



Staff Report for Council Public Meeting

Date of Meeting: December 4, 2019

Report Number: SRPRS.19.183

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.183 – Request for Comments –
Official Plan and Zoning By-law Amendment
Applications – Yonge Sixteen LP – City Files
D01-19002 and D02-19012 (Related File D06-
17009)**

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 proposed Official Plan Amendment and Zoning By-law Amendment applications to facilitate the construction of a high density, mixed-use residential/commercial development on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.19.183 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by Yonge Sixteen LP, for lands known as Part of Lot 1, Plan 3805 and Part of**

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Lots 1, 2 and 3, Plan 3806 (Municipal Address: 9251 Yonge Street), Files D01-19002 and D02-19012, be received for information purposes only and that all comments be referred back to staff.

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:

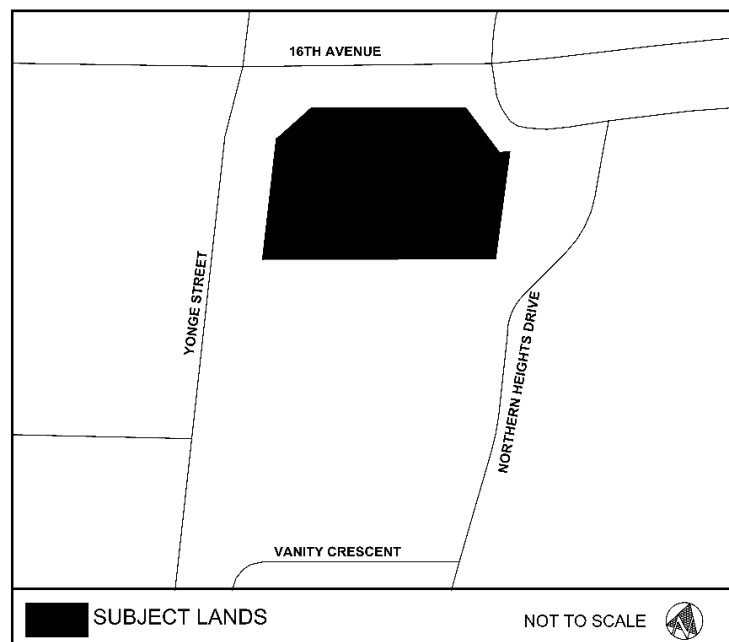
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 Information:

The subject Official Plan Amendment and Zoning By-law Amendment applications were received by the City on October 11, 2019 and deemed complete on October 25, 2019. The applications and supporting materials were subsequently circulated to internal departments and external agencies for review and comment.

In 2011, the Ontario Municipal Board (OMB) approved Official Plan Amendment and Zoning By-law Amendment applications to facilitate the development of the subject lands for a high density, mixed-use development consisting of 24 and 28 storey towers with a gross floor area of 40,986 square metres (441,170 square feet), a floor space index of 5.4, and 499 residential units (Files D01-10003 and D02-10011). As part of the OMB approval, the applicant committed to a Community Benefits Package that includes the provision of 80 spaces for public bicycle storage, office/live work units, four community housing units, community space, and two car share spaces, in addition to commitments related to sustainable design, as outlined in the Board Order dated October 28, 2011.

Subsequently, the lands were sold to the current owner who submitted a Site Plan application to the City in 2017 to implement the approved Official Plan Amendment and Zoning By-law for the subject lands (File D06-17009). The current owner also received approval for a Minor Variance application by the Committee of Adjustment to permit an additional 25 residential units (File A117/17). At this time, the Site Plan application is still under review (refer to Maps 6 and 7).

The subject applications propose an increase in building height, gross floor area, density (floor space index), and the number of residential units to the previously approved development as outlined in this report. Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands 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).

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Development Proposal

The applicant is seeking Council's approval of its Official Plan Amendment and Zoning By-law Amendment applications to permit a high density, mixed-use residential/commercial development on its land holdings. 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:

	OMB Approved Development	Current Development Proposal
• Lot Area:	7,590 square metres (82,700 square feet)	7,590 square metres (82,700 square feet)
• Total Gross Floor Area:	40,985 square metres (441,159 square feet)	46,100 square metres (496,216 square feet)
○ Residential:	39,592 square metres (426,165 square feet)	44,707 square metres (481,222 square feet)
○ Commercial:	1,300 square metres (13,993 square feet)	1,300 square metres (13,993 square feet)
○ Community Space:	93 square metres (1,001 square feet)	93 square metres (1,001 square feet)
• Floor Area Ratio:	5.4	6.07
• Residential Units:	528	659
• Lot Coverage:	37%	37%
• Building Height		
○ (Tower A):	28 storeys / 88.8 metres	29 storeys / 92 metres
○ (Tower B):	24 storeys / 77 metres	27 storeys / 86.10 metres
• Tower Floor Plate Size:	712 square metres (7,664 square feet)	808 square metres (8,697 square feet)
• Total Parking:	503	553
○ Residential:	402	431
○ Commercial:	18	18
○ Visitor:	78	99
○ Car Share:	5	5
• Bicycle Spaces:	317	395
• Loading Spaces:	2	2

Key differences between the 2011 OMB approval and the current proposal are as follows:

- an increase in residential gross floor area of 5,115 square metres (55,057 square feet);
- an increase in floor area ratio of 1.03 times the area of the lot;
- an increase in building height of one storey on Tower A and four storeys on Tower B;

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- an increase of 131 residential units;
- an increase in tower floor plate size of 96 square metres (1,033 square feet); and,
- an increase in the number of residential and visitor spaces provided (at a reduced parking rate).

Supporting Documentation/Reports

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

- Development Application Summary;
- Planning Justification and Urban Design Addendum;
- Survey;
- Site Plan;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Adjacent Property Plan;
- Elevation Plans;
- Floor Plans;
- Site Servicing and Grading Plans;
- Erosion and Sediment Control Plan;
- Tree Inventory and Landscape Plans;
- Parking and Traffic Impact Study;
- Sunshadow Study;
- Microclimate Analysis Addendum;
- Functional Servicing Report; and,
- Hydrogeological Report.

Official Plan Amendment Application

The subject lands are designated **Key Development Area** on 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 under Section 6.5 related to permitted uses, building heights, parking standards, Transportation Demand Management (TDM) requirements, design elements, access, and density (refer to Map 4).

The applicant has submitted an Official Plan Amendment application that proposes to amend the site specific policies under Section 6.5 of the Plan to facilitate the revised development proposal as follows:

- an increase to the maximum permitted building height from 28 storeys/94 metres to 29 storeys/92 metres;
- an increase to the maximum permitted residential density from 662 units per hectare (268 units per acre) to 868 units per hectare (351 units per acre); and,

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- an increase to the maximum permitted Floor Space Index from 5.4 to 6.07.

Zoning By-law Amendment Application

The lands are zoned **Key Development Area Zone (KDA)** under site specific Zoning By-law 49-12, which amended Zoning By-law 278-96 (refer to Map 5). The applicant is requesting an amendment to the Zoning By-law to revise the development standards respecting maximum Floor Space Index, maximum number of dwelling units, maximum building height, and minimum required parking to facilitate the proposed development.

Planning Analysis:

Staff has undertaken a preliminary review of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement 2014* (PPS), the *Growth Plan for the Greater Golden Horseshoe 2017* (Growth Plan), the *Greenbelt Plan 2017* (Greenbelt Plan), the *Regional Official Plan 2010* (ROP), and the City's *Official Plan 2010* (Plan). Staff notes that the City's in-force Plan is consistent with the PPS, and conforms to the Growth Plan, the Greenbelt Plan and the ROP that were in-force at the time of approval. Since the Plan's approval, the PPS was updated in 2014 and the Growth Plan and Greenbelt Plan were updated in 2017. Below is a more detailed outline of the proposal relative to the ROP and the Plan.

York Region Official Plan

The subject property is designated **Urban Area** and is located on a **Regional Corridor** in accordance with Map 1 (Regional Structure) of the ROP. Lands designated **Urban Area** support a wide range and mix of uses and are intended to accommodate a significant portion of planned growth within the Region. **Regional Corridors**, together with **Regional Centres**, are identified as the primary locations for the most intensive and greatest mix of development within the Region. These areas are identified as focal points of economic and cultural activity and are to be developed in a sustainable and compact manner in accordance with intensification strategies identified at the local level. The subject applications have been circulated to York Region, but comments have yet to be provided by the Region as of the writing of this report. As a result, a more detailed review and evaluation of the proposed development in the context of the applicable policies in the ROP will form part of a future recommendation report to Council where deemed necessary.

City of Richmond Hill Official Plan

As previously mentioned in this report, the subject lands are designated **Key Development Area** and located on a **Regional Corridor** in the Plan. The lands are further subject to a site specific exception that contains additional policies that apply to the subject lands.

The land use policies relating to the **Key Development Area** designation provide for mixed-use, transit-oriented development with requirements for base podium buildings and retail uses at grade. In accordance with Policy 4.4.1.8 d) the tallest buildings in the

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Key Development Area are to be directed toward the intersection of Yonge Street and 16th Avenue.

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 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 site specific exception under Section 6.5 of the Plan outlines residential and commercial land use permissions; provisions for maximum height and density; and sets out permissions for consideration of reduced parking requirements, the inclusion of car share programs, and other TDM measures, in addition to matters pertaining to the transit-oriented design of the subject lands.

Zoning By-law

The lands are currently zoned **Key Development Area Zone (KDA)** under site specific Zoning By-law 49-12, which amended Zoning By-law 278-96 (refer to Map 5). The **KDA Zone** permits a variety of residential and non-residential uses, and contains specific development standards and definitions that align with the permissions set out in the site specific exception in the Plan. Below is a summary of the site specific zoning provisions that are requested to be amended to facilitate the development proposal:

Site Specific Zoning By-law 49-12 Development Standard	KDA Zone Permission/ Requirement	Development Proposal
Maximum Floor Space Index	5.4	6.07
Maximum Dwelling Units	524*	655
Total Residential Units (Including Community Units)	528	659
Maximum Height	28 storeys / 93.70 metres (308 feet)	29 storeys / 92 metres (302 feet)
Parking Spaces (Residential)	Range from 0.5/unit to 1.2/unit based on unit size	0.61/unit (for all unit types)

*Amended development standard based on Committee of Adjustment approval (City File: A117/17) to increase maximum number of residential units from 499 to 524.

Department and External Agency Comments:

The subject Official Plan Amendment and Zoning By-law Amendment applications, in addition to the associated background studies and reports submitted in support of these applications have been circulated to various departments and external agencies for their

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review and comment. The following is a summary of the comments received as of the time of writing of this report.

Development Planning Division

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

- the proposed high density mixed-use development is consistent with the intensification and redevelopment objectives of the ROP for lands located within the **Urban Area** along a **Regional Corridor**;
- the proposed mixed-use building format comprised of high density residential with commercial and retail uses at grade is permitted and encouraged within the **Key Development Area** designation;
- additional review is required to determine the appropriateness of the proposed increases in height, density, and gross floor area, as well as the proposed tower floor plate size and tower separation;
- additional review is required to assess the appropriateness of the proposed reduced parking rates. This may require reconsideration of the previously approved TDM measures, including the number and suitability of car-share spaces and pedestrian and cycling amenities and facilities proposed;
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal; and,
- staff will continue to work with the applicant through the review of the form, content and appropriateness of the draft Official Plan and Zoning By-law Amendments.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) have no objections to the proposed Official Plan Amendment and Zoning By-law Amendment applications. TRCA staff have identified that detailed technical and design comments, including comments relating to groundwater and hydrogeology associated with the proposed underground parking garage which will be required to be addressed by the applicant through the associated Site Plan application (refer to Appendix A).

Other City Department and External Agency Comments

Comments have also been received from Alectra Utilities, Canada Post, Hydro One Networks Inc., Rogers, Toronto Airways Limited, the York Catholic District School Board and the York Region District School Board. These external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the City's Building Services Division, Financial Services Division, Development Engineering Division, Fire

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and Emergency Services Division, Urban Design Section and Park and Natural Heritage Planning Section as well as Enbridge Gas Distribution Inc., Bell Canada, and the Regional Municipality of York.

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, 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 through the related Site Plan application (D06-17009) with a score of 66 overall points for a Site Plan. The submitted Sustainability Performance Metrics Tool is currently under review.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendation of this report does not have any direct implications with respect to the City's Strategic Plan. An overview of how the subject applications are aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its Official Plan Amendment and Zoning By-law Amendment applications to permit a high density, mixed-use residential/commercial development on its land holdings. The purpose of this report is to provide Council and the public with an overview of the applicant's development proposal, and to discuss the regulatory framework governing the evaluation of this

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planning application. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

Appendix Contents and Maps:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format, please call contact person listed in this document.

- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan - Land Use Designation
- Map 4 Official Plan - Exceptions
- Map 5 Zoning
- Map 6 Proposed Site Plan
- Map 7 Proposed Elevations
- Appendix A – Letter from the Toronto and Region Conservation Authority dated November 6, 2019

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Report Approval Details

Document Title:	Request for Comments - Official Plan and Zoning By-law Amendment Applications - 9251 Yonge Street.docx
Attachment s:	<ul style="list-style-type: none">- SRPRS.19.183_MAP_1_AERIAL_PHOTOGRAPH.pdf- SRPRS.19.183_MAP_2_NEIGHBORHOOD_CONTEXT_S119002A_219012a.pdf- SRPRS.19.183_MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.19.183_MAP_4_OFFICIAL_PLAN_EXCEPTIONS.pdf- SRPRS.19.183_MAP_5_ZONING_S119002_219012A.pdf- SRPRS.19.183_MAP_6_PROPOSED_SITE_PLAN.pdf- SRPRS.19.183_MAP_7_ELEVATIONS.pdf- SRPRS.19.183_Appendix A.pdf
Final Approval Date:	Nov 19, 2019

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

Gus Galanis - Nov 15, 2019 - 12:08 PM

Kelvin Kwan - Nov 15, 2019 - 1:14 PM

Neil Garbe - Nov 19, 2019 - 11:15 AM