



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 2, 2019
Report Number: SRPRS.19.115

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.19.115 – Request for Approval – Zoning By-law Amendment Application – Dormer Bond Inc. – City File D02-18009 (Related File D06-18017)**

Owner:

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

Agent:

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

Location:

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

Purpose:

A request for approval concerning a proposed Zoning By-law Amendment application to permit a medium density residential development comprised of 120 stacked townhouse dwelling units on the subject lands.

Recommendations:

- a) **That the Zoning By-law Amendment application submitted by Dormer Bond Inc. for lands known as Lots 68 to 71 and Part of Lots 72 and 73, Plan 136 (Municipal Addresses: 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent), City File D02-18009, be approved, subject to the following:**

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- (i) that the subject lands be rezoned from General Commercial Two (GC2) Zone under By-law 366-86, as amended, and Commercial (C) Zone under By-law 1275, as amended, to Multiple Residential One (RM1) Zone under By-law 313-96, as amended, with site specific provisions as set out in Appendix “B” to Staff Report SRPRS.19.115;
 - (ii) that prior to forwarding the amending Zoning By-law to Council for consideration and enactment, the applicant’s Site Plan application (City File D06-18017) be substantially completed to the satisfaction of the Commissioner of Planning and Regulatory Services;
- b) That pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands;
 - c) That the authority to assign municipal servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Regulatory Services subject to the City’s Interim Growth Management Strategy, and that the assigned municipal servicing allocation be released in accordance with the provisions of By-law 109-11; and,
 - d) That all comments concerning the applicant’s related Site Plan application (City File D06-18017) be referred back to staff.

Contact Person:

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

Report Approval:

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

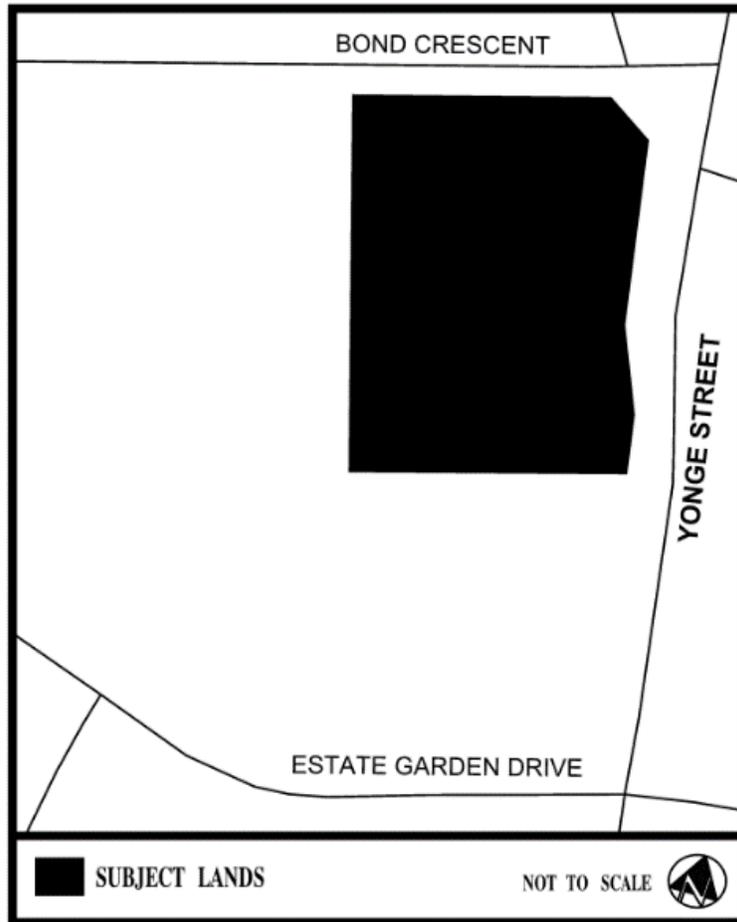
Approved by: Neil Garbe, City Manager

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.

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Location Map:

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



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Background:

The subject Zoning By-law Amendment application was considered at a Council Public Meeting held on February 6, 2019, wherein Council received Staff Report SRPRS.19.017 for information purposes and referred all comments to staff for consideration (refer to Appendix “A”). No members of the public spoke to the application at the Council Public Meeting; however, questions were raised with respect to the potential for increased building heights and densities on the subject lands. The applicant has advised staff that it wishes to pursue approval of its current medium density residential development proposal and on this basis, submitted additional materials in May 2019 to address comments received from circulated City departments and external agencies. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s revised Zoning By-law Amendment application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the southwest corner of Yonge Street and Bond Crescent and have a total lot area of 1.285 hectares (3.18 acres) (refer to Map 1). The lands are a consolidation of multiple properties and currently support single detached dwellings and an automotive sales/repair shop, all of which are proposed to be demolished. The lands abut a four storey apartment building to the west, office buildings and a public park to the south, Yonge Street to the east and Bond Crescent to the north.

Revised Development Proposal

The applicant submitted a revised development proposal in May 2019 in response to technical comments received from City departments and external agencies. The revised Site Plan maintains a similar overall design and layout as the original development proposal, and incorporates four additional dwelling units for a total of 120 dwelling units, compared to the original proposal of 116 dwelling units (refer to Maps 4 to 8). Specifically, the revised development proposal organizes the proposed townhouse dwellings into nine blocks with four street-facing blocks and five internal blocks. Vehicular access to the site is to be provided from both Yonge Street and Bond Crescent. Parking is to be at-grade for both residents and visitors. The proposal incorporates an ‘urban plaza’ at the corner of Yonge Street and Bond Crescent and a pathway connection from the southerly portion of the lands to the adjacent public park to the south (Mitchell Pond Park).

The following is a summary outlining the relevant statistics of the applicant’s revised development proposal based on the plans and drawings submitted to the City:

- **Total Net Lot Area:** 1.262 hectares (3.118 acres)
- **Number of Units:** 120 stacked townhouses
- **Floor Area Ratio (FAR):** 0.95
- **Density:** 93.38 units per hectare (37.79 units per acre)
- **Building Height:** 3 storeys or 10.75 metres (35.27 feet)
- **Parking:** 138 spaces (120 resident and 18 visitor)

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Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** in accordance with Schedule A2 – Land Use of the City’s Official Plan (“Plan”) (refer to Map 2). Uses permitted within the **Oak Ridges Local Centre** designation include, amongst others, medium-density residential uses. In this regard, the medium density stacked townhouse dwellings as proposed by the applicant are permitted within the **Oak Ridges Local Centre**. Further, in accordance with Policies 4.3.2.5 and 4.3.2.8 of the Plan, the maximum density of a development block in the **Oak Ridges Local Centre** designation shall be 1.0 FSI and development shall have a maximum building height of four storeys. Therefore, the proposed building height of 3 storeys and FSI of 0.95 conform with the Plan.

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

Given all of the above, staff is of the opinion that the applicant’s development proposal conforms with the applicable policies of the Plan.

Revised Zoning By-law Amendment Application

The subject lands are zoned **General Commercial Two (GC2) Zone** under By-law 366-86, as amended, and **Commercial (C) Zone** under By-law 1275, as amended. Both zone categories permit a wide range of commercial uses; however, the proposed townhouse dwelling units are not permitted by either zone category. Accordingly, the applicant is proposing to rezone all of the subject lands to **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended, with site specific provisions in order to facilitate the proposed development.

The following table provides a summary of development standards of the **RM1 Zone** applicable to the proposed development, with site specific provisions highlighted in bold:

Development Standard	RM1 Zone under By-law 313-96, as amended	Proposed Development Standards
Minimum Lot Area	N/A	Complies
Minimum Lot Frontage	30 metres (98.43 feet)	Complies
Maximum Lot Coverage	50%	Complies
Minimum Front Yard	4.5 metres (14.76 feet)	2.9 metres (9.51 feet)
Minimum Side Yard	1.5 metres (4.92 feet)	Complies
Minimum Flankage Yard	3 metres (9.84 feet)	2.9 metres (9.51 feet)
Minimum Rear Yard	7.5 metres (24.61 feet)	5 metres (16.4 feet)
Maximum Height	11 metres (36.09 feet)	Complies

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In addition to the site specific provisions noted above, the applicant is seeking approval to amend the general provisions of By-law 313-96, as amended, pertaining to parking spaces, encroachments, driveway widths, landscape buffers and the definition of block townhouse, height and established grade, and the addition of a definition for stacked townhouses. Additional details with respect to the requested site specific provisions can be found in the draft Zoning By-law attached to this report (refer to Appendix “B”).

Staff has undertaken a comprehensive review of the applicant’s proposed Zoning By-law Amendment, including the requested site specific provisions and general provision amendments, and considers them to be appropriate. Further, staff is of the opinion that the subject Zoning By-law Amendment application implements the overall development proposal, conforms with the Plan and ORMCP, and represents good planning. Should Council approve the development proposal, the final form of the by-law will be forwarded to Council for enactment at such time as the applicant finalizes the Site Plan application for its development. In light of the outstanding Toronto and Region Conservation Authority (TRCA) comments to be addressed, staff recommends that Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands.

Revised Site Plan Application

The applicant has submitted a Site Plan application to facilitate the proposed development of 120 stacked townhouse dwelling units on its land holdings (refer to Maps 4 to 8). Vehicular access to the site is to be provided from both Bond Crescent and Yonge Street. Parking is proposed to be at-grade for both residents and visitors. The proposal incorporates an ‘urban plaza’ at the corner of Yonge Street and Bond Crescent and a pathway connection from the southerly portion of the lands to the adjacent public park to the south (Mitchell Pond Park).

The Site Plan application remains under review as a number of technical matters still need to be addressed prior to approval. Detailed comments must be addressed as part of a Site Plan application re-submission and prior to bringing forward the amending Zoning By-law to Council for consideration and passage.

Department and Agency Comments:

All circulated City departments and external agencies have indicated no objections or concerns in principle with the proposed Zoning By-law Amendment application. However, there are technical comments that need to be addressed through the Site Plan application. These comments are summarized below.

Development Engineering Division

The City’s Development Engineering Division has reviewed the subject applications and has no concerns with the proposed Zoning By-law Amendment application. The applicant is required to address detailed Site Plan application comments respecting the submitted Grading Plan, Servicing Plan, Erosion and Sediment Control Plan, Functional

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Servicing and Stormwater Management Report, Transportation and Traffic Study, and the Sustainability Metrics (refer to Appendix “C1”).

Park and Natural Heritage Planning Section

The City’s Park and Natural Heritage Planning Section has reviewed the subject applications and provided detailed design comments with respect to the provision of additional landscaping and tree planting in order to mitigate local heat island effects, and to shade the walkways, dwelling units and driveways. Further, the applicant shall increase the amount of native species proposed, and the landscaped entry feature shall be designed to ensure that it requires little maintenance. In this regard, features such as rocks, trees and grasses shall be used, in comparison to the proposed brick walls and rail fencing.

Urban Design and Heritage Section

The City’s Urban Design and Heritage Section has provided comments on the Site Plan application with respect to enhancing the laneways by providing tree planting and other landscape treatments.

Building Services Division

The City’s Building Services Division has reviewed the subject applications and has no concerns with the proposed Zoning By-law Amendment application. With respect to the submitted Site Plan application, the applicant must clarify if the proposed townhouse dwellings are classified as Part 3 or Part 9 buildings in the Ontario Building Code (OBC). If the townhouses are classified as Part 3 buildings in the OBC, additional requirements may apply in terms of the fire alarm system, the sprinkler system, the standpipe system, and emergency exits among other requirements. (refer to Appendix “C2”).

Fire and Emergency Services Division

The City’s Fire and Emergency Services Division has reviewed the subject applications and has provided detailed Site Plan comments with respect to providing additional fire route signs, revising the fire route layout to ensure that the right-in, right-out island does not obstruct the route, and ensuring that the fire hydrants are located outside of designated snow storage areas (refer to Appendix “C3”).

Regional Municipality of York

The Regional Municipality of York has no comments on the Zoning By-law Amendment application and has provided detailed Site Plan comments with respect to the submitted Phase 1 Environmental Site Assessment, and the submission of additional materials, including, but not limited to a draft Reference Plan, Utility Plan, Reliance Letter, Construction Management Report and Plans and a Traffic Management Plan.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the subject applications and has advised that the TRCA floodplain mapping indicates that

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regulatory storm flows overtop Estate Garden Drive located south of the subject lands (refer to Appendix “C4”). The applicant has submitted a Floodplain Analysis but additional supporting documentation and/or calculations are required to demonstrate the total flow spilling onto Yonge Street. Depending on the findings of the spill calculation and Floodplain Analysis, revisions to the current development proposal may be required. Depending on the nature and scope of any required revisions, staff may report back to Council and seek further direction.

Development Planning Division

Planning staff has reviewed the applicant’s development proposal and has the following comments:

- the proposed development conforms with the applicable policies in the **Oak Ridges Local Centre** designation of the Official Plan, including land use, maximum height and maximum density;
- Planning staff supports the applicant’s proposed zoning provisions and finds them appropriate. The format and details of the site specific provisions will be refined through the finalization of the Site Plan process;
- the Site Plan approval process must be substantially completed prior to bringing forward an amending Zoning By-law to Council for consideration and enactment. In this regard, the comments summarized in the preceding section of this report must be addressed prior to bringing forward the by-law for enactment; and,
- the applicant must work with the TRCA with respect to the submission of additional supporting documentation and/or calculations and revised Floodplain Analysis. If the proposed development is impacted by the adjacent floodplain, the development may have to be revised to comply with the applicable Official Plan and TRCA policies.

Interim Growth Management Strategy:

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the City as part of its review and approval of the subject application, including the allocation of servicing capacity. The applicant’s Sustainability Metrics submission is currently being reviewed by staff. Future recommendations concerning the allocation of servicing capacity will be based on the applicant’s Sustainability Metrics submission in conjunction with the related Site Plan application for its proposed development. In order to streamline the servicing allocation assignment process, staff recommends that Council delegate its authority to assign allocation to the Commissioner of Planning and Regulatory Services.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The applicant’s development proposal aligns with **Goal Two – Better Choice in Richmond Hill** by providing housing that offers options for people at all stages of life, in

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addition to **Goal Four – Wise Management of Resources in Richmond Hill** by designing energy efficient dwellings and using land responsibly.

Conclusion:

The applicant is seeking Council's approval of its proposed Zoning By-law Amendment application to permit the construction of a medium density residential development comprised of 120 stacked townhouse dwelling units on its land holdings. Staff has completed a comprehensive review and evaluation of the applicant's development proposal and is of the opinion that the submitted application conforms with the applicable policies of the City's Official Plan, is appropriate and represents good planning. On the basis of the preceding, it is recommended that Council approve the subject application in accordance with the direction outlined in this report and that all comments pertaining to the applicant's Site Plan application be referred back to staff.

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, Extract from Council Public Meeting C#04-19 held February 6, 2019
- Appendix B, Draft Zoning By-law
- Appendix C1, Memorandum from the Development Engineering Division dated June 11, 2019
- Appendix C2, Memorandum from the Building Services Division dated June 14, 2019
- Appendix C3, Memorandum from the Fire and Emergency Services Division dated May 28, 2019
- Appendix C4, Letter from the TRCA dated June 17, 2019
- Map 1 Aerial Photograph
- Map 2 Official Plan Designation
- Map 3 Existing Zoning
- Map 4 Proposed Site Plan
- Map 5 Proposed Building Elevations – Blocks A, C, D, E and G
- Map 6 Proposed Building Elevations – Block H
- Map 7 Proposed Building Elevations – Blocks F and I
- Map 8 Proposed Building Elevations – Block B

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Report Approval Details

Document Title:	SRPRS.19.115 - Request for Approval - Zoning By-law Amendment - 12850 to 12890 Yonge Street and 1 to 5 Bond Crescent.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, CPM Extract.pdf- Appendix B, Draft Zoning By-law.pdf- Appendix C1, Memo from Development Engineering Division.pdf- Appendix C2, Memo from Building Services Division.pdf- Appendix C3, Memo from Fire and Emergency Services Division.pdf- Appendix C4, Letter from TRCA.pdf- Map_1_Aerial_PhotoGraph.pdf- MAP_2_Official_Plan_Designation.pdf- Map_3_Existing_Zoning.pdf- Map_4_Proposed Site Plan.pdf- Map_5_Proposed Building Elevations - Blocks A, C, D, E and G.pdf- Map6_Proposed Building Elevation - Block H.pdf- Map7_Proposed Building Elevation - Blocks F and I.pdf- Map8_Proposed Building Elevation - Block B.pdf
Final Approval Date:	Jun 20, 2019

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

Gus Galanis - Jun 20, 2019 - 2:56 PM

Kelvin Kwan - Jun 20, 2019 - 2:59 PM

Neil Garbe - Jun 20, 2019 - 3:02 PM