



Staff Report for Council Public Meeting

Date of Meeting: May 22, 2019

Report Number: SRPRS.19.089

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.089 – Request for Comments –
Official Plan Amendment, Zoning By-law
Amendment and draft Plan of Subdivision
Applications – Yorkdale Group Inc. and
Yorkdale Centres Inc. – City Files D01-18006,
D02-18032 and D03-18017**

Owners:

Yorkdale Group Inc. and Yorkdale Centres Inc.
22 Boyle Drive
Richmond Hill, Ontario
L4G 6C9

Agent:

Weston Consulting
201 Millway Avenue, Suite 19
Vaughan, Ontario
L4K 5K8

Location:

Legal Description: Part of Lot 69, Concession 1, W.Y.S.
Municipal Addresses: 13532 and 13554 Yonge Street

Purpose:

A request for comments concerning proposed Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a mixed-use development comprised of a four-storey office building, a four-storey residential building and 10 townhouse dwelling units on the subject lands.

Page 2

Recommendation:

- a) That Staff Report SRPRS.19.089 with respect to the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Yorkdale Group Inc. and Yorkdale Centres Inc. for lands known as Part of Lot 69, Concession 1, W.Y.S. (Municipal Addresses: 13532 and 13554 Yonge Street), City Files D01-18006, D02-18032 and D03-18017, 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
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

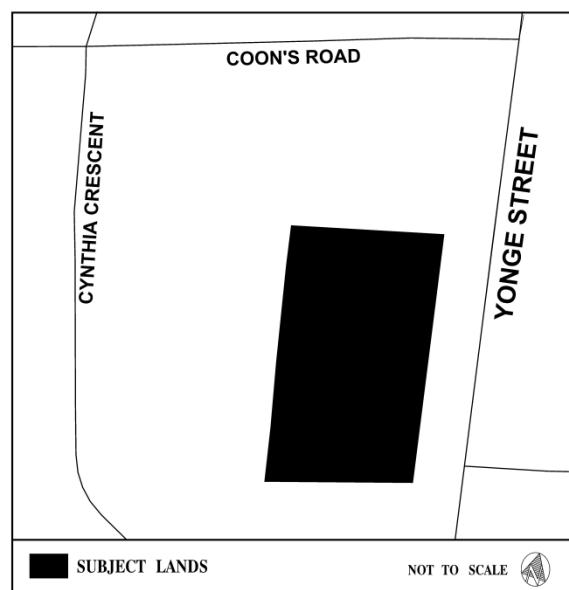
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



Page 3

Background Information:

The subject Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications were received and deemed complete by the City on December 20, 2018, after Bill 139 received Royal Assent on December 12, 2017. The application 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 consist of two properties located on the west side of Yonge Street, south of Coon's Road and have a total combined lot area of approximately 0.86 hectares (2.13 acres). The lands currently support a single detached dwelling, a vehicle parking/outdoor storage area and a construction equipment company with a related sales trailer. The single detached dwelling and sales trailer are proposed to be demolished and the vehicle parking/outdoor storage and construction equipment uses are to cease in order to facilitate the subject proposal. The topography of the subject lands is varied, with a grade difference of approximately 8 metres (26.25 feet) between the highest elevation at the northerly lot line and the lowest elevation at the southerly lot line. The lands abut a proposed commercial development to the north (City Files D02-15014 and D06-15039), a woodland and single detached dwellings on large lots to the south and west, and Yonge Street to the east (refer to Map 1).

Development Proposal

The applicant is seeking Council's approval of its Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a mixed-use development comprised of a four-storey office building, a four-storey residential building and 10 townhouse dwelling units on the subject lands (refer to Maps 6 to 10). The following is a summary table outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

Total Lot Area:	0.86 hectares (2.13 acres)
Total Gross Floor Area:	11,578.45 sq. m. (124,629 sq. ft.)
• Office Building (Building A):	4,599.25 sq. m. (49,506 sq. ft.)
• Residential Building (Building B):	5,184 sq. m. (55,800 sq. ft.)
• Townhouse Dwelling Units: (Buildings C and D)	1,795.2 sq. m. (19,324 sq. ft.)
Building Height:	
• Building A:	4 storeys
• Building B:	4 storeys
• Buildings C and D:	3 storeys

Page 4

Total Dwelling Units:	75
• Building B:	65
• Buildings C and D:	10
Total Lot Coverage:	38.22%
Total Floor Space Index (FSI):	1.18
Proposed Density:	87.2 units per hectare (35.21 units per acre)
Total Parking Spaces:	280 spaces
• Building A:	157 spaces
• Building B:	97 spaces
• Buildings C and D:	26 spaces
Accessible Parking Spaces:	8 spaces

Access to the site is proposed via a full moves access from Yonge Street at the approximate centre of the property between the proposed office and residential building. Parking for the development is to be provided both at-grade and within an underground parking structure. It should be noted that at the time of preparation of this report, a related Site Plan application had not been submitted to the City.

Supporting Documentation/Reports

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

- Planning Justification Statement;
- Concept Plan;
- Site Plan;
- Adjacent Property Plan;
- Elevation Plans;
- Floor Plans;
- Phase One and Two Environmental Site Assessment;
- Tree Inventory and Preservation Report and Plan;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Draft Plan of Subdivision;
- Functional Servicing Report;
- Traffic Impact Study;
- Noise Report;
- Hydrogeological Report;
- Geotechnical Investigation;
- Landform Conservation Plan;
- Urban Design Brief;
- Streetscape Renderings;
- Coloured Elevations; and,

Page 5

- Scoped Natural Heritage Evaluation.

Official Plan Amendment Application

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use Plan of the City's Official Plan (the "Plan") (refer to Map 2). Policy 4.9.1.2(3) of the Plan permits a maximum density of 50 units per hectare (20 units per acre) for medium density residential development fronting onto arterial streets within the **Neighbourhood** designation. The applicant's proposal seeks to increase the maximum density to 87.2 units per hectare (35.21 units per acre) to facilitate the proposed development on the subject lands.

Zoning By-law Amendment Application

The lands are zoned **General Commercial Two (GC2) Zone** under Zoning By-law 366-86, as amended, which generally permits a range of business and professional offices as well as retail/commercial uses (refer to Map 4). Zoning By-law 366-86, as amended, pre-dates the adoption and approval of the Plan. It is noted that the proposed office uses are permitted under the existing **GC2 Zone** category but the residential uses are not permitted. Accordingly, the applicant is proposing to rezone the subject lands with a site specific zone category that reflects the additional residential uses and associated standards required to facilitate the subject development proposal. Specifically, the applicant is proposing:

- to rezone the lands to **General Commercial Residential (GCR) Zone** under By-law 366-86, as amended;
- to permit a residential building and townhouse dwellings;
- to amend the definition of a street to ensure that the private lane provides frontage to the proposed townhouse dwellings units;
- to permit site specific development standards related to minimum gross floor area, minimum lot frontage, minimum lot area, maximum lot coverage, minimum side yard, minimum front yard, minimum rear yard, maximum building height, minimum distance between buildings; and,
- to amend the general provisions pertaining to parking spaces.

Draft Plan of Subdivision Application

The applicant's draft Plan of Subdivision proposes to create two blocks for development; a residential block and a commercial block (refer to Map 5). The purpose of the draft Plan of Subdivision is to place the subject lands within a registered Plan of Subdivision in order to allow a future Part Lot Control Exemption approval to create the parcels of tied land for the proposed townhouse units.

Staff notes that this application, along with future Site Plan and draft Plan of Condominium applications will be required and the draft Plan of Condominium application will be subject to approval from Council.

Page 6

Planning Analysis:

Staff has undertaken a comprehensive review and evaluation 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 *Greenbelt Plan* (2017), the *Oak Ridges Moraine Conservation Plan* (2017) (the "ORMCP"), 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, Greenbelt Plan and the ROP that were in-force at the time of its approval. Since the Plan's approval, the PPS was updated in 2014 and the Growth Plan, Greenbelt Plan and ORMCP were updated in 2017. Below is a more detailed outline of the proposal relative to the Plan and ORMCP.

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Plan (refer to Map 2) and are identified as an **Existing Neighbourhood Commercial Site** on Appendix 7 of the Plan (refer to Map 3).

Uses permitted within the **Neighbourhood** designation (where the subject lands front an arterial street) include medium density residential uses such as townhouses and multi-unit apartment forms with building heights of up to four storeys. In accordance with Section 4.9.2 of the Plan, development within the **Neighbourhood** designation shall be compatible with the character of the adjacent/surrounding area with respect to the predominant building forms and types, massing, general pattern of street, blocks, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks. Further, Policy 4.9.1.2 (3) of the Plan permits a maximum density of 50 units per hectare (20 units per acre) for medium density residential development fronting onto arterial streets within the **Neighbourhood** designation. As noted previously, the applicant's proposal seeks to increase the maximum density to 87.2 units per hectare (35.21 units per acre).

Policy 4.9.1.3 of the Plan provides direction with respect to **Existing Neighbourhood Commercial Sites**. The policy provides for the retention of existing neighbourhood commercial sites as shown on Appendix 7 of the Plan and encourages the development of these sites to include residential development in a mixed-use form, provided that the development is compatible with the existing character of adjacent and surrounding areas. Further, **Existing Neighbourhood Commercial Sites** shall not exceed a maximum gross leasable floor area (GLA) of 5,575 square metres (60,000 square feet).

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

Page 7

within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP.

In accordance with Schedule A1 – Urban Structure and Schedule A4 – Key Natural Heritage Features (KNHF) and Key Hydrological Features of the Plan (KHF), the subject lands are adjacent to a **Greenway System**, more specifically a Significant Woodland feature to the east. Lands within the **Greenway System** shall be protected, enhanced and actively managed. The **Greenway System** includes core natural features and linkages on the ORMCP Area. Policy 3.2.1.1 (27) of the Plan requires applications for development or site alteration on lands within the minimum area of influence but outside the KNHF to submit a Natural Heritage Evaluation.

The lands are located within an Area of High Aquifer Vulnerability in accordance with Schedule A5 – ORM Areas of High Aquifer Vulnerability and Wellhead Protection Areas of the Plan. Lands within an Area of High Aquifer Vulnerability are susceptible to contamination from both human and natural impacts on water quality. Section 3.2.1.1 (37) of the Plan identifies additional uses prohibited within an Area of High Aquifer Vulnerability.

The lands are also located within a Category 1 Oak Ridges Moraine Landform Conservation Area in accordance with Schedule A6 – Landform Conservation Areas of the Plan. A Landform Conservation Area serves an important role in the ecological functions of the Oak Ridges Moraine. Section 3.2.1.1 (35) of the Plan identifies that disturbance within a Landform Conservation Area should be kept to a minimum for development within the **Settlement Area** and must demonstrate conformity with the provisions of the ORMCP.

A more detailed review of the subject applications will be undertaken to ensure the proposed development is in keeping with the policies of the ORMCP and the Plan.

Department and External Agency Comments:

The subject Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications, in addition to 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 writing of this report.

Development Planning Division

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

- the proposed development is generally consistent with the **Neighbourhood** policies of the Plan in terms of land use, built forms, and building heights;
- the proposed development conforms to the **Existing Neighbourhood Commercial Sites** policies of the Plan;

Page 8

- the applicant must demonstrate conformity with the Category 1 Landform Conservation policies of the Plan through a Landform Conservation Assessment;
- staff have concerns with the use of the proposed **General Commercial Residential (GCR) Zone** zone category of Zoning By-law 76-91, as amended, which is a Zoning By-law utilized in the City's Downtown Local Centre. Accordingly, staff recommends that the existing **GC2 Zone be retained** and that the amending by-law implement site specific permitted uses and development standards to facilitate the proposed development. The applicant will be required to refine the scope of proposed uses in accordance with the applicable policies of the Plan through the Zoning By-law Amendment request;
- 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 zoning category and site specific provisions proposed by the applicant will continue to be reviewed with regard for compatibility, design, and function;
- the applicant is encouraged to provide vehicular connectivity with the proposed development to the north (City Files D02-15014 and D06-15039). In this regard, it is recommended that the applicant explore the possibility of relocating the proposed office building to the north portion of the site;
- future Site Plan, draft Plan of Condominium and Part Lot Control applications will be required to facilitate the proposed development. Staff recommends submission of a Site Plan Application prior to finalizing the Zoning By-law Amendment; and,
- the applicant shall confirm the condominium tenure proposed in relation to the residential component of the development proposal as this will determine the form and content of the Zoning By-law.

Urban Design and Heritage Section

Urban Design and Heritage staff has reviewed the subject applications and has no concerns with the proposed Official Plan and Zoning By-law Amendments. However, staff has provided comments with respect to the site layout. One of the key comments recommends the relocation of the office building to the north side of the subject lands on the basis that the office building would then be adjacent to the proposed commercial development on the property to the north (City Files D02-15014 and D06-15039) and would therefore be more compatible with abutting uses (refer to Appendix A).

Park and Natural Heritage Planning Section

Park and Natural Heritage Planning staff has provided comments related to the submitted Landform Conservation Plan, Natural Heritage Evaluation, and the Tree Inventory and Preservation Plan (refer to Appendix B).

Other City Department and External Agency Comments

Comments have also been received from the City's Corporate and Financial Services Department, City's Fire and Emergency Services, Toronto and Region Conservation Authority (TRCA), the Regional Municipality of York, the York Region District School Board, Alectra Utilities, Canada Post, Enbridge Gas, Bell Canada and Rogers

Page 9

Communications. These external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. All of the comments have been forwarded to the applicant for consideration but have not been appended to this report.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments have not yet been received from the City's Development Engineering Division, the City's Building Services Division - Zoning Section, and the York Catholic District School Board.

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 Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a mixed-use development comprised of a four-storey office building, a four-storey residential building and 10 townhouse dwelling units on the subject lands. 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.

Page 10

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, Memorandum from Urban Design and Heritage Section, dated April 4, 2019
- Appendix B, Memorandum from Park and Natural Heritage Planning, dated April 11, 2019
- Map 1 Aerial Photograph
- Map 2 Existing Official Plan Designation
- Map 3 Existing Neighbourhood Commercial Sites
- Map 4 Existing Zoning
- Map 5 Proposed draft Plan of Subdivision
- Map 6 Proposed Site Plan
- Map 7 Proposed Elevation Plans (Building A)
- Map 8 Proposed Elevation Plans (Building B)
- Map 9 Proposed Elevation Plans (Buildings C and D)
- Map 10 Proposed Yonge Street Streetscape Renderings

Page 11

Report Approval Details

Document Title:	SRPRS.19.089 - Request for Comments - Official Plan and Zoning By-law Amendments and draft Plan of Subdivision Applications.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, Urban Design and Heritage Memo.pdf- Appendix B, Park and Natural Heritage Planning Memo.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_OP_DESIGNATION.pdf- MAP_3_EXISTING_NEIGHBOURHOOD_COMMERCIAL_SITES--Appendix_7_OF_THE_OFFICIAL_PLAN.pdf- MAP_4_EXISTING_ZONING.pdf- MAP_5_PROPOSED_DRAFT_PLAN_OF_SUBDIVISION.pdf- MAP_6_PROPOSED_SITE_PLAN.pdf- MAP_7_PROPOSED_ELEVATIONS (BUILDING 'A').pdf- MAP_8_PROPOSED_ELEVATIONS (BUILDING 'B').pdf- MAP_9_PROPOSED_ELEVATIONS (BUILDING 'C' and 'D').pdf- MAP_10_PROPOSED_YONGE_STREET_STREETSCAPE_RENDERINGS.pdf
Final Approval Date:	May 8, 2019

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

Gus Galanis - May 8, 2019 - 3:08 PM

Kelvin Kwan - May 8, 2019 - 3:24 PM

Neil Garbe - May 8, 2019 - 3:54 PM