



## Staff Report for Council Meeting

Date of Meeting: July 9, 2019  
Report Number: SRPRS.19.133

Department: Planning and Regulatory Services  
Division: Development Planning

**Subject: SRPRS.19.133 – Request for Direction – Revised Development Proposal – Yonge MCD Inc. – City Files D01-16002, D02-16012 and D03-16006**

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### Owner:

Yonge MCD Inc.  
81 Zenway Boulevard, Unit 24  
Vaughan, Ontario  
L4H 0S5

### Agent:

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

### Location:

Legal Description: Part of Lots 1, 2 and 23, Registered Plan 1642, Lots 1, 2, 3 and 4 Registered Plan 3600 and Lots 1 and 4, Registered Plan 3766  
Municipal Addresses: 12 and 24 Naughton Drive, 0, 11014, 11034, 11044 and 11076 Yonge Street, and 0, 47 and 59 Brookside Road

### Purpose:

The purpose of this report is to seek Council's direction regarding the first phase of a revised development proposal to permit a residential development comprised of single detached, semi-detached and stacked townhouse dwellings, as well as a six storey residential apartment building on the subject lands.

### Recommendations:

- a) That Staff Report SRPRS.19.133 be received for information purposes;
- b) That the Local Planning Appeal Tribunal (LPAT) be advised as follows:

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- (i) that Council supports the revised applications for Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision submitted by Yonge MCD Inc. for lands known as Part of Lots 1, 2 and 23, Registered Plan 1642, Lots 1, 2, 3 and 4 Registered Plan 3600 and Lots 1 and 4, Registered Plan 3766 (Municipal Addresses: 12 and 24 Naughton Drive, 0, 11014, 11034, 11044 and 11076 Yonge Street, and 0, 47 and 59 Brookside Road), City Files D01-16002, D02-16012 and D03-16006, for the principal reasons outlined in Staff Report SRPRS.19.133, subject to the following:
  - a. that the revised applications be substantially in accordance with the Concept Plan attached as Map 2 to SRPRS.19.133;
  - b. that LPAT be requested to withhold the issuance of its Final Order with respect to the applicant's Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision until such time as the City advises the Tribunal that all of the following conditions have been satisfied:
    - i. the draft Official Plan amendment as set out in Appendix A hereto has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services;
    - ii. the draft Zoning By-law amendment as set out in Appendix B hereto has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services;
    - iii. that the draft Plan of Subdivision attached as Map 4 hereto and the related conditions of draft plan approval have been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services;
    - iv. that the applicant has paid the applicable processing fees in accordance with the City's Tariff of Fees By-law;
  - c) That LPAT delegate authority to the City to clear the conditions of draft plan approval and to issue final subdivision approval for the proposed development;
  - d) That the Commissioner of Planning and Regulatory Services be authorized to approve and execute such agreements or other documentation as may be necessary to implement the revised development proposal described in Staff Report SRPRS.19.133; and,
  - e) That appropriate City staff and legal counsel be directed to appear before LPAT in support of Council's position concerning the subject applications.

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### Contact Person:

Shelly Cham, Senior Planner – Development Zoning, 905-747-6470 and/or Deborah Giannetta, Manager of Development – Site Plans, 905-771-5542

### Report Approval:

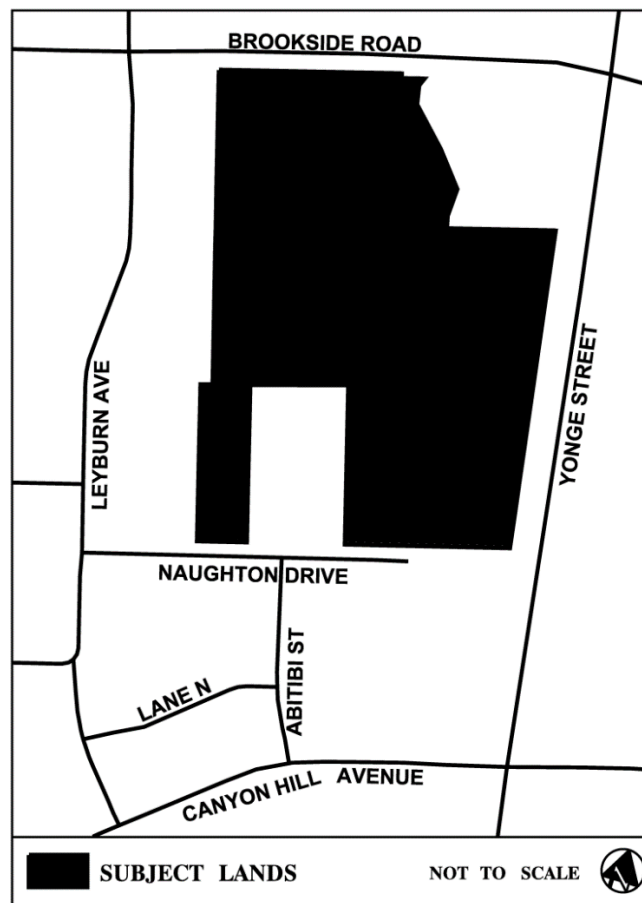
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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 please call the person listed under “Contact Person” above.



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### Background:

On June 29, 2017, Yonge MCD Inc. (the applicant) appealed the subject applications to the then Ontario Municipal Board (now LPAT) as site-specific appeals, on the basis that Council had not made decisions within the timeframes prescribed by the *Planning Act*. Staff Report SRPRS.18.109 was received by Council on June 12, 2018 wherein staff was directed to advise LPAT that Council does not support the proposed development as it was then constituted (refer to Appendix G). The applicant's site-specific appeals were subsequently consolidated by LPAT with the applicant's appeals of the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law appeal (KDA appeals) and all of the appeals were scheduled for a six-week hearing in July-August 2019. Following the June 7, 2019 LPAT Motion Hearing, LPAT issued a decision to adjourn the hearing of the applicant's KDA appeals to June 2020, together with most of the other appellants' KDA appeals, but ordered that the applicant's site-specific appeals for its Phase 1 lands outside of the KDA be deconsolidated from the KDA appeals and proceed to be heard in August 2019 as previously scheduled. The net result is that the hearing for the applicant's site-specific appeals for its Phase 1 lands outside of the KDA continues to be scheduled for a hearing during the period August 12, 2019 to August 30, 2019.

City staff has been actively working with the applicant to achieve a revised development proposal for the Phase 1 portion of its land holdings (Phase 1) located within the **Neighbourhood** designation that is in keeping with the City's Official Plan (the Plan) and the Council approved South Brookside Tertiary Plan. The proposed land uses, density and heights for the balance of the applicant's lands (Phase 2), as outlined in red on the revised Concept Plan (Map 2), will be considered through the KDA appeal process, including the public and stakeholder consultation that will be taking place as part of that process. None of the applicant's KDA lands form part of its revised development proposal outlined in this report, save and except the proposed street network and the future development blocks in the draft Plan of Subdivision. Staff also note (and the applicant has agreed) that the Phase 1 development proposal does not have the intent or effect of fixing or revising the boundaries of the KDA in this quadrant. The appropriateness of the existing KDA boundaries or any proposed new boundaries remain to be determined as part of the ongoing KDA appeals process, and staff is satisfied that an approval in principle of the revised development proposal for Phase 1 will not prejudice or pre-determine the appropriate KDA boundary.

Following extensive revisions and submission of revised plans and reports by the applicant, City staff and the applicant have come to a general agreement in principle on a revised development proposal for the applicant's Phase 1 lands. Accordingly, the purpose of this report is to seek Council's direction to support the applicant's revised proposed development as outlined in this report.

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### Summary Analysis:

#### Revised Development Proposal

The applicant is seeking Council's endorsement of its revised development proposal to facilitate the construction of a medium density residential development on a portion of its land holdings. The Phase 1 portion of the development is to be comprised of single detached dwellings, semi-detached dwellings, stacked townhouse dwellings and a six-storey residential apartment building (Maps 2 and 4). The Neighbourhood policies would permit medium density use at a density of 50 units per hectare (20 units per acre) and a height of 3 storeys. The applicant's revised development applications are to facilitate increase density and heights.

Outlined below are the relevant statistics of the applicant's revised development proposal based on the revised plans and drawings submitted to the Town:

- **Total Lot Area:** 4.6 hectares (11.5 acres)
- **Proposed Phase 1 Area:** 2.6 hectares (6.4 acres)
- **Proposed Phase 2 Area:** 1.2 hectares (2.8 acres)
- **Residential Blocks:** 1.6 hectares (3.9 acres)
- **Future Development Block (Phase 1):** 0.2 hectares (0.5 acres)
- **Future Development Blocks (Phase 2):** 0.8 hectares (2.0 acres)
- **Park Blocks:** 0.35 hectares (0.89 acres)
- **Open Space Blocks:** 0.93 hectares (2.3 acres)
- **Streets, Pedestrian Access and Widening:** 0.75 hectares (1.9 acres)
- **Phase 1 Total Number of Dwelling Units:** 294
  - **Single detached Dwelling Units:** 2
  - **Semi-Detached Dwelling Units:** 28
  - **Stacked Townhouse Dwelling Units:** 156
  - **Residential Apartment Dwelling Units:** 108
- **Phase 1 Building Height**
  - **Single-Detached Dwelling:** 3 storeys or 11 metres (36.10 feet)
  - **Semi-Detached Dwelling:** 3 storeys or 11 metres (36.10 feet)
  - **Stacked Townhouse Dwelling:** 4 storeys or 12.5 metres (41.00 feet) to the roof
  - **Residential Apartment:** 6 storeys or 20 metres (65.62 feet)
- **Phase 1 Total Number of Parking Spaces:** 470 spaces

The key differences in the revised development proposal for the proposed Phase 1 development, as compared to the applicant's original development proposal (Maps 3 and 5), are as follows:

- a mix of semi-detached dwellings, stacked townhouse dwellings and a six-storey residential apartment building identified as Lots 15 and 16, and Block 17, respectively, are proposed within a portion of the area along the Yonge Street

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frontage which were previously proposed for high density residential apartment buildings, with heights of 15 and 20 storeys;

- the lands abutting the low density residential uses to the west provide for semi-detached dwelling (Lots 3 to 14) and a future development block (Block 18), whereas townhouse dwelling units were previously proposed;
- the revised proposal continues to provide for a new north/south municipal street depicted as the Abitibi extension on the draft Plan. Further, the revised proposal would provide for a second new east/west municipal street depicted as Street A, to connect from the Abitibi extension to Yonge Street;
- a linear park has been provided (Blocks 21 and 22) abutting the length of the Open Space Blocks 23, 25 and 26 connecting to Brookside Drive and Street A;
- a Pedestrian Access (Block 24) has been introduced to connect from the Abitibi extension to Naughton Drive; and
- as noted above, the portion of the subject lands identified as Phase 2 is proposed as future development blocks. The appropriate land use permissions to guide the future development of those lands will be considered through the KDA appeals process including the public and stakeholder consultation and the adjourned hearing now scheduled for June-July 2020.

The applicant proposes to construct the Abitibi extension and the whole of Street A as part of its Phase 1 development proposal. In this regard, the proposed semi-detached dwelling lots will have direct frontage onto the Abitibi extension; the proposed single detached dwelling lots will have direct frontage onto Naughton Drive; and the stacked townhouses and residential apartment building will have driveway accesses directly onto the two new streets.

It should be noted that a Site Plan application to implement the proposed stacked townhouses and six-storey apartment building has not been submitted to the City to date. Staff notes that the detailed technical review of this portion of the revised proposal will be addressed through a future Site Plan application.

### Planning Analysis:

Staff has undertaken a review of the applicant's Phase 1 revised development proposal and is of the opinion that that the proposal is supportable in principle, subject to addressing the balance of the comments identified in this report. The proposal would generally conform to Plan policies as follows:

- the proposal has regard for the policies of the **Neighbourhood** designation applicable to the lands. The **Neighbourhood** is intended to accommodate limited intensification through small-scale infill and redevelopment with low rise low density

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built forms. Low rise medium density built forms are permitted where there is a Council approved Tertiary Plan which provides for further direction on this form. In this regard, the subject lands are located wholly within the boundaries of the South Brookside Tertiary Plan (Tertiary Plan);

- the proposal will demonstrate conformity with the Plan as it pertains to hazard lands and minimum buffer policies, subject to satisfying the TRCA comments noted in the report below. Staff notes that these lands will constitute the **Natural Core** designation;
- the proposal will ensure conformity with the *Oak Ridges Moraine Conservation Plan 2017 (ORMCP)* and the Plan as it pertains to key natural heritage/key hydrological features and related minimum vegetation protection zones (MVPZ), subject to satisfying the Park and Natural Heritage comments noted in the report below. Staff notes that these lands will constitute the **Natural Core** designation;
- the proposal has demonstrated general conformity with the major development policies in the ORMCP and Plan, and to the *CTC Sourcewater Protection Plan (2015) (CTC)* policies. Any design measures required to balance pre-development and post-development water flows will be secured through conditions of approval for the draft Plan of Subdivision and/or through the review of the detailed design of the draft Plan of Subdivision and future Site Plan application; and
- the proposal has due regard for the recommendations of the Tertiary Plan as follows:
  - the Concept Plan is generally consistent with the minimum lot frontages identified within the **Low Density Residential Area**. The applicant has proposed single detached dwelling lots with minimum frontages of 13.7 metres (45 feet). Similarly, the proposed semi-detached dwelling lots on the east side of Abitibi extension will have a minimum 14.6 metre (48 feet) interior lot frontage, consistent with the recommendations in the Tertiary Plan for same. However, staff notes that the proposed semi-detached dwelling lots on the west side of Abitibi extension are proposed with interior lot frontages of 14 metres (46 feet). In this regard, the proposed lot frontages would be inconsistent with the Tertiary Plan. Staff therefore recommends that Council support a minimum lot frontage of 14.6 metres and direct that the draft Plan of Subdivision must be revised accordingly as a condition of Council endorsement;
  - both townhouses and walk-up apartments are forms of medium density residential uses envisioned in the **Medium Density Residential Area** and subject to the design guidelines of the Tertiary Plan. The Tertiary Plan contemplated a range of building forms within this area, including stacked townhouses. Furthermore, the Tertiary Plan contemplated apartment form within the **Medium Density Overlay Area**, as well. As per the Plan, the maximum

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height of an apartment building would be 3 storeys, as such an OPA is required in order to permit a six storey building as proposed in the applicant's Concept Plan. In this regard, the proposed stacked townhouse dwellings and six storey residential apartment represent an appropriate form of intensification within the **Medium Density Overlay Area**. Given its close proximity to Yonge Street and the **KDA**, the proposed built form would provide for an appropriate intensification transition to the interior of the **Neighbourhood**;

- the proposed density of the revised proposal is approximately 126.3 units per hectare (UPH). Staff notes that this density is approximate and based on the site statistics submitted by the applicant. As noted previously, the Plan prescribes a maximum density of 50 UPH (20 units per acre) for medium density residential uses in the **Neighbourhood**. However, staff notes that the prescription for 50 UPH is more appropriately applied to ground related street townhouse built forms. In this regard, the proposed increase in density is proportionate to the built forms proposed. Further, the stacked townhouses and residential apartment proposed at heights of four storeys and six storeys, respectively, are located closest to Yonge Street and the **KDA** area where they would provide for an appropriate density, height and transition towards the existing **Neighbourhood** to the west. The proposed built form and amendment to the Plan is therefore appropriate and supportable;
- the proposed stacked townhouses are to have minimum unit widths of 6 metres (20 feet) with a block width comprised of a maximum of 8 units which is consistent with the Tertiary Plan;
- the proposal provides for underground parking to service the proposed stacked townhouses and apartment building, which is clearly preferred over surface parking. Through a future Site Plan application, staff will ensure that the detailed design shall provide the opportunity for appropriate landscape treatments through the adequate provision of soil volume, quality and depth; and,
- the proposal provides for a linear park system and road network that appropriately implement the vision of the Tertiary Plan.

Staff have also reviewed the revised development proposal from the standpoint of consistency and/or conformity with Provincial and Regional plans and policies. In this regard, staff is of the opinion that the revised development proposal is consistent with the *Provincial Policy Statement (2014)*, conforms with the *Provincial Growth Plan for the Greater Golden Horseshoe: A Place to Grow (2019)*, conforms with the Region of York Official Plan (2010), and conforms with the Richmond Hill 2010 Official Plan as implemented by the Tertiary Plan. In particular, the proposed development provides for a range of housing options, provides for development densities that are transit-supportive, and enables development that is considered compatible with the existing and planned character of the existing adjacent **Neighbourhood** of which it forms part.



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Staff notes that their primary recommendation to Council is to endorse the revised proposal in principle only. In this regard, an initial technical review has been undertaken and staff is satisfied that it is sufficient to enable support in principle for the revised proposal. However, it is recommended that the applicant address the technical elements of the proposal to the satisfaction of the City through the finalization of the planning instruments, fulfillment of draft plan conditions and future Site Plan approval. Staff will continue to work with the applicant to finalize same to the satisfaction of Council and other public agencies.

Should Council accept staff's recommendation and endorse the revised development proposal in principle, staff recommends that any subsequent approval by LPAT following the upcoming hearing likewise be given in principle only and that the LPAT Order(s) approving the final forms of the Official Plan Amendment, Zoning By-law Amendment and conditions of approval for the draft Plan of Subdivision must be withheld pending finalization of same to the satisfaction of the City in order to address the department and agency comments noted below. As noted above, this will require the submission of additional revised plans and supporting studies and reports. Further, the applicant will be required to submit a supporting Site Plan application for the stacked townhouse dwellings and six storey residential apartment in order to address any technical elements of the development proposal.

### Department and Agency Comments:

#### Development Planning

Staff has reviewed the applicant's revised development proposal and provides the following comments on the proposed Official Plan Amendment (OPA) (Appendix A):

- as noted in the previous section of this report, the appropriate land use permissions for the applicant's Phase 2 lands remain to be considered as part of the ongoing KDA appeals process. In this regard, the proposed Schedule 1 to the OPA must be revised to remove the portion of the Phase 2 lands. Further, Schedule 1 should only be to add an Exception Area to Schedule A11 to the Plan;
- Schedule 2 to the OPA is not required as Schedule A2 in the Plan already identifies the designations and the delineation of the limit between the two designations will be through the further approval of the draft Plan of Subdivision wherein the Natural Core lands will be secured into public ownership;
- Section 2.2 (1)(c) of the OPA proposes to amend Section 4 of the Plan as opposed to an exception that would apply site-specifically. In this regard, subsection (c) must be revised to denote that this OPA is an amendment to add exception policies to Section 6 of the Plan and that the policies apply only to the **Neighbourhood** portion of the subject lands;
- subsection 1.1 of the OPA is not required as the Plan already contains terminology related to low density and medium density residential uses within a **Neighbourhood**

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designation. Rather, it would be more appropriate to add an exception policy that one six storey apartment building is to be permitted within the Exception Area;

- subsection 1.3 is not required given that the City already has an approved Tertiary Plan;
- subsection 1.4 must be revised to denote that the Phase 1 lands shall have a maximum density of 126.5 units per hectare, consistent with the proposed development and reflective of the approximated 126.3 UPH noted in the previous section of this report. Staff notes that on the basis of the comments provided by TRCA and the City's Park and Natural Heritage staff, the final UPH may change slightly as a result of additional lands constituting the **Natural Core** designation. The final determination of the UPH will be further refined through this Natural Core delineation process. It should be further noted that the proposed UPH will be a maximum prescription in the OPA, and not a determination of an as-of-right density permission. The ultimate density that can be achieved on build-out of the Phase 1 lands will have to take into consideration and address technical matters noted in this report; and
- subsection 1.5 is not required as the Plan already contains compatibility policies which remain applicable.

With respect to the proposed Zoning By-law Amendment (ZBLA) (Appendix B), staff notes that the zoning for the proposed single and semi-detached lot standards cannot be fully evaluated at this time, nor are they required for purposes of the recommended approval in principle. Staff has no further comments in regard to the general layout of the proposed stacked townhouse and apartment buildings as depicted on the Concept Plan. However, the finalization of the appropriate development standards will be determined following the detailed review of a future Site Plan application. In this regard, staff provides the following comments regarding the draft ZBLA:

- on the basis of the TRCA and Park and Natural Heritage comments noted below, the **Park and Open Space Zone** limits depicted on Schedule B to the ZBLA must be further refined;
- proposed Blocks 19 and 20 are presently zoned **Rural Residential (RR)** under By-law 2523 and Residential **Single Family Six (R6) Zones** under By-law 190-87, respectively. Staff notes that Block 20 appears to comply with the R6 Zone requirements for minimum lot frontage and area of 15 metres (50 feet) and 502 square metres (5404 square feet), respectively. However, it would appear that Block 19 may not comply with the RR Zone lot frontage requirement of 150 feet (46 feet). In this regard, the ZBLA must include a provision that would address the site-specific lot frontage. Notwithstanding the foregoing, the ZBLA will not modify any of the other existing zoning permissions as these blocks will be considered through the ongoing KDA appeal process;

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- the ZBLA proposes to rezone the singles and semi-detached lots to the **Semi-Detached or Duplex Two (RD2) Zone** under By-law 190-87. Staff notes that the RD2 Zone would permit both built forms and would prescribe development standards under the **Single Family Three (R3) Zone** for the proposed single detached dwelling lots. It is recommended that this section of the draft ZBLA be separated into two sections as it applies to single detached and semi-detached dwellings. Staff provides the following additional comments in this regard:
  - for the proposed single detached lots, subsections 2(b)(i)(a), (b), (d), (e), (f), (g) and (h) would not be required as these standards are either prescribed under the parent by-law or are standards proposed for the semi-detached dwelling lots;
  - the applicant has confirmed that the proposed minimum lot frontage of 350 square metres (3767 square feet) applies to single detached dwellings only. In this regard, the proposed lot frontage represents a minimal reduction from the prescribed 351 square metres (3778 square feet) under the R3 Zone;
  - in regard to the proposed semi-detached lots, the ZBLA must include a provision to permit a reduced lot frontage as the by-law prescribes minimum lot frontages of 18 metres (59 feet) and 20 metres (66 feet) for interior and corner lots, respectively. The draft Plan of Subdivision indicates frontages of 14 metres (46 feet) and 14.6 metres (48 feet) for interior lots and 16.9 (56 feet) and 16.8 metre (55 feet) lot frontages on corner lots. Staff notes that the Tertiary Plan recommends lot frontages of 14.6 metres (48 feet) and 16.4 metres (54 feet) for interior and corner lots, respectively. In this regard, staff recommends that the ZBLA implement the recommendations of the Tertiary Plan;
  - the proposed semi-detached lots will also require relief for minimum lot frontage for which the by-law prescribes 603 square metres (6491 square feet) and 670 square metres (7212 square feet), for interior and corner lots, respectively. The proposed 14 metre wide lots (46 feet) would have an approximate lot area of 350 square metres (3767 square feet). Staff notes that the proposed depth of the lots on the west side of the Abitibi extension is constrained by the location of the new street. In this regard, it would be appropriate to consider a reduced lot area. Having consideration for staff's recommendation of minimum 14.6 metre (48 feet) lot frontages, the resulting lot area would be approximately 365 square metres (3929 square feet);
  - the applicant has advised that the proposed lot coverage would be approximately 47% for the semi-detached lots. Staff does not object in principle to an increased lot coverage given the reduced lot area. However, staff notes that the lot coverage must be further refined given the comments noted above regarding the proposed lot frontage recommendation;
  - the proposed front yard setback of 3 metres (9.8 feet) appears to apply to the semi-detached dwellings on the west side of the proposed Abitibi extension.

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Given that the semi-detached dwellings will front onto a new street and its more urbanized context, the reduced setback of 3 metres (9.8 feet) is appropriate. Staff notes that the single detached lots will maintain a minimum of 4.5 metres (14.8 feet) front yard setback to Naughton Drive, consistent with the front yard permission for the existing dwellings on that street;

- the proposed 0.6 metre (2 feet) side yard setback for the semi-detached dwellings is not supportable from both a planning and urban design perspective. The semi-detached built form would only provide access from one yard for through access from the front yard to the rear yard for each unit and must also encompass a drainage swale. Given that these units will be individually owned, the yards can be fenced off at the lot line and a user would only have the benefit of the 0.6 metres for access and other needs. Staff notes that this reduction has not been accepted for other street related semi-detached developments. Please see below for urban design related concerns;
- the minimum rear yard setback of 7.5 metres (25 feet) is not required for the semi-detached dwellings as it is already prescribed in the parent by-law under the RD2 Zone; and
- the applicant has confirmed that the proposed single detached and semi-detached dwellings will have a maximum height of 11 metres (36 feet). In this regard, subsection (i) is no longer required;
- the proposed stacked townhouse and apartment uses are to be rezoned to **Multiple Family Two (RM2) Zone** under By-law 190-87 which would permit the proposed built forms. In this regard staff provides the following comments;
  - subsection (ii) is proposed to apply to Block 17. In this regard, subsections (a), (b), (c) and (d) are not required as the parent by-law already prescribes development standards;
  - the proposed yard setbacks will be taken from the limits of Block 17 and will be finalized through the review of the Site Plan application;
  - subsection (h) applies only to the proposed six-storey apartment building and should be revised accordingly. Further, the prescription should be revised to denote the maximum height both in storeys and in metres;
  - the **RM2 Zone** prescribes a maximum of 50% Floor Area Ratio (FAR). The applicant's ZBLA has not requested a change to this development standard. The applicant is to confirm that the proposal would meet the maximum FAR;
  - subsection (iii) proposes to define stacked townhouses. Staff does not object in principle to a defined term for stacked townhouses. The proposed definition will

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be refined to ensure that it is consistent with the City's most current definition for same; and

- subsection (iv) pertains to the below grade parking structure and its setback to the future limits of Block 17, whereas the subsection refers to Schedule A which is the limit of the whole of the subject lands. The wording must therefore be revised accordingly.

The draft Plan of Subdivision must be revised as follows:

- revisions to the boundaries of the open space and park blocks are required to address TRCA and Park and Natural Heritage comments noted below;
- modifications to the alignment of proposed Street A, and Future Development Blocks 19 and 20 on the basis of the Development Engineering – Transportation Section comments as noted below;
- modifications to Lots 4 to 14 to address the Planning comments noted above; and,
- any further modifications as may be required to address any technical matters that may arise through the detailed design and to satisfy the conditions of approval.

As noted in the preceding sections of this report, staff's recommendation to Council is to support the proposed development in principle. Should Council support the revised development and it receives approval from LPAT, staff would request that LPAT withhold its order on the Official Plan Amendment, Zoning By-law Amendment, and conditions of approval for the draft Plan of Subdivision pending finalization of these instruments and approval documents as between City staff and the applicant.

### Development Engineering – Subdivision Section

Staff has concluded a preliminary review of the submitted Functional Servicing and Stormwater Management Report, and the Water Balance Report and considers these reports generally satisfactory as it pertains to the feasibility of the proposed development. Detailed comments will be provided and it is anticipated that such comments will either be addressed at the detailed design stage or as a condition of approval for the draft Plan of Subdivision.

The applicant has submitted a revised Hydrogeological Report subsequent to the initial submission of the revised plans and reports. Staff was unable to review this document at the time of the writing of this report. In this regard, the applicant must continue to address the hydrogeological comments that were previously provided by staff (refer to Appendix F) and any subsequent comments to be provided as part of the detailed review of the revised development proposal.

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### Development Engineering – Transportation Section

Staff has reviewed the Traffic Impact Study (TIS) and Functional Design submitted in support of the proposed development and provides the following comments:

- proposed Street A is acceptable in principle subject to acceptance by the Region of York with respect to access spacing and traffic operations on Yonge Street. Additionally, the proposed alignment of Street A must be further refined to the satisfaction of the City with respect to its roadway geometry, including the proposed radius and curvature. In this regard, the draft Plan of Subdivision may need to be further revised accordingly as it is anticipated that the proposed changes will modify the shape and size of the Future Development Blocks 19 and 20;
- the draft Plan of Subdivision must be further revised to accommodate daylighting triangles from Street A and Naughton Drive to Yonge Street in accordance with the City and Region of York standards. In this regard, the daylighting triangles are to be measured from the ultimate (post bus rapid transit) Yonge Street right-of-way; and
- detailed comments on the TIS and the Functional Design must be addressed by the applicant either prior to the finalization of the implementing Zoning By-law Amendment and/or through conditions of approval for the draft Plan of Subdivision (refer to Appendix C).

Should it be determined through the detailed review of the proposed pedestrian access (Block 24) that exterior lighting is necessary, additional lands secured from the abutting lands to the east may be required as part of a future redevelopment scheme for those lands in order to ensure safe access. In this regard, Block 24 is to be developed at the time that the lands are secured from the abutting land owners to form a larger pedestrian access block.

### Urban Design Section

Urban Design staff has reviewed the submitted plans and materials. Below is a summary of the key comments on the revised proposal (refer to Appendix D):

- staff does not support the proposed garage widths of up to 75% of the building frontage for single detached dwellings as indicated in the urban design brief. Garage widths should be limited to standard 2 car garages with maximum widths of 6 metres (20 feet);
- the proposed architectural design would provide for rooftop amenity for the proposed singles and semi-detached dwellings which is not in keeping with the neighbourhood character and would not be supported;
- the semi-detached dwellings should be revised to provide for a minimum 1.2 metre (4 feet) side yards while maintaining a minimum unit width of 6 metres;
- the proposed Concept Plan would provide for terminus views from the semi-detached dwellings towards the linear park and open space. In this regard, the treatment of terminus views and public facing building elevations onto the new roads, existing roads and the linear park and open space needs to be considered;

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- the architectural design of the proposed semi-detached dwellings should be limited to one design with a minimum of three different models with alternative elevations and distinct colour packages;
- grade changes should be minimized with a minimal number of risers to the front elevation;
- a minimum of 15 metre (50 feet) facing distance should be provided between the stacked townhouses whereas 12 metres (40 feet) facing distance have been proposed;
- the streetscape treatment of the stacked townhouse units along the proposed rights-of-way will be considered through the detailed design at the Site Plan approval stage. This will include, amongst others, consideration of mitigating measures to protect for privacy of units facing public rights-of-ways; and,
- the design of the proposed drop off area, main entrance and the ramp to the underground for the proposed residential apartment building should be revised to provide for greater separation.

It is recommended that the aforementioned Urban Design comments be satisfactorily addressed prior to the finalization of the ZBLA, draft Plan of Subdivision, through the architectural control for the draft Plan of Subdivision and/or the future Site Plan application.

### Park and Natural Heritage Planning Section

Staff has reviewed the plans and reports submitted by the applicant and provided detailed comments (refer to Appendix E). Amongst others, staff has noted that the submitted Natural Heritage Evaluation must be revised to provide further supporting analysis with regard to the northern extent of the Rouge River closest to Brookside Road, located on the abutting lands to the east. Should the revised Natural Heritage Evaluation determine that the feature and/or its buffer is greater than the limit presently depicted as Open Space Block 24, the additional lands would constitute **Natural Core** lands. In this regard, staff notes that the Plan policy would specifically preclude the consideration of environmental land as parkland dedication.

As such, the draft Plan of Subdivision (Map 4) must be further revised to delineate the Open Space Block 24 and Park Block 21 in accordance with the Plan policy. The effect of this may result in the park block being narrower than the 15 metres (50 feet) contemplated in the South Brookside Tertiary Plan. However, staff recognizes that the width of the park block would vary along its length to recognize the organic nature of the boundary of the open space block. On the basis of the preceding comments, the wetland buffer (Blocks 25 and 26) and any future feature/buffer block, is to be dedicated to the City so that it would achieve a more usable and programmable interface between the open space and linear park.

### Richmond Hill Fire and Emergency Services

Staff has reviewed the proposed development and notes that the street identified as the Abitibi extension should be named differently as it may result in response issues in the

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future. Further, staff has noted that fire access compliance for Future Development Block 18 (Block 1 on Map 2) may require alternate solutions such as the addition of sprinklers to the buildings.

The applicant is further advised that future Site Plan approval and release of Building Permits above 100 units will be contingent on the provision of two functional fire access points. Further, a fire route must be located not less than 3 metres (9.8 feet) and not more than 15 metres (50 feet) from the closest portion of the building and shall be located so that an unobstructed path of travel from the vehicle to each unit entrance is not more than 45 metres (148 feet). The path must be surfaced with concrete, asphalt or other material designed to permit accessibility under all climate conditions. In this regard, it appears that access to portions of the proposed 36 townhouse blocks may not meet the City's requirements. Staff notes that Site Plan design matters will be addressed through a future Site Plan application (Appendix H).

### Toronto and Region Conservation Authority (TRCA)

TRCA staff had advised that the proposed development is generally supportable and that detailed technical issues are to be addressed through the finalization of the planning instruments. In this regard, TRCA staff provided the following comments:

- the proposed Open Space block (Block 23) includes the long term stable top-of-bank (erosion hazard) and an agreed upon 6 metre buffer by the TRCA on the basis of the geotechnical information submitted by the applicant to the Authority. Further, TRCA staff has noted that a 10 metre buffer can also be accommodated within the Open Space Block 23. In addition, the key natural heritage and key hydrological features, and their related MVPZ, save and except for a portion of the wetland buffer, were also accommodated with the block; and,
- in regard to the flood plain hazard, TRCA staff has noted that the flood line and the related 10 metre buffer was shown in the Natural Heritage Evaluation. However, the accuracy of this constraint is to be confirmed through further detailed studies. TRCA staff was agreeable to confirm the limit of the flood line and the related buffer through conditions or approval for the draft Plan of Subdivision. Staff further noted that the hydrology for the Rouge River was updated in 2018 and, as such, the flood plain limit may differ from what was previously established. However, since this application pre-dated the update, the limit of development will not be affected by any resulting revised flood plain limit. There may be a likelihood that the flood line and/or the related buffer extends into the Park Block 21. It should be noted that the flood line must be confirmed in order to finalize the ZBLA and the draft Plan of Subdivision must be modified accordingly. Should the flood line extend into the proposed parkland, the applicant is to note that the additional lands constitute **Natural Core** designated lands and cannot be considered as parkland dedication.



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### **Financial/Staffing/Other Implications:**

The proposed settlement of the site-specific appeals as outlined in this report will eliminate or substantially reduce the significant draw on staff and financial resources required to attend an LPAT hearing on these matters.

### **Richmond Hill Sustainability Metrics:**

The applicant has yet to provide a Sustainability Metrics submission in support of its development proposal. Staff notes that the requirement for servicing allocation by Council will form a condition of approval for the draft Plan of Subdivision and will be required prior to Site Plan approval. In this regard, the matters related to the Sustainability Metrics will be reviewed in detail and secured through these two applications.

### **Relationship to the Strategic Plan:**

The recommendations of this staff report would generally align with **Goal One: Stronger Connections in Richmond Hill** by providing opportunities and places for people to connect and get involved, physical connections in the community and improving connections to our environment, **Goal Two: Better Choice in Richmond Hill** by providing better options to move around, for where to live and for being active and involved and **Goal Four: Wise Management of Resources in Richmond Hill** by being responsible and committing to use land responsibly and serving as a role model for municipal management.

### **Conclusion:**

Staff is seeking Council's direction with respect to the first phase of the applicant's revised development proposal to facilitate the construction of a residential development to be comprised of single detached dwellings, semi-detached dwellings, stacked townhouse dwellings and a six storey residential apartment building on the Tertiary Plan portion of its land holdings. Staff has undertaken a review of the subject applications and is of the opinion that the proposal represents proper and orderly planning and duly implements the vision of the City's Official Plan and the South Brookside Tertiary Plan.

Accordingly, staff recommends that Council support the applicant's revised proposal in principle subject to and in accordance with the comments noted above, and that staff be directed to advise LPAT and other parties of the City's endorsement of the revised proposal in accordance with the requirements of the LPAT Procedural Order for the hearing commencing on August 12, 2019.

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### Attachments:

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, Applicant's Draft Official Plan Amendment
- Appendix B, Applicant's Draft Zoning By-law Amendment
- Appendix C, Memo from S. Wat, Development Engineering Division, dated June 27, 2019
- Appendix D, Email from L. Salem, Urban Designer, dated June 26, 2019
- Appendix E, Email from S. von Kursell, Parks Planning and Policy Coordinator, dated June 26, 2019
- Appendix F, email from J. Walters, Manager of Stormwater and Subdivisions, dated March 29, 2018
- Appendix G, Extract from Council Meeting C#21-18 held June 12, 2018
- Appendix H, Memo from T. Tarquini, dated June 27, 2019
- Map 1, Aerial Photograph
- Map 2, Revised Concept Site Plan
- Map 3, Original Concept Site Plan
- Map 4, Revised Draft Plan of Subdivision D03-16006
- Map 5, Original Draft Plan of Subdivision D03-16006
- Map 6, Concept Streetscape
- Map 7, Schedule A2, Official Plan
- Map 8, Schedule 4, Bernard KDA Secondary Plan
- Map 9, Schedule 1, South Brookside Tertiary Plan

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### Report Approval Details

Document Title:	SRPRS.19.133.docx
Attachments:	<ul style="list-style-type: none"><li>- MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- MAP_2_REVISIED_CONCEPT_SITE_PLAN.pdf</li><li>- MAP_3_ORIGINAL_CONCEPT_SITE_PLAN.pdf</li><li>- MAP_4_REVISIED_DRAFT_PLAN_OF_SUBDIVISION_D03-16006_REVISIED.pdf</li><li>- MAP_5_ORIGINAL_DRAFT_PLAN_OF_SUBDIVISION_D03-16006_NEW.pdf</li><li>- MAP_6_CONCEPT_STREETSCAPE.pdf</li><li>- MAP_7_SCHEDULE_A2_OFFICIAL_PLAN.pdf</li><li>- MAP_8_SCHEDULE_4_BERNARD_KDA_SECONDARY_PLAN.pdf</li><li>-</li><li>MAP_9_SCHEDULE_1_SOUTH_BROOKSIDE_TERTIARY_PLAN.pdf</li><li>- Appendix A.pdf</li><li>- Appendix B.pdf</li><li>- Appendix C.pdf</li><li>- Appendix D.pdf</li><li>- Appendix E.pdf</li><li>- Appendix F.pdf</li><li>- Appendix G.pdf</li><li>- Appendix H.pdf</li></ul>
Final Approval Date:	Jul 3, 2019

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

**Gus Galanis - Jul 3, 2019 - 3:42 PM**

**Kelvin Kwan - Jul 3, 2019 - 3:52 PM**

**Neil Garbe - Jul 3, 2019 - 4:37 PM**