



Staff Report for Council Public Meeting

Date of Meeting: February 6, 2019

Report Number: SRPRS.19.015

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Comments – Official Plan and Zoning By-law Amendment Applications – J-G Cordone Investments Limited – Town Files D01-18001 and D02-18007 (SRPRS.19.015)

Owner:

J-G Cordone Investments Limited
542 Eglinton Avenue East
Toronto, Ontario
M4P 1N9

Agent:

Bousfields Inc.
3 Church Street, Suite 200
Toronto, Ontario
M5E 1M2

Location:

Legal Description: Part of Lot 3, Registered Plan 1642
Municipal Address: 11130 Yonge Street

Purpose:

A request for comments concerning Official Plan and Zoning By-law Amendment applications to permit an eight storey apartment building comprising 114 dwelling units on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.19.015 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by J-G Cordone Investments Limited for lands known as Part of Lot 3, Registered Plan 1642 (Municipal Address: 11130 Yonge Street), Town Files D01-18001 and D02-18007, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Jeff Healey, Senior Planner- Subdivisions, phone number 905-747-6452 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

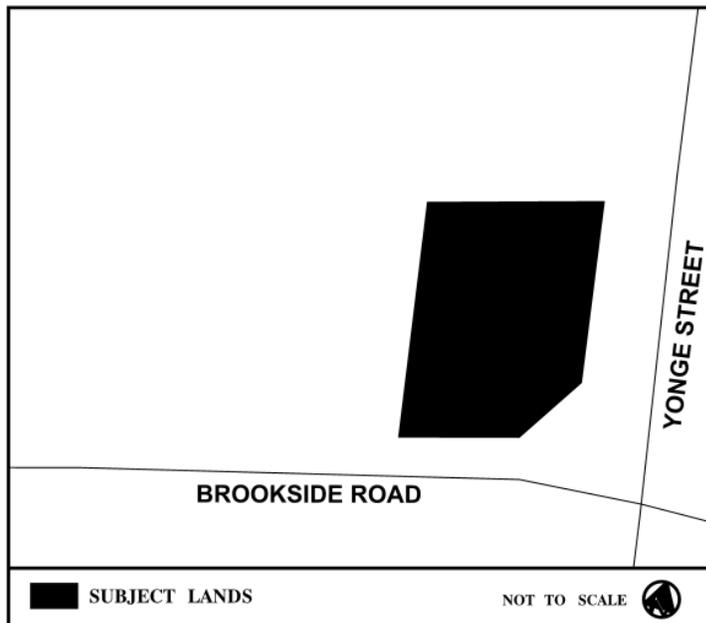
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 Official Plan and Zoning By-law Amendment applications were received by the Town on March 28, 2018 and were deemed complete on April 10, 2018, after Bill 139 received Royal Assent on December 12, 2017. The applications were subsequently circulated to relevant Town departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis

Site Location and Adjacent Uses

The subject lands are located at the northwest corner of Yonge Street and Brookside Road and have a total lot area of 0.296 hectares (0.731 acres) (refer to Maps 1 and 2). The lands currently support a one storey commercial building which is proposed to be demolished as part of the subject development proposal. The lands abut existing commercial uses to the north, Yonge Street to the east, Brookside Road to the south and vacant lands to the west (which are proposed for seven storey medical office with ground floor retail (Town File D02-14031)), and also contain a tributary of the Rouge River and a significant forest.

Development Proposal

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of an eight storey apartment building comprising 114 dwelling units (refer to Maps 5 and 6) on its land holdings. The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the Town:

- **Total Lot Area:** 0.226 hectares (0.56 acres)
- **Total Number of Units:** 114
 - **1 Bedroom:** 31
 - **1 Bedroom + Den:** 51
 - **2 Bedrooms:** 32
- **Building Height:** 25.50 metres (83.66 feet) or 8 storeys
- **Lot Coverage:** 36%
- **Total Number of Parking:** 120 spaces
 - **Residential:** 103 spaces (0.9 per unit)
 - **Visitor:** 17 spaces
- **Loading Spaces:** 1
- **Density:** 2.82 FSI
- **Amenity Space:** 464 square metres (4,994.45 square feet)
 - **Indoor:** 234 square metres (2,518.75 square feet)
 - **Outdoor:** 230 square metres (2,475.69 square feet)

At the time of writing of this report, an associated Site Plan Application had not been submitted to the Town.

Supporting Documentation/Reports

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

- Planning Justification Report;
- Site Plan;
- Floor Plans;
- Elevation Plans;
- Functional Servicing Report;
- Site Servicing & Grading Plan;
- Pre & Post Stormwater Management Plan;
- Transportation Impact Study;
- Hydrogeological Memorandum;
- Scoped Natural Heritage Evaluation and ORMCP Conformity Statement;
- Sun/Shadow Impact Study;
- Phase 1 Environmental Site Assessment; and,
- Arborist Report, Tree Preservation Plan and Concept Landscape Plan.

Official Plan Amendment Application

The subject lands are designated **Regional Mixed Use Corridor** according to Schedule – A2 Land Use Plan of the Town of Richmond Hill Official Plan (the Plan). The applicant is proposing to amend the following provisions of the **Regional Mixed Use Corridor** designation in order to facilitate the proposed development:

- Section 4.6.1.3 of the Plan states that *medium density residential development in the form of ground-related units within the Regional Mixed-Use Corridor designation shall not be permitted to front directly onto Yonge Street or Highway 7*. The applicant is proposing to permit ground-related residential units fronting directly onto Yonge Street; and,
- Section 4.6.1.8 of the Plan requires a *maximum site density on lands within the portion of the Regional Mixed-Use Corridor designation on Yonge Street located north of the Downtown Local Centre designation of 2.0 FSI*. The applicant is proposing a maximum density of 2.82 FSI.

Zoning By-Law Amendment Application

The subject lands are zoned **General Commercial One (GC1) Zone** under By-law 190-87, as amended. Furthermore, area-specific Zoning By-law 52-88, as amended, also applies to the subject lands, which incorporated the lands and neighbouring properties under the standards of Zoning By-law 190-87, as amended. Zoning By-law 190-87, as amended, pre-dates the adoption and approval of the Town's Official Plan. The applicant is proposing to add Apartment Dwelling, Senior Citizen's Dwelling, Independent Seniors Living Residence and Long Term Care Facility as additional

permitted uses and associated development standards to facilitate these uses. Outlined below is a comparison of the proposed development standards relative to those of the current zone category.

Development Standard	Development Standards, GC1 Zone	Proposed Standards
Minimum Lot Area	0.4 ha	0.2962 ha (2962.5 m²)
Minimum Lot Frontage	30.0 metres (98.42 feet)	60.4 metres (198.16 feet)
Minimum Front Yard Setback from Yonge Street	6.0 metres (19.68 feet)	0.0 metres (0.0 feet)
Minimum Side Yard Setback	6.0 metres (19.68 feet)	0.0 metres (0.0 feet)
Minimum Flankage Yard Setback	6.0 metres (19.68 feet)	0.0 metres (0.0 feet)
Minimum Rear Yard Setback	12.0 metres (39.37 feet)	0.0 metres (0.0 feet)
Maximum Building Height	7.5 metres (24.60 feet)	25.5 metres (83.66 feet)
Maximum Lot Coverage	N/A	40%
Building Height Exemptions	N/A	A mechanical penthouse may project a maximum of 5.0 metres (16.40 feet) above the main roof of the building, but may not cover more than 30% of the roof area
Maximum Density	N/A	2.82 FSI
Minimum Parking Standards (Apartment Dwellings, Senior Citizens Dwelling, Independent Seniors Living Residence, Long Term Care Facility)	1.5 spaces per dwelling unit, 20% of which shall be for visitors parking Senior Citizens Dwelling: 0.33 spaces per dwelling unit, 20% of which shall be for visitors parking	Bachelor: 0.75 spaces per dwelling unit. 1 Bedroom: 0.85 spaces per dwelling unit. 2 Bedroom: 1.00 spaces per dwelling unit. 3+ Bedroom: 1.20 spaces per dwelling unit. Visitor: 0.15 spaces permit dwelling unit. Senior Citizens Dwelling: 0.33 spaces per dwelling unit, visitor parking requirement shall not apply

Planning Analysis

Staff has undertaken a preliminary review of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement (PPS)*, the *Growth Plan for the Greater Golden Horseshoe (2017)* (Growth Plan), the *Oak Ridges Moraine Conservation Plan (ORMCP)* the *Regional Official Plan (ROP)*, and the Plan. Staff notes that the Town's in-force Plan is consistent with the *PPS*, and conforms to the *Growth Plan* and the *ROP* that were in-force at the time of approval. Since the Plan's approval, the *PPS* and the *Growth Plan* were updated in 2014. Below is a more detailed outline of the proposal relative to the *ROP* and the Plan.

York Region Official Plan

The subject lands are designated **Urban Area** and **Regional Corridor** in accordance with Map 1- of the ROP. The **Urban Area** policies permit a full range and mix of urban uses which would permit a residential development, as proposed. The **Regional Corridor** is intended to support a range and mix of activities with the most intensive and widest range of uses. Yonge Street is also identified as a **Regional Rapid Transit Corridor**. The subject applications have been circulated to York Region for review and comment. The applications will be reviewed in the context of the applicable policies in the ROP will form part of a future recommendation to Council.

Town of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed Use Corridor**, in accordance with Schedule – A2 of the Plan (refer to Map 4). Yonge Street is also identified as a **Regional Rapid Transit Corridor** on Appendix – A5 of the Plan. The **Regional Mixed Use Corridor** designation supports a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form. Accordingly, development within the **Regional Mixed Use Corridor** is encouraged to provide a mix of uses within the same building or separate buildings integrated on the same site. The maximum permitted density within the **Regional Mixed Use Corridor** designation is 2.0 FSI and the maximum building height of development on Yonge Street between Bernard Avenue and Townwood Drive is eight storeys.

Based on a preliminary review of the proposed development relative to the **Regional Mixed Use Corridor** policies, it appears that the subject proposal is generally consistent with respect to land use and height; however, the proposal does not conform with the applicable density provisions.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in accordance with the *Oak Ridges Moraine Conservation Plan* (“ORMCP”). In accordance with Section 3.2.1.1(18) of the Plan, all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP.

Department and External Agency Comments

The subject Official Plan and Zoning By-Law Amendment applications and the associated background studies and reports submitted in support of same have been circulated to various Town departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing of this report.

Development Planning Section

In consideration of the policies of the Plan which are relevant to the consideration of the proposed development, staff provides the following preliminary comments:

- given the built form and layout of dwelling units on the first storey of the proposed eight storey residential building, an amendment to Policy 4.6.1.3 of the Plan is not required;
- the proposed additional uses are generally consistent with the land uses permitted within the Plan. However Section 4.6.1.4 of the Plan encourages development to provide a mix of uses integrated physically within the same building. Staff notes that the subject development proposes residential uses only. Staff would encourage the applicant to consider inclusion of commercial uses within their development;
- the proposal should include a base building height that meets applicable stepback provisions outlined in Sections 3.4.1.60 and 4.6.1.10.c of the Plan and the Town wide Urban Design Guidelines for mid-rise buildings;
- staff have a significant concern with the proposed setbacks of nil for the front, rear, side and flankage yard requirements. Appropriate setbacks are needed to accommodate landscaping, building separation, provision for outdoor amenity area, etc. Appropriate setbacks that reflect an eight storey building shall be provided;
- a Site Plan application will be required to facilitate the proposed development. The applicant is encouraged to submit an application for Site Plan Approval prior to finalization of the Zoning By-law; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment.

Development Engineering Division

Development Engineering staff has provided technical comments with respect to servicing, transportation and traffic, grading, stormwater management and erosion and sediment control. A land conveyance to the Town will be required along the south end of the property to facilitate a future road widening for Brookside Road. Development Engineering staff will ensure the proposed development will protect existing Town easements for water and sanitary services located on the property. The comments provided are to be addressed through the subject applications and a future Site Plan application.

Parks and Natural Heritage Planning section

Parks and Natural Heritage Staff have provided technical comments with respect to submitted Natural Heritage Evaluation and ORMCP Conformity Statement. Additional information has been requested to determine the impacts, if any, the proposal may have on the adjacent Rouge River Tributary.

Urban Design and Heritage Section

Urban Design staff has reviewed the subject applications and recommends the reduction of the proposed density to allow for greater outdoor amenity space at-grade on the site. Additional Site Plan related comments pertaining to the entrance and orientation of the proposed building were provided and are to be addressed through the future Site Plan application.

Building Services Division - Zoning Section

The Town's Building Services Division has reviewed the applicant's draft Zoning By-law and have advised that visitor parking and barrier free parking space requirements have not been provided.

Other Town Departments and External Agency Comments

Comments have also been received from Enbridge Gas, the Town's Finance Department, Fire and Emergency Services Division, the York Catholic District Schoolboard, Alectra Utilities, Canada Post, Toronto and Region Conservation Authority and the Regional Municipality of York. These Town departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the approval process.

Outstanding Town Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the Community Services Department, Counsel Scholaire de District Catholique Centre-Sud and the York Region District School Board.

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.*

The applicant will be required to submit a Sustainability Performance Metrics Tool as part of a future Site Plan application.

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 applications are 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 Official Plan and Zoning By-law Amendment applications to facilitate the development of an eight storey residential building comprising 114 units. 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 framework governing the evaluation of these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

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.

- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Zoning Map
- Map 4 Official Plan Designation
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevations
- Map 7 Proposed Perspectives

Report Approval Details

Document Title:	SRPRS.19.015 - Official Plan and Zoning By-law Amendment - J-G Cordone Investments Limited - 11130 Yonge Street.docx
Attachments:	- Map 1 Aerial Photograph.pdf - Map 2 Neighbourhood Context.pdf - Map 3 Zoning Map.pdf - Map 4 Official Plan Designation.pdf - Map 5 Proposed Site Plan.pdf - Map 6 Proposed Elevations.pdf - Map 7 Proposed Perspectives.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 - 11:39 AM

Kelvin Kwan - Jan 28, 2019 - 9:31 AM

Neil Garbe - Jan 28, 2019 - 12:13 PM