



Staff Report for Committee of the Whole Meeting

Date of Meeting: October 2, 2019

Report Number: SRPRS.19.151

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.19.151 – Request for Comments – Site Plan Application – Metroview Developments (Westwood) Inc. – City File D06-12066 (Related Files D01-12006 and D02-12023)

Owner:

Metroview Developments (Westwood) Inc.
5690 Steeles Avenue West, Suite 300
Vaughan, Ontario
L4L 9T4

Agent:

Goldberg Group
2098 Avenue Road
Toronto, Ontario
M5M 4A8

Location:

Legal Description: Part of Lot 38, Concession 1, W.Y.S.
Municipal Address: 8888 Yonge Street

Purpose:

A request for comments concerning a Site Plan application to facilitate the construction of a high density, mixed-use residential/commercial development on the subject lands.

Recommendations:

- a) That Staff Report SRPRS.19.151 with respect to the Site Plan application submitted by Metroview Developments (Westwood) Inc. for lands known as Part of Lot 38, Concession 1, W.Y.S. (Municipal Address: 8888 Yonge Street), City File D06-12066, be received for information purposes and that all comments be referred back to staff; and,

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- b) **That Council approve the revised Official Plan Amendment in accordance with the draft amendment attached as Appendix A to Staff Report SRPRS.19.151, and that appropriate City staff be directed to appear at the Local Planning Appeal Tribunal in support of Council's position on this matter.**

Contact Person:

Kaitlyn Graham, Senior Planner – Site Plans, phone number 905-771-2459 and/or Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

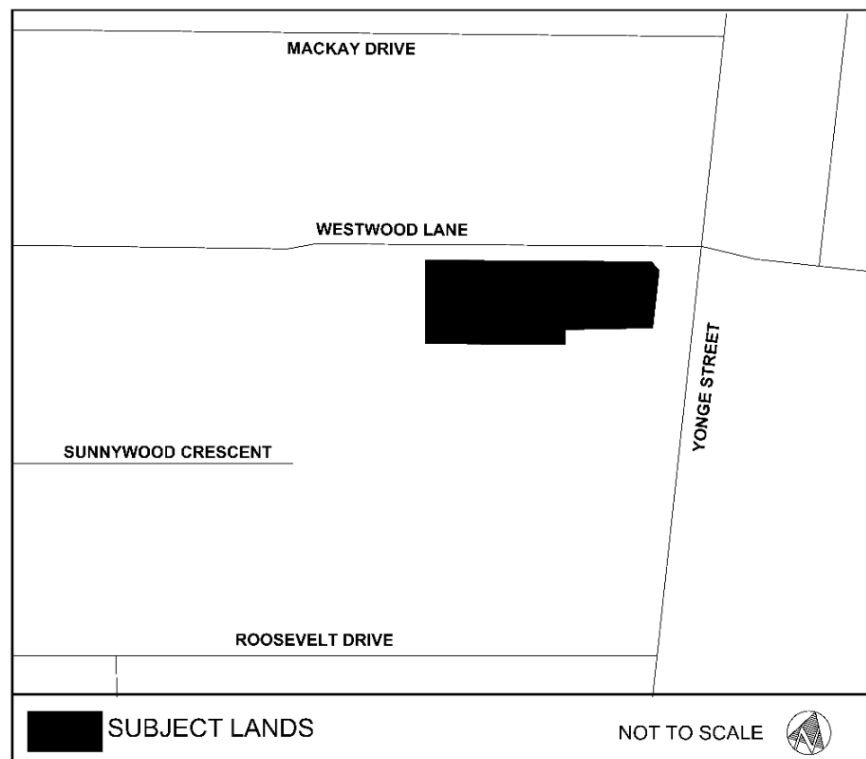
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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:

In 2013, Official Plan Amendment, Zoning By-law Amendment and Site Plan applications pertaining to the subject lands (City Files D01-12006, D02-12023 and D06-12066) were appealed to the Ontario Municipal Board (OMB), now the Local Planning Appeal Tribunal (LPAT). These applications proposed a high density, mixed-use, residential/commercial development at a height of 24 storeys and a Floor Space Index (FSI) of 4.99. Subsequently, City staff and the applicant were able to reach a Settlement on the outstanding matters and on May 12, 2014, Council approved a revised development proposal to permit a high density, mixed-use, residential development comprised of a 15 storey apartment building containing a maximum of 240 residential units with ground related commercial, retail and live/work residential uses (refer to Appendix B). The OMB issued a decision dated August 8, 2014 in accordance with the approved Minutes of Settlement. However, the OMB's final order with respect to the Zoning By-law Amendment application was withheld pending finalization of the related Site Plan application.

Subsequent to the issuance of the OMB decision, the property was sold to the current owner, Metroview Development (Westwood) Inc., and staff have continued to work with the new owners on the related Site Plan application and towards finalizing the implementing Zoning By-law. Accordingly, the purpose of this report is to seek comments from Council with respect to the applicant's proposal. Additionally, it should be noted that through the detailed review of the development proposal and the resolution of technical comments raised, staff have identified some minor amendments to the previously approved Official Plan Amendment for the development in order to implement the applicant's proposal. Accordingly, staff are also seeking Council's approval of the revised Official Plan Amendment, to be forwarded to the LPAT for approval.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands, previously known as 8890 Yonge Street and re-addressed to 8888 Yonge Street in 2018, are located at the southwest corner of Yonge Street and Westwood Lane. The lands have a total site area of 0.476 hectares (1.176 acres) and are presently vacant. Uses surrounding the property include low density residential and commercial uses to the north and east, lands under construction for a high density, mixed-use development to the south, and vacant lands subject to approvals for a retirement residence to the west (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking comments on its Site Plan application to permit the development of a 15 storey mixed-use building containing 204 residential units, including five live/work units, and three commercial units located at grade on its land holdings. The following is a summary outlining the relevant statistics of the applicant's

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development proposal based on the most recent plans and drawings submitted to the City:

• Site Area:	0.476 hectares (1.176 acres)
• Gross Floor Area (Total):	20,015 m² (215,440 ft²)
○ Gross Floor Area (Residential):	19,365 m² (208,443 ft²)
○ Gross Floor Area (Commercial):	650 m² (6,997 ft²)
• Density:	4.2
• Residential Units:	204 (including 5 live/work)
• Parking Spaces (Total):	257
○ Parking Spaces (Resident):	206
○ Parking Spaces (Visitor & Commercial):	51
• Bicycle Parking Spaces:	122

The residential units are proposed as a mix of one, two and three bedroom units as well as five live/work units. The five live/work units are proposed as lofts above work space for units that are to front onto Westwood Lane. A rooftop terrace is to be located atop the seven storey podium to provide approximately 800 square metres (8,611 square feet) of outdoor amenity space. Directly adjacent to this space is approximately 320 square metres (3,444 square feet) of indoor amenity space to be comprised of a fitness centre, yoga studio, and lounge area with kitchen facilities. Additional amenities, including a dog washing area, bike repair station, and meeting room are also proposed on the first floor.

Vehicular access to the site is proposed by way of a new north-south local road to the immediate west of the site (a 20 metre wide portion of which will be conveyed to the City by the applicant), connecting to Westwood Lane. The majority of parking is to be provided in four levels of underground parking along with nine surface parking spaces.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Richmond Hill Centre** on Land Use - Schedule A2 in the City's Official Plan (the "Plan", 2010) and are located on a **Regional Corridor** in the City's Urban Structure - Schedule A1 and (refer to Map 3). The property is further identified as **Exception Area "9"** on Schedule A11 of the Plan, and is subject to additional site specific policies (refer to Map 4).

The **Richmond Hill Centre** designation is identified as an urban growth centre in the Growth Plan for the Greater Golden Horseshoe (2017) and as a Regional Centre in the York Region Official Plan (2010). Lands within the **Richmond Hill Centre** designation are intended to accommodate the highest levels of intensification in the City, including the greatest height and density, which align with the function of the **Regional Corridor**.

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Regional Corridors are intended to function as key connections between centres in York Region and across the Greater Toronto Area. Lands located along **Regional Corridors** are anticipated to experience some intensification to provide for a range and mix of land uses in a compact, pedestrian and transit oriented manner to support this form and function.

The development proposal is also subject to the following site specific provisions under Section 6.9 of the Plan:

- a) *It is intended that the lands be used for a mixed use, high density residential development consisting of one (1) apartment building containing a maximum of two hundred and forty (240) residential units with ground level commercial, retail and live-work residential units;*
- b) *The maximum building height shall be 15 storeys, with a 7 storey podium;*
- c) *The maximum Floor Space Index (FSI) shall be 4.1 based on a lot area of 4,761.7 square metres;*
- d) *The maximum gross floor area shall be 19,523 square metres;*
- e) *The maximum tower floor plate size shall be 800 square metres;*
- f) *A high quality residential environment shall be provided on the subject lands through the provisions of appropriate amenity areas, recreational and parking facilities;*
- g) *The placement, massing and design of the building on the subject lands shall be compatible with the existing neighbourhood; and*
- h) *Notwithstanding item (a) of this Exception, minor variances to the total number of units may be permitted as long as the intent of the policies of this Exception are maintained.*

Additionally, a portion of the subject property is also identified on Schedule A8 of the Plan as the location of a proposed north-south local street with a planned right-of-way width of 20 metres (65.62 feet). The intention of the proposed local street is to promote a fine grain street network to provide for improved connectivity within the **Richmond Hill Centre**. As noted previously, the applicant is required to convey lands to facilitate the new 20 metre wide north-south local road to the immediate west of the site.

Based on the current plans and materials submitted in support of the development, staff are of the opinion that the Site Plan application generally conforms with the applicable Official Plan policies, subject to minor amendments required to Policy 6.9, namely an increase to the maximum FSI from 4.1 to 4.2 and an increase to the maximum gross floor area from 19,523 square metres (210,144 square feet) to 20,015 square metres (215,440 square feet).

Through the review of the Site Plan application, it was determined that the applicant made a calculation error at the time the Official Plan Amendment was approved. As such, the proposed gross floor area of 20,015 square metres (215,440 square feet) and FSI of 4.2 exceed the permissions as set out in the site specific Official Plan Amendment approved by the OMB. It should be noted that the additional gross floor area relates to the interior of the building and does not change the building footprint.

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Accordingly, staff have no objection to the revisions needed to implement the development proposal.

Zoning By-Law

As previously noted in this report, a site specific Zoning By-law for the lands is to be approved by the LPAT, which is to be finalized in conjunction with the approval of the related Site Plan application. The draft Zoning By-law proposes to rezone the lands to **Multiple Residential Ten (RM10) Zone** under By-law 2523, as amended, with the following site specific provisions to facilitate the proposed development:

Development Standard	Proposed RM10 Zone Standards
Maximum Gross Floor Area	20,015m ² (215,440 ft ²)
Maximum Floor Area Ratio	420%
Maximum Lot Coverage	45%
Minimum Front Yard	2.5 metres
Minimum Side Yards	0 meters (0 feet)*
Minimum Rear Yard	0.6 metres (1.97 feet)
Maximum Building Height	15 Storeys / 54 metres (177.17 feet)
Maximum Number of Apartment Dwelling Units	199
Minimum Number of Live-Work Units	5
Maximum Total Number of Dwelling Units	204

*the south side yard setback shall increase to a minimum of 14.0 metres (45.93 feet) for the 7 storey podium.

Staff will continue to work with the applicant to finalize the Zoning By-law through the remaining Site Plan approval process, which will be forwarded to the LPAT for final approval in accordance with the OMB decision.

Site Plan Application

Staff can advise that the subject Site Plan application is nearing finalization (refer to Map 5). The applicant will be required to address outstanding technical matters identified through the Site Plan review process, as well as confirm revisions to the Official Plan Amendment, finalize the amending Zoning By-law through the LPAT and the approved Section 37 Community Benefits Package, and convey to the City the land for the new north-south public road and road widenings.

Department and External Agency Comments:

As of the time of writing this report, the City is awaiting a resubmission from the applicant to address outstanding comments provided on its most recent submission. Final Site Plan approval shall not be granted until such time as all outstanding comments have been satisfactorily addressed and the implementing Official Plan Amendment and amending Zoning By-law have come into force and effect. Conditions provided by circulated City departments and external agencies shall be included in the Site Plan agreement.

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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.

Additionally, in accordance with Council direction, as part of the review of the above noted IGMS Criteria No. 5 (Sustainable and Innovative Community and Building Design), the applicant has submitted the required Sustainability Performance Metrics Tool in support of its development proposal with a score of 47 out of 154 overall points for Site Plans. The City requires a threshold score of 32-45 to qualify as a “good” score. As part of the Settlement, Council had previously reserved and assigned 240 units of servicing allocation to the subject lands, subject to conformity with the Interim Growth Management Strategy criteria for sustainable and innovative community building design.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The recommendations of this report would generally align with **Goal One – Stronger Connections in Richmond Hill** by providing opportunities for connections in strengthening the role of the Regional Corridor, **Goal Two – Better Choice in Richmond Hill** by providing a range of housing options, including live/work units, and with **Goal Four – Wise Management of Resources in Richmond Hill** by using land responsibly.

Conclusion:

The applicant is seeking comments from Council on its Site Plan application to facilitate the construction of a high density, mixed-use residential/commercial development on its land holdings. Accordingly, it is recommended that the staff report be received by Committee of the Whole and that all comments regarding the proposed development be referred back to staff. In addition, staff recommend approval of the minor modifications

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to the Official Plan Amendment for the lands as set out in Appendix A to this report, to be forwarded to the LPAT for approval. Given the stage of review staff have no principal concerns with the proposed development subject to the completion of the Site Plan approval process.

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 – Draft Official Plan Amendment
- Appendix B – Council Resolution, C#17-14, held May 12, 2014
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan Designation
- Map 4 Official Plan Exceptions
- Map 5 Proposed Site Plan
- Map 6 Proposed Elevations

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Report Approval Details

Document Title:	Request for Comments - Site Plan Application - 8888 Yonge Street - D06-12066.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.19.151_Appendix A.pdf- SRPRS.19.151_Appendix B.pdf- SRPRS.19.151_MAP_1_AERIAL_PHOTOGRAPH.pdf- SRPRS.19.151_MAP_2_NEIGHBOURHOOD_CONTEXT_S612066.pdf- SRPRS.19.151_MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.19.151_MAP_4_OFFICIAL_PLAN_EXCEPTIONS.pdf- SRPRS.19.151_MAP_5_PROPOSED_SITE_PLAN.pdf- SRPRS.19.151_MAP_6_PROPOSED_ELEVATIONS.pdf
Final Approval Date:	Sep 16, 2019

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

Gus Galanis - Sep 13, 2019 - 4:31 PM

Kelvin Kwan - Sep 16, 2019 - 10:09 AM

Neil Garbe - Sep 16, 2019 - 10:14 AM