



Staff Report for Committee of the Whole Meeting

Date of Meeting: November 6, 2019

Report Number: SRPRS.19.178

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.178 – Request for Comments – Site Plan Application and Assignment of Municipal Servicing Allocation – Yonge Sixteen LP – City File D06-17009 (Related Files D01-10003 and D02-10011)**

Owner:

Yonge Sixteen LP
145 Adelaide Street West, Suite 500
Toronto, Ontario
L3R 5L9

Agent:

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

Location:

Legal Description: Part of Lot 1, Plan 3805 and Part of Lots 1, 2 and 3, Plan 3806
Municipal Address: 9251 Yonge Street

Purpose:

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

Recommendations:

- a) **That Staff Report SRPRS.19.178 with respect to the Site Plan application submitted by Yonge Sixteen LP for lands known as Part of Lot 1, Plan 3805 and Part of Lots 1, 2 and 3, Plan 3806 (Municipal Address: 9251 Yonge**

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Street), City File D06-17009, be received for information purposes and that all comments be referred back to staff; and,

- b) That 49.44 persons equivalent of additional servicing allocation be assigned to the subject lands, to be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11, as amended.

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:

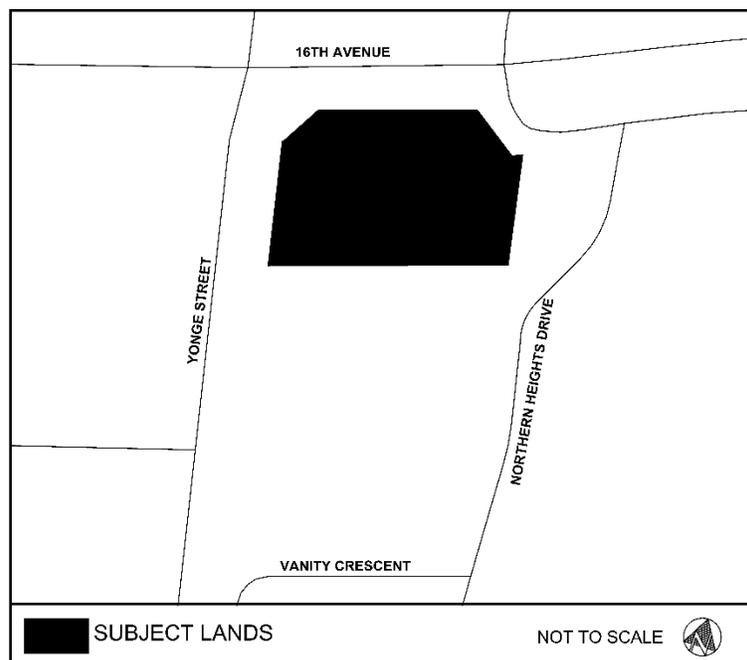
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 2010, Official Plan Amendment and Zoning By-law Amendment applications for a high density mixed-use residential/commercial development on the subject lands were appealed to the Ontario Municipal Board (OMB), now the Local Planning Appeal Tribunal (LPAT) (City Files D01-10003 and D02-10011). The OMB approved the Official Plan Amendment and directed the City to amend the Zoning By-law accordingly, to permit the proposed high density, mixed-use, residential/commercial development comprised of two residential towers of 24 and 28 storeys in height with a six storey podium building, a total Floor Space Index of 5.4 and 499 apartment dwelling units and 4 community units.

Following the OMB approval, the City passed By-law 109-11, which required among other matters that new buildings and structures within the Urban Area receive Council approval for the allocation of water and sanitary sewer capacity prior to construction. The applicant appealed By-law 109-11 in 2012. Staff and the applicant were subsequently able to reach a Settlement on the appeal and on May 28, 2012, Council approved Minutes of Settlement to grant 504 units of allocation to the development.

Subsequent to the issuance of the OMB decision, the property was sold to the current owner, Yonge Sixteen LP, and the new owner submitted a Site Plan application in 2017 to facilitate the approved development proposal (City File D06-17009). Accordingly, the purpose of this report is to seek comments from Council with respect to the applicant's proposal. Additionally, the applicant recently received approval from the Committee of Adjustment to increase the number of apartment dwelling units in the development from 499 to 524 (City File A117/17). Accordingly, staff are also seeking Council's approval to assign servicing allocation to the additional apartment dwelling units to facilitate the proposed development.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the southeast corner of Yonge Street and 16th Avenue. The lands have a frontage of approximately 57 metres (187 feet) along Yonge Street and 73 metres (240 feet) along 16th Avenue with a total site area of 0.759 hectares (1.875 acres). The lands currently support a four storey building containing office and commercial uses, which is proposed to be demolished to facilitate the subject development proposal. Uses surrounding the property include commercial uses to the north and west; an automotive dealership to the east; and high density mixed-use residential/commercial to the south (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking comments on its Site Plan application to permit the development of two towers of 24 and 28 storeys in height with a six storey podium building with a Floor Space Index of 5.4. The development is proposed to contain 528

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residential units, four of which are community housing units, commercial space, and 93 square metres (1,001 square feet) of community space at grade. The following is a summary outlining the relevant statistics of the applicant's development proposal based on the most recent plans and drawings submitted to the City (refer to Maps 6 and 7):

- **Site Area:** **7,590 square metres (81,698 square feet)**
- **Total Gross Floor Area (GFA):** **40,985 square metres (441,159 square feet)**
 - **GFA (Residential):** **39,592 square metres (426,165 square feet)**
 - **GFA (Commercial):** **1,300 square metres (13,993 square feet)**
 - **GFA (Community Space):** **93 square metres (1,001 square feet)**
- **Density:** **5.4 FSI**
- **Residential Units:** **524**
- **Community Housing Units:** **4**
- **Parking Spaces:** **503**
- **Bicycle Parking Spaces:** **317**
- **Loading Spaces:** **2**

The buildings are proposed to be rental tenure with a mix of one to three bedroom units. The proposal provides 1,055 square metres (11,356 square feet) of outdoor amenity space proposed in the form of a landscaped courtyard at grade, and 881 square metres (9,483 square feet) of indoor amenity space proposed on the second floor.

Vehicular access to the site is proposed via Yonge Street and from 16th Avenue. The site has been designed to contemplate both an interim and ultimate design for vehicular access provided to 16th Avenue to facilitate a new future road to the east of the site in coordination with the planned subway. The phasing and timing of the interim and ultimate designs for vehicular access to 16th Avenue, as well as the conveyance of the required road widening and easements will be secured through the Site Plan Agreement.

A total of 503 parking spaces, including 28 surface spaces, and 475 spaces proposed in three levels of underground parking is proposed. Of the 503 parking spaces 18 spaces are proposed for commercial uses, 78 are proposed for visitors, 402 are proposed for residents, and five are proposed as car share. Two loading spaces are also proposed, as well as 317 bicycle parking spaces.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Key Development Area** in the Land Use – Schedule A2 of the Plan and are located on a **Regional Corridor** identified in the City's Urban Structure – Schedule A1 (refer to Map 3). The property is further identified as **Exception Area "5"** on Schedule A11 of the Plan, and is subject to additional site specific policies (refer to Map 4).

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The **Key Development Area** designation provides for mixed-use, transit-oriented development. Development within the **Key Development Area** designation supports the inclusion of base podium buildings and retail uses at grade, with the tallest buildings directed toward the intersection of Yonge Street and 16th Avenue. **Key Development Areas** are identified in the Urban Structure as areas located along **Regional Corridors** that are intended to serve as sub-centres or inter-modal nodes between centres.

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 site specific provisions under Section 6.5 of the Plan (as approved by the former OMB) related to permitted uses, building heights, parking standards, Transportation Demand Management requirements, design elements, access, and density. Based on the foregoing, the development proposal conforms to both the general and site specific policies of the Plan.

Zoning By-law

As previously noted in this report, a site specific Zoning By-law was approved for the lands by the OMB. The lands are currently zoned **Key Development Area (KDA) Zone** under Zoning By-law 49-12, as amended (refer to Map 5). The KDA Zone permits a variety of residential and non-residential uses, and contains specific development standards and parking requirements relating to individual uses.

Staff will continue to work with the applicant through the remaining Site Plan approval process, to ensure that the proposal complies with the development standards and permissions set out in the KDA Zone under By-law 49-12, as amended.

Site Plan Application

The subject Site Plan application is nearing finalization (refer to Map 6). The applicant will be required to address outstanding matters identified through the Site Plan review process, as well as finalize the conveyance of road widenings and other matters in accordance with the Settlement. Staff will continue to work with the applicant towards finalization and execution of the Site Plan Agreement.

Department and External Agency Comments:

As of the time of writing this report, staff are awaiting comments from City departments and external agencies on the applicant's most recent submission. Final Site Plan approval shall not be granted until such time as all outstanding comments have been satisfactorily addressed. At this time, only technical comments remain outstanding relating to zoning compliance, revisions to the Grading and Servicing Plans and Hydrogeological and Stormwater Management Reports, clarification regarding

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Transportation Demand Management measures to be undertaken, confirmation of achievement of waste operations requirements, identification of easements, and confirmation of Sustainability Metric commitments and implementation of the Minutes of Settlement. Conditions provided by circulated City departments and external agencies shall be included in the Site Plan Agreement.

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 66 overall points for a Site Plan. The City requires a threshold score of 32-45 to qualify as a “good” score to be eligible for servicing allocation.

As previously noted, at the time of approval of the related Official Plan Amendment and Zoning By-law Amendment applications, servicing allocation for 504 units was assigned to the development proposal. Subsequently, and more recently, the Committee of Adjustment granted an approval for a minor variance for additional residential units for a total of 528 residential units, inclusive of the four community housing units. Accordingly, staff recommend that additional servicing allocation for 49.44 persons per unit (24 units) equivalent only be allocated to the subject development.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendations of this report do not have any direct implications with respect to the City’s Strategic Plan. The development proposal is aligned with **Goal Two – Better**

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Choice in Richmond Hill by providing housing that offers options for people at all stages of life, as well as **Goal Four – Wise Management of Resources in Richmond Hill** by using land responsibly.

Conclusion:

Staff is seeking comments from Council on the applicant's Site Plan application and approval of a request for the assignment of additional servicing allocation to facilitate the proposed 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.

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 – Council Resolution, C#23-12, held May 22, 2012
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan Designation
- Map 4 Official Plan Exceptions
- Map 5 Zoning
- Map 6 Proposed Site Plan
- Map 7 Elevations

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Report Approval Details

Document Title:	Request for Comments - Site Plan Application - 9251 Yonge Street.docx
Attachments :	- SRPRS.19.178_Appendix A.pdf - SRPRS.19.178_MAP_1_AERIAL_PHOTOGRAPH.pdf - SRPRS.19.178_MAP_2_NEIGHBOURHOOD_CONTEXT_S617009A.pdf - SRPRS.19.178_MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf - SRPRS.19.178_MAP_4_OFFICIAL_PLAN_EXCEPTIONS.pdf - SRPRS.19.178_MAP_5_ZONING_S617009A.pdf - SRPRS.19.178_MAP_6_PROPOSED_SITE_PLAN.pdf - SRPRS.19.178_MAP_7_ELEVATIONS.pdf
Final Approval Date:	Oct 21, 2019

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

Gus Galanis - Oct 18, 2019 - 3:27 PM

Kelvin Kwan - Oct 21, 2019 - 7:47 AM

Neil Garbe - Oct 21, 2019 - 2:25 PM