



Staff Report for Council Public Meeting

Date of Meeting: February 6, 2019

Report Number: SRPRS.19.017

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Comments – Zoning By-law Amendment
Application – Dormer Bond Inc. – File D02-18009
(Related File D06-18017) (SRPRS.19.017)

Owner:

Dormer Bond Inc.
255 Duncan Mill Road, Unit 204
Toronto, Ontario
M3B 3H9

Agent:

M. Behar Planning and Design Inc.
25 Valleywood Drive, Unit 23
Markham, Ontario
L3R 5L9

Location:

Legal Description: Lots 68 to 71 and Part of Lots 72 and 73, Plan 136
Municipal Addresses: 12850, 12860, 12864, 12868, 12874, and 12890 Yonge Street
and 1, 3 and 5 Bond Crescent

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a medium density residential development comprised of 116 stacked townhouse dwelling units on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.017 with respect to the Zoning By-law Amendment application submitted by Dormer Bond Inc. for lands known as Lots 68 to 71 and Part of Lots 72 and 73, Plan 136 (Municipal Addresses: 12850, 12860, 12864, 12868, 12874, and 12890 Yonge Street and 1, 3 and 5 Bond Crescent), Town File D02-18009 (Related File D06-18017), be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Simone Fiore, Planner II – Subdivisions, phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540.

Report Approval:

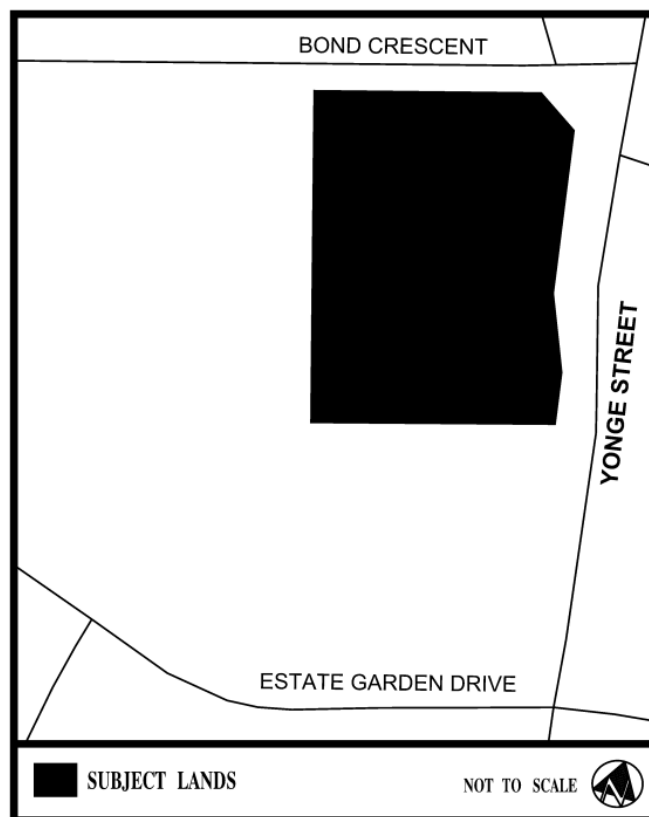
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Location Map:

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



Background Information:

The subject Zoning By-law Amendment application was received on April 5, 2018 and deemed complete by the Town on April 19, 2018, after Bill 139 received Royal Assent on December 12, 2017. The application was subsequently circulated to relevant Town departments and external agencies for review and comment. It should be noted that the applicant originally sought approval of a residential development comprised of 115 stacked townhouse units having a density of 0.99 FSI (refer to Map 5).

Following the receipt of preliminary comments with respect to its original submission, the applicant submitted a revised submission to the Town on December 21, 2018. The revised proposal seeks approval for 116 stacked townhouse units at a density of 0.92 FSI.

The purpose of this report is to seek comments from Council and the public with respect to the applicant's revised development proposal 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 at the southwest corner of Yonge Street and Bond Crescent and have a total lot area of 1.285 hectares (3.18 acres) (refer to Maps 1 and 2). The lands are a consolidation of multiple properties and currently support single detached dwellings and an automotive sales/repair shop, all of which are proposed to be demolished. The lands abut a four-storey apartment building to the west, office buildings and a public park to the south, Yonge Street to the east and Bond Crescent to the north.

Development Proposal

The applicant is seeking Council's approval to permit a residential development comprised of 116 stacked townhouse dwelling units on its land holdings (refer to Maps 6 to 9). The proposed townhouse dwellings are organized into 9 blocks with 4 street-facing blocks and 5 internal blocks (refer to Maps 6 to 9). Vehicular access to the site is to be provided from both Bond Crescent and Yonge Street. Parking is to be at-grade for both residents and visitors. The revised proposal incorporates an 'urban plaza' at the corner of Yonge Street and Bond Crescent. The following is a summary outlining the pertinent statistics of the applicant's revised development proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area:** 1.285 hectares (3.18 acres)
- **Number of Units:** 116 stacked townhouses
- **Floor Space Index (FSI):** 0.92
- **Building Heights:** 3 storeys
- **Parking:** 134 spaces (116 resident and 18 visitor)

A related Site Plan application (Town File D06-18017) for the revised development was received on December 21, 2018 and is currently under review.

Supporting Documentation/Reports

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

- Planning and Urban Design Justification Report;
- Draft Zoning By-law Amendment;
- Boundary and Topographical Survey;
- Site Plan;
- Elevation Plans;
- Floor Plans;
- Site Servicing Plan;
- Site Grading Plan;
- Erosion and Sediment Control Plan;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Report;
- Infiltration Testing Report;
- Phase 1 Environmental Site Assessment;
- Sustainability Metrics;
- Transportation Impact Study;
- Noise Feasibility Study;
- Natural Heritage Assessment;
- Landscape Plan;
- Tree Inventory and Preservation Plan/Report; and,
- Exterior Lighting Plan.

Zoning By-Law Amendment Application

The lands at 12850, 12860, 12864, 12868, 12874, and 12890 Yonge Street and 1 and 3 Bond Crescent are zoned **General Commercial Two (GC2) Zone** under By-law 366-86, as amended, while 5 Bond Crescent is zoned **Commercial (C) Zone** under By-law 1275, as amended.

Both Zoning By-laws 366-86 and 1275, as amended, pre-date the adoption and approval of the Town's Official Plan. Both zone categories permit a wide range of commercial uses; however, the proposed townhouse dwelling units are not permitted by either zone category. Accordingly, the applicant is proposing to rezone all of the subject lands to **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended, with site specific provisions in order to facilitate the proposed development. The Zoning By-law Amendment application seeks to permit the following:

- to rezone the lands to **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended;
- to restrict the permitted uses of the subject lands to stacked townhouse dwellings;

- to amend the definitions in By-law 313-96, as amended, pertaining to established grade, building height, and front lot line;
- to permit site specific development standards and general provisions which address, but are not limited to:
 - maximum number of units;
 - minimum lot frontage;
 - minimum lot area;
 - minimum front yard;
 - minimum side yard;
 - minimum flankage yard;
 - minimum rear yard;
 - maximum gross floor area;
 - maximum density;
 - minimum separation distance between blocks;
 - minimum setback between blocks;
 - maximum building height;
 - maximum lot coverage;
 - minimum landscape buffer;
 - minimum number of parking spaces per dwelling unit;
 - minimum number of visitor parking spaces;
 - minimum parking space dimension; and,
 - minimum driveway width.

Planning Analysis:

Town of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** in accordance with Schedule A2 – Land Use of the Town of Richmond Hill Official Plan (2010) (the “Plan”) (refer to Map 4). Policy 4.3.2 of the Plan states that Oak Ridges is envisioned as a low-rise, pedestrian-oriented, human-scaled, mixed-use centre. Policy 4.3.2.1 of the Plan permits medium-density residential development in the **Oak Ridges Local Centre**, going on to set out that development should be predominantly mixed-use, with Policy 4.3.2.1(6) stating that development shall be encouraged to provide commercial, retail, office or community uses at grade in a mixed-use building form. Regarding the form of development, Policy 4.3.2.5 states that the maximum density of a development block shall be 1.0 FSI, with Policy 4.3.2.8 stating that development shall have a maximum building height of four storeys, with the tallest massing of buildings oriented to the Yonge Street or King Road frontages.

Policy 4.3.2.8 of the Plan identifies that until such time as Council approves a Secondary Plan for the **Oak Ridges Local Centre**, applications for development shall be required to submit a Concept Plan, in accordance with Section 5.2 of the Plan, which demonstrates how the development meets the land use and design policies of the Plan, for areas identified as a development block by the Town.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, in accordance with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). Section 3.2.1.1(18) of the Plan states that, 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*.

Department and External Agency Comments

The subject Zoning By-law Amendment application and the associated background studies and reports submitted in support of the same have been circulated to various Town departments and external agencies for their review and comment. Comments from the Town’s Urban Design and Heritage Section, Park and Natural Heritage Planning Section and Development Engineering Division respecting the original submission have been attached as Appendices A, B and C for reference purposes. Comments from applicable Town departments and external agencies remain outstanding respecting the revised submission from December 2018.

Development Planning Division

Planning staff has completed a preliminary review of the applicant’s revised development proposal, including plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- with a height of three storeys and an FSI of 0.92, the proposed medium-density residential use is permitted in the **Oak Ridges Local Centre** designation of the Plan and the **Settlement Area** policies of the ORMCP;
- the applicant is requested to provide further justification regarding the entirely residential form of development, given that the subject lands have frontage on Yonge Street and relevant policies of the Plan set out that the predominant use of land in the **Oak Ridges Local Centre** shall be mixed-use development, encouraging commercial, retail, office or community uses at grade;
- the applicant must satisfactorily address any issues identified by Town departments and external agencies that have been requested to review the applicant’s development proposal; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment. The appropriateness of the site-specific provisions proposed by the applicant will continue to be reviewed with regard to compatibility, design and function.

A comprehensive review of the subject Zoning By-law Amendment application will be conducted following the receipt of comments and feedback from Town departments, external agencies, Council and the public. This detailed review will be completed in advance of and addressed as part of a recommendation report to be prepared for a future Committee of the Whole meeting.

Other Town Departments and External Agency Comments

Comments on the first submission have been received from Canada Post, Rogers Communication, Alectra Utilities Corporation, Enbridge Gas Distribution, the Town's Building Services Division – Zoning Section, the Town's Fire and Emergency Services Division, the Regional Municipality of York, York Catholic District School Board, Toronto and Region Conservation Authority, and the Town's Building Services Division. These Town departments and external agencies have no objections to the application and/or have provided technical comments to be considered by the applicant. Staff note that comments on the revised second submission have not yet been received at the time of writing 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 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 Site Plan application. The applicant has proposed an Overall Application “good” score of 38 points on the basis of its revised submission, meeting the overall minimum score of 32. Staff will continue to work with the applicant to explore opportunities to improve the score and to ensure the proposed sustainability measures are appropriate and feasible.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendation of this report does not have any direct implications with respect to the Town's Strategic Plan. An overview of how the subject application is aligned with the goals of the Town's 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 Council's approval of its Zoning By-law Amendment application to permit the construction of a medium density residential development comprised of 116 stacked townhouse dwelling units on the subject lands. The purpose of this report is to provide Council and the public with an overview of the applicant's 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. If you require an alternative format please call contact person listed in this document.

- Appendix A, Comments from Lamyaa Salem, Urban Designer, dated July 30, 2018
- Appendix B, Comments from Paul Guerreiro, Manager, Development Engineering (Site Plans, Infill & High Rise), dated May 11, 2018
- Appendix C, Comments from Patricia Young, Parks Planner, dated July 5, 2018
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 First Submission Proposed Site Plan
- Map 6 Revised Proposed Site Plan
- Map 7 Revised Building Elevations – Blocks A, C, D, E and G
- Map 8 Revised Building Elevations – Block H
- Map 9 Revised Building Elevations – Blocks F and I

Report Approval Details

Document Title:	SRPRS.19.017 - Zoning By-law Amendment - Dormer Bond Inc. - multiple addresses on Yonge Street and Bond Crescent.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Comments from Lamyaa Salem, Urban Designer.pdf- Appendix B - Comments from Paul Guerreiro, Manager, Development Engineering.pdf- Appendix C - Comments from Patricia Young, Parks Planner.pdf- Map 1 Aerial Photograph.pdf- Map 2 Neighbourhood Context.pdf- Map 3 Existing Zoning.pdf- Map 4 Official Plan Designation.pdf- Map 5 First Submission Proposed Site Plan.pdf- Map 6 Revised Proposed Site Plan.pdf- Map 7 Revised Building Elevations – Blocks A, C, D, E, G.pdf- Map 8 Revised Building Elevations – Block H.pdf- Map 9 Revised Building Elevations – Blocks F, I.pdf
Final Approval Date:	Jan 28, 2019

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

Gus Galanis - Jan 26, 2019 - 11:41 AM

Kelvin Kwan - Jan 28, 2019 - 9:32 AM

Neil Garbe - Jan 28, 2019 - 10:58 AM