



Staff Report for Council Public Meeting

Date of Meeting: May 8, 2019

Report Number: SRPRS.19.084

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.084 – Request for Comments –
Official Plan and Zoning By-law Amendment
Applications – Metroview Developments
(GARDEN) Inc. – City Files D01-18007 and D02-
18033 (Related File D06-18068)**

Owner:

Metroview Developments (GARDEN) Inc.
5690 Steeles Avenue West
Vaughan, Ontario
L4L 9T4

Agent:

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

Location:

Legal Description: Part of Lots 1, 2, 3 and 4, Plan 1984
Municipal Addresses: 8700 and 8710 Yonge Street

Purpose:

A request for comments concerning Official Plan and Zoning By-law Amendment applications to permit a high density, mixed-use residential/commercial development on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.19.084 with respect to the Official and Zoning By-law Amendment applications submitted by Metroview Developments (GARDEN) Inc. for lands known as Part of Lots 1, 2, 3 and 4, Plan 1984**

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(Municipal Addresses: 8700 and 8710 Yonge Street), City Files D01-18007 and D02-18033 (Related File D06-18068), be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Katherine Faria, Planner II, Subdivisions, phone number 905-771-5543 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

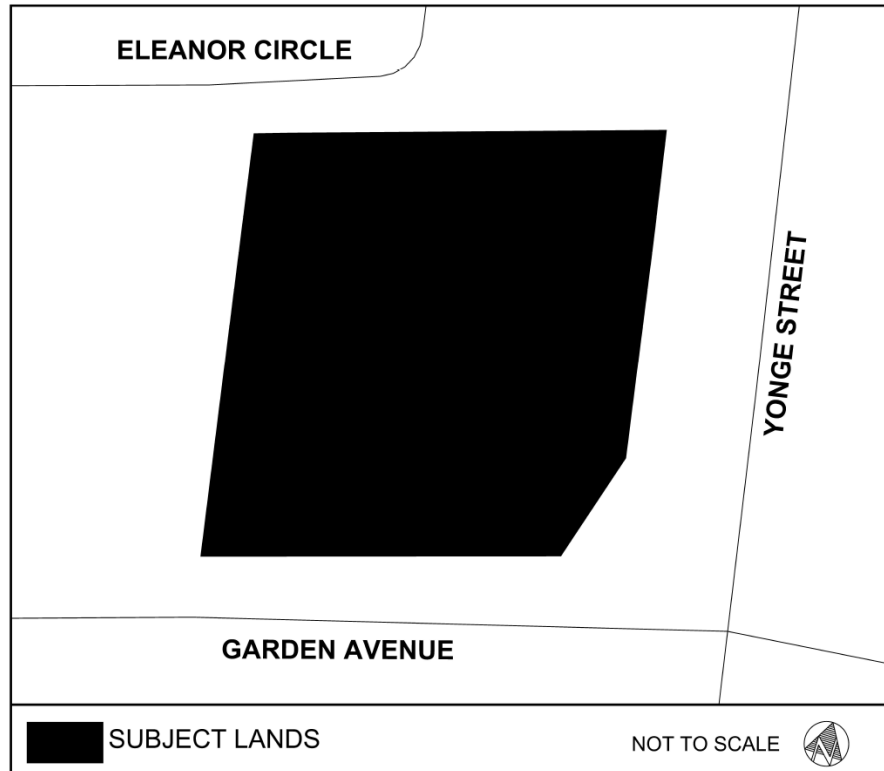
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, 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 reports 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 Official Plan and Zoning By-law Amendment applications were received by the City on December 19, 2018 and were deemed complete on January 11, 2019, after Bill 139 received Royal Assent on December 12, 2017. The applications and supporting materials were subsequently circulated to relevant City 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 Garden Avenue, south of High Tech Road, and have a combined lot area of approximately 0.76 hectares (1.88 acres). The northern portion of the lands is vacant whereas the southern portion presently supports the Emerald Isle Motel, which is proposed to be demolished (refer to Map 1). The subject lands abut Garden Avenue to the south, Yonge Street to the east, existing low density residential uses to the west, and Eleanor Circle and a public walkway to the north.

Development Proposal

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of a high density, mixed-use residential/commercial development comprised of 20-storey and 13-storey apartment buildings connected by a six-storey podium. The applicant's development proposal contemplates a total of 336 residential units, with ground floor retail/commercial and indoor amenity space along the Yonge Street frontage. The proposal includes a portion of a new, 20 metre north-south right-of-way along the western portion of the subject lands. In this regard, vehicular access for the proposed development is contemplated via the new public right-of-way (refer to Maps 5 to 11). The following is a summary outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Area:** 0.76 hectares (1.88 acres)
- **Number of Residential Units:** 337 (including one guest suite)
- **Building Height:**
 - **Tower A:** 20 storeys
 - **Tower B:** 13 storeys
- **Total Gross Floor Area (GFA):** 30,602 square metres (329,397.19 square feet)
 - **Retail/Commercial Area:** 267 square metres (2,873.96 square feet)
 - **Indoor Amenity Area:** 585 square metres (6,296.89 square feet)
- **Underground Parking:** 4 levels
- **Total Parking Spaces:** 424 spaces (354 residential and 70 visitor spaces)
- **FSI:** 4.01

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An application for Site Plan approval (City File D06-18068) has been submitted to the City in support of the subject development proposal and is under review concurrently with the subject Official Plan and Zoning By-law Amendment applications.

Supporting Documentation/Reports

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

- Planning and Urban Design Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Plan of Survey;
- Site Plan;
- Elevation Plans;
- Colour Perspective;
- Streetscape Plans;
- Floor Plans;
- Underground Parking Level Plans;
- Schematic Cross Sections;
- Construction Management Plan;
- Arborist Report;
- Existing Tree Inventory and Preservation Plan;
- Landscape Plans;
- Shadow Impact Study;
- Photometrics Plan;
- Engineering Plans;
- Noise Impact Study;
- Shoring Plans;
- Transportation Impact Study;
- Functional Servicing Report, including Stormwater Management;
- Geotechnical Investigation;
- Hydrogeological Study;
- Phase One Environmental Site Assessment;
- Phase Two Environmental Site Assessment;
- Interim Growth Management Strategy (IGMS) Criteria Letter; and,
- Sustainability Metrics Tool.

Official Plan Amendment Application

The subject lands are designated **Richmond Hill Centre** in accordance with Schedule A2 (Land Use) of the City's Official Plan (the "Plan") (refer to Map 2). The policies of the **Richmond Hill Centre** permit a maximum development block density of 2.5 FSI and a maximum building height of 15 storeys for lands that are located west of Yonge Street and east of the proposed north-south local street. The applicant is seeking Council's

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approval to amend the Plan in accordance with the proposed site-specific exceptions, as follows:

- an increase in the maximum density of a development block from 2.5 FSI to 4.01 FSI; and,
- an increase in the maximum building height from 15 storeys to 20 storeys.

Zoning By-law Amendment Application

The subject lands are zoned **General Commercial One (GC1) Zone** under By-law 2523, as amended by By-law 369-86 (refer to Map 4). By-law 369-86 pre-dates the adoption and approval of the City's Official Plan. The **GC1 Zone** permits a wide range of commercial uses on the subject lands; however, the proposed development is not permitted under the current zoning category. In this regard, the applicant is seeking approval to rezone its land holdings to a site specific **Residential Multiple Ten Special (RM10-S) Zone** under By-law 2523, as amended, as follows:

- to permit Apartment Dwelling, Personal Service Shop, Retail Store, Office, and Clinic uses;
- to add or amend various definitions within By-law 2523, as amended; and,
- to establish site-specific development standards to permit the proposed development on the subject lands, as follows:

Development Standard	Proposed Standard (RM10-S Zone)
Maximum Number of Dwelling Units	336 units
Maximum Height	20 storeys, 70.2 metres (230.3 feet) 13 storeys, 48.0 metres (157.5 feet)
Maximum Gross Floor Area (GFA)	30,602.0 square metres (329,397.19 square feet)
Maximum Density	4.01 FSI
Minimum Front Yard (Yonge Street)	0.5 metres (1.6 feet)
Minimum Side Yard	4.5 metres (14.8 feet)
Minimum Exterior Side Yard (Garden Avenue)	1.8 metres (5.9 feet)
Minimum Rear Yard	4.5 metres (14.8 feet)

Site specific development standards have also been proposed with respect to maximum gross floor area above the sixth storey, minimum parking provisions and to define Yonge Street as the front lot line for the purposes of the proposed Zoning By-law Amendment.

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It should be noted that the appropriateness of the proposed zoning provisions, as well as the need for additional standards and/or restrictions, will continue to be evaluated through the review of the submitted development applications with regard to policy conformity, compatibility, design, and function.

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 (2014)* (the "PPS"), the *Growth Plan for the Greater Golden Horseshoe (2017)* (the "Growth Plan"), the Regional Official Plan (2010) (the "ROP"), and the City's Official Plan (the "Plan"). Staff notes that the City's in-force Plan is consistent with the PPS, and conforms with 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 have been updated. Below is a more detailed outline of the proposal relative to the ROP and the Plan.

Region of York Official Plan

The subject lands are designated **Urban Area** and are located within a **Regional Centre** and along a **Regional Corridor** in accordance with Map 1 (Regional Structure) of the ROP. Growth within York Region (the "Region") is to be accommodated within the **Urban Area**, whereby **Regional Centres** and **Corridors** will serve as prominent locations for the greatest intensification. In accordance with the policies of the ROP, development within **Regional Centres** and **Corridors** is to be urban in form and designed to be compact, mixed-use, oriented to the street, pedestrian- and cyclist-friendly, and transit supportive.

City of Richmond Hill Official Plan

As noted previously, the subject lands are designated **Richmond Hill Centre** and are situated along a **Regional Corridor** in accordance with Schedule A1- Urban Structure in the Plan. **Richmond Hill Centre** is identified as an urban growth centre in the *Growth Plan* and as a **Regional Centre** in accordance with the ROP. Yonge Street is identified as a Regional Rapid Transit Corridor in accordance with Appendix 5 (Public Rapid Transit) of the Plan.

In accordance with Section 4.2 of the Plan, the **Richmond Hill Centre** is intended to develop as a compact, mixed-use urban centre that is supported by a high quality public realm, walkable streets and transit-oriented development. The predominant land use within the **Richmond Hill Centre** shall be for mixed-use, transit-oriented development, which includes a wide range of residential and employment uses. In addition, the area is envisioned to function as a prominent, major transit node both within the City and within the Region. The following is a general overview of the policies of the Plan that are relevant to the evaluation of the proposed development:

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- in accordance with Section 3.1.3.7 of the Plan, the **Richmond Hill Centre** will be the primary intensification area of the City and will accommodate the greatest range of uses and highest level of intensification, including the greatest height and density;
- the **Richmond Hill Centre** shall be planned to achieve the minimum population and employment growth targets in accordance with the policies of Section 3.1.3.7 of the Plan;
- **Richmond Hill Centre** will be planned to achieve a 1:1 ratio of residents-to-jobs and a minimum gross density of 200 people and jobs per hectare by 2031;
- in accordance with Section 3.1.5 of the Plan, a minimum of 35% of new housing units within the **Richmond Hill Centre** shall be affordable;
- in accordance with Section 3.4.1 of the Plan, the intersection of Yonge Street and Highway 7, which is located south of the subject lands, is recognized as a major gateway within the City. Development within gateways shall create a sense of entry and arrival, contribute to the image and identity of the City, and articulate the public street corner through appropriate architectural materials, treatments and scale;
- development within the **Richmond Hill Centre** shall support the integration of public rapid transit;
- the street network in the **Richmond Hill Centre** shall include proposed north-south and east-west collector streets and local streets as shown on Schedule A8 (Street Classification) to the Plan (refer to Map 3);
- a development block on the west side of Yonge Street and east of the proposed north-south street, south of Carrville Road, as shown on Schedule A8 (Street Classification) shall have a minimum density of 2.0 FSI and a maximum density of 2.5 FSI;
- the following height requirements shall apply to development on the west side of Yonge Street and east of the proposed north-south local street, south of Carrville Road:
 - a minimum building height of 4 storeys;
 - a base building height ranging from 4 to a maximum of 6 storeys;
 - a maximum building height of 15 storeys; and,
 - the tallest buildings shall be directed to the Yonge Street frontage.
- the density of a development block abutting the **Neighbourhood** designation west of Yonge Street shall have a minimum density of 2.0 FSI and a maximum density of 2.5 FSI. In addition, development abutting the **Neighbourhood** designation shall have a maximum height of 4 storeys, subject to additional criteria as outlined in the Plan;
- development having frontage on the proposed north-south local street shall maintain a maximum 45 degree angular plane from the edge of the adjacent property line on the opposite side of the street;
- development fronting on Yonge Street shall be required to provide commercial, retail or community uses are grade in a mixed-use building format;
- high-rise buildings shall be designed to provide a sufficient separation distance of approximately 25 metres and shall generally have a slender floorplate above the podium of approximately 750 square metres;

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- development proposals are encouraged to provide for connections to public transit stops;
- parking shall be located below grade or within structured parking integrated at the rear or side of a building; and,
- applications for development shall be required to submit Concept Plans for a development block demonstrating how the proposed development meets the land use and design policies of the Plan, as well as the guidelines as set out in the *Richmond Hill Regional Centre Design and Land Use Study Final Recommendations Report*.

The policies of the Plan direct that until such time that a Secondary Plan is approved by Council for the **Richmond Hill Centre**, development applications shall be assessed on the basis of conformity with the policies of the Plan and the land use and design guidelines as set out in the *Richmond Hill Regional Centre Design and Land Use Study Final Recommendations Report*.

Richmond Hill Regional Centre Design and Land Use Study Final Recommendations Report

The objective of the *Richmond Hill Regional Centre Design and Land Use Study* (the “Study”) was to develop a development concept to inform the policies of the Plan and future Secondary Plan for the **Richmond Hill Centre** in order to support mixed-use, transit-oriented development within the area. The Study provides policy recommendations with respect to transportation, land use and density, urban design, sustainability, parks and open spaces, servicing matters and identifies six Character Areas that are defined by various built form typologies and mix of uses. In addition to land use matters, the Study outlines specific recommendations with respect to site and building design, including but not limited to tower design, setbacks, floorplate, ground floor height, and screening.

The subject lands are located within the Yonge Street Character Area, which is outlined within the Study as “***A preeminent regional corridor of modest density with a mix of employment space and residential development potential***”.

On the basis of a preliminary review of the applicant’s development proposal, the subject proposal appears to be consistent with the land use contemplated by the Study and the policies of the Plan; however, it does not conform with the applicable density and height provisions for this area of the **Richmond Hill Centre** designation as set out in the Plan.

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 City departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of

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writing of this report; however, it should be noted that a number of comments from City departments and external agencies with respect to the applicant's initial submission have not yet been received.

Building Services Division – Zoning Section

The City's Building Services Division – Zoning Section has reviewed the applicant's development proposal and has provided comments with respect to compliance of the submitted plans on the basis of the applicant's draft Zoning By-law Amendment. In this regard, Zoning Section staff has identified issues as they relate to maximum building heights and maximum height of the first storey, maximum gross floor area, setback requirements, development standards for the proposed underground parking garage, parking space dimensions, maximum aisle width, landscaping and loading spaces.

Community Services Department

The City's Community Services Department has advised that the development must meet the City's Waste Management Design and Collection Standards for Development. In addition, Community Services staff has provided detailed technical comments with respect to structural support and access for waste collection vehicles, loading space and staging area requirements, waste storage room requirements and other matters related to the waste management functions of the proposed development. Community Services staff has advised that a Waste Management Plan is required to be submitted.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the applicant's development proposal and has provided comments with respect to the proposal removal of existing vegetation, hydrogeological matters, and the limits of the Regional Storm Floodplain.

Regional Municipality of York

The Regional Municipality of York (the "Region") has provided comments on the applicant's Site Plan application and has advised that it does not object to the development proposal in principle. However, the Region has advised that a road widening sufficient to provide for a right-of-way width of 22.5 metres measured from the centreline along Yonge Street will be required. In addition, the Region has provided detailed technical comments to be addressed prior to approval of the Site Plan application with respect to environmental site assessments, the Yonge Street vivaNext Rapidway, hydro clearances, source water protection and dewatering, servicing and infrastructure, encroachments, landscaping, transportation and traffic management and various other technical matters. It should be noted that at the time of writing of this report, comments from the Region on the applicant's Official Plan and Zoning By-law Amendment applications have not yet been received.

Development Planning Division

Development Planning staff has completed a preliminary review of the applicant's development proposal, including the supporting plans and materials submitted in

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

- the proposed residential and retail/commercial uses are permitted in accordance the land use policies of the **Richmond Hill Centre** designation of the Plan;
- the subject proposal contemplates a density of 4.01 FSI, which exceeds the maximum permitted development block density of 2.5 FSI as outlined in the Plan for this area of the **Richmond Hill Centre**;
- the subject proposal contemplates building heights of 13 storeys and 20 storeys on its landholdings, whereas a maximum building height of 15 storeys is permitted in accordance with the Plan for this area of the **Richmond Hill Centre**. In addition to the preceding, the submitted plans appear to contemplate second storey loft spaces for proposed ground floor residential units. In this regard, the appropriateness of the applicant's development proposal with respect to maximum building height will continue to be reviewed;
- on the basis of the plans submitted to date, the proposal would not conform with 45 degree angular plane policies of the Plan;
- it is noted that the submitted plans and supporting materials appear to propose the exclusion of various spaces within the proposed buildings from the calculation of building height, GFA, and individual floor areas. In this regard, staff will continue to review the above as it relates to the evaluation of FSI, maximum building heights, and maximum floor plates;
- the proposed development contemplates provisions for a portion of a new 20.0 metre north-south right-of-way. The new public right-of-way will continue to be evaluated with respect to alignment and applicable technical standards;
- the proposed development shall provide for adequate resident, visitor and barrier-free parking in accordance with City standards;
- the submitted Concept Plan should be revised to address the limits of the development block with respect to the relevant land use and design policies of the Plan;
- the proposed development shall be assessed on the basis of the City-wide Urban Design Guidelines as well as the recommendations of the *Richmond Hill Regional Centre Design and Land Use Study Final Recommendations Report*;
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal. In this regard, it should be noted that comments from a number of City departments and external agencies remain outstanding at the time of writing of this report; and,
- staff will continue to review the applicant's draft Official Plan and Zoning By-law Amendments with respect to the form, content, and appropriateness of the proposed built form.

A comprehensive review of the subject Official Plan Amendment, Zoning By-law Amendment, and Site Plan applications will be conducted following receipt of comments

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and feedback from City departments, external agencies, Council and members of the public.

Other City Department and External Agency Comments

Comments on the applicant's initial submission have also been received from Alectra Utilities, Enbridge Gas Distribution, Rogers Communications, the York Catholic District School Board and the City's Financial Services Division. These City departments and external agencies have no objection to the applicant's and/or have provided technical comments to be considered by the applicant during a more detailed implementation stage of the approval process.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from Canada Post, Conseil Scolaire De District Catholique Centre-Sud, the City's Fire and Emergency Services Department, Hydro One, Ministry of Transportation, Bell Canada, the City's Heritage and Urban Design Section, the City's Development Engineering Division, the City's Building Services Division – Plans Review Section, the City's Park and Natural Heritage Planning Section, Torontair Limited, and 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.*

In accordance with Council direction, as part of the review of the above noted IGMS Criteria 5 (Sustainable and Innovative Community and Building Design), the applicant has submitted an Interim Growth Management Strategy (IGMS) Letter and Sustainability Performance Metrics Tool (the "Metrics Tool") in support of its development proposal. The submitted Metrics Tool demonstrates an Overall Application score of 51 points, which would meet the applicable minimum score and would achieve a "very good" score in accordance with the City's sustainability performance criteria. However, at the time of writing of this report, the Metrics Tool remains under review by

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respective City departments with respect to the feasibility and appropriateness of the proposed sustainability measures.

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 City's Strategic Plan. An overview of how the subject applications are aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of a high density, mixed-use residential/commercial development on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of 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 Official Plan – Schedule A2 (Land Use)
- Map 3 Official Plan – Schedule A8 (Street Classification)
- Map 4 Existing Zoning
- Map 5 Proposed Site Plan
- Map 6, Proposed East Facing (Yonge Street) Elevation
- Map 7, Proposed South Facing (Garden Avenue) Elevation
- Map 8, Proposed North Facing (Eleanor Circle) Elevation
- Map 9, Proposed West Facing Elevation
- Map 10, Proposed East (Yonge Street) Streetscape
- Map 11, Proposed South (Garden Avenue) Streetscape

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Report Approval Details

Document Title:	SRPRS.19.084 - Request for Comments - Official Plan and Zoning By-law Amendment Applications -8700 and 8710 Yonge Street.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.19.084 Map 1.pdf- SRPRS.19.084 Map 2.pdf- SRPRS.19.084 Map 3.pdf- SRPRS.19.084 Map 4.pdf- SRPRS.19.084 Map 5.pdf- SRPRS.19.084 Map 6.pdf- SRPRS.19.084 Map 7.pdf- SRPRS.19.084 Map 8.pdf- SRPRS.19.084 Map 9.pdf- SRPRS.19.084 Map 10.pdf- SRPRS.19.084 Map 11.pdf
Final Approval Date:	Apr 25, 2019

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

Gus Galanis - Apr 24, 2019 - 4:41 PM

Kelvin Kwan - Apr 25, 2019 - 8:22 AM

Neil Garbe - Apr 25, 2019 - 9:14 AM