the **Neighbourhood** designation and conform with the applicable policies of the City's Plan, the ORMCP, and the Harris Beech Infill Study;
- the proposed **RD1** and **RM1 Zone** categories under By-law 235-97, as amended, and the site-specific development standards as proposed are considered appropriate to implement the subject development;
- the westerly portion of the property designated **Natural Core**, which contains a natural heritage feature and associated buffer, will be rezoned to **EPA1 Zone** under By-law 235-97, as amended, and will be restored and enhanced to provide long-term protection and prohibit development in accordance with the Plan and accordingly, will be conveyed into public ownership;
- the proposed draft Plan of Subdivision facilitates the proposed development and has appropriate regard for the criteria under Section 51 (24) of the *Planning Act*;
- the applicant has satisfactorily addressed all comments raised by City departments and external agencies as it relates to the subject Zoning By-law Amendment and draft Plan of Subdivision applications. The remaining technical matters will be addressed as part of the related Site Plan application for the medium density residential portion of the development, which is required to facilitate the development proposal.

On the basis of the preceding, staff supports the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications and recommends approval, subject to recommendations outlined in this report.

Financial Implications:

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

Relationship to Strategic Plan 2024-2027:

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community** in ensuring the protection of natural heritage features by identifying and securing these features and their buffers by placing them into an appropriate zone category and conveying them to a public authority. Additionally, this development proposal demonstrates infill development within the existing Harris-Beech neighbourhood which will add additional housing stock within an existing community thereby reducing the need to expand development into undeveloped areas of the municipality.

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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.

- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation
- Map 4, Harris-Beech Infill Study Demonstration - Scenario C
- Map 5, Harris-Beech Infill Study Demonstration - Scenario D
- Map 6, Existing Zoning
- Map 7, Proposed Draft Plan of Subdivision
- Map 8, Proposed Draft Plan of Condominium
- Map 9, Proposed Site Plan
- Map 10, Elevation Plans – Semi-Detached Dwelling Units
- Map 11, Elevation Plans – Townhouse Dwelling Units
- Appendix A, Extract of Council Public Meeting C#06-19 held on February 20, 2019
- Appendix B, Draft Zoning By-law 37-25
- Appendix C, Schedule of Draft Plan of Subdivision Conditions

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Report Approval Details

Document Title:	SRPBS.25.031 - Request for Approval - Jefferson Heights - D02-18014 and D03-18007.docx
Attachments:	<ul style="list-style-type: none">- Appendix A Extract from Council Public Meeting C 06-19 held on February 20, 2019.pdf- Appendix B Draft Zoning By-law 37-25.docx- Appendix C Schedule of Draft Plan of Subdivision Conditions.docx- Map 1 Aerial Photograph.docx- Map 2 Neighbourhood Context.docx- Map 3 Existing Official Plan Designation.docx- Map 4 Harris-Beech Infill Study Demonstration - Scenario C.docx- Map 5 Harris-Beech Infill Study Demonstration - Scenario D.docx- Map 6 Existing Zoning.docx- Map 7 Proposed Draft Plan of Subdivision.docx- Map 8 Proposed Draft Plan of Condominium.docx- Map 9 Proposed Site Plan.docx- Map 10 Elevation Plans – Semi-Detached Dwelling Units.docx- Map 11 Elevation Plans – Townhouse Dwelling Units.docx
Final Approval Date:	Apr 17, 2025

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

Deborah Giannetta - Apr 17, 2025 - 10:19 AM

Gus Galanis - Apr 17, 2025 - 11:22 AM

Darlene Joslin - Apr 17, 2025 - 2:41 PM