



Staff Report for Council Public Meeting

Date of Meeting: May 20, 2020
Report Number: SRPRS.20.047

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.20.047 – Request for Comments –
Zoning By-law Amendment Application – Yeda
Major Mackenzie Inc. – City File D02-20001**

Owner:

Yeda Major Mackenzie Inc.
160 East Beaver Creek, Suite 16
Richmond Hill, Ontario
L4B 3L4

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Part of Lot 46, Concession 1, W.Y.S.
Municipal Address: 58 Major Mackenzie Drive West

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a five storey residential apartment building comprised of 33 dwelling units on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.20.047 with respect to the Zoning By-law Amendment application submitted by Yeda Major Mackenzie Inc. for lands known as Part of Lot 46, Concession 1, W.Y.S. (Municipal Address: 58 Major Mackenzie Drive West), City File D02-20001, be received for information purposes only and that all comments be referred back to staff.**

Page 2

Contact Person:

Simone Fiore, Planner II – Subdivisions, phone number 905-771-2479 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

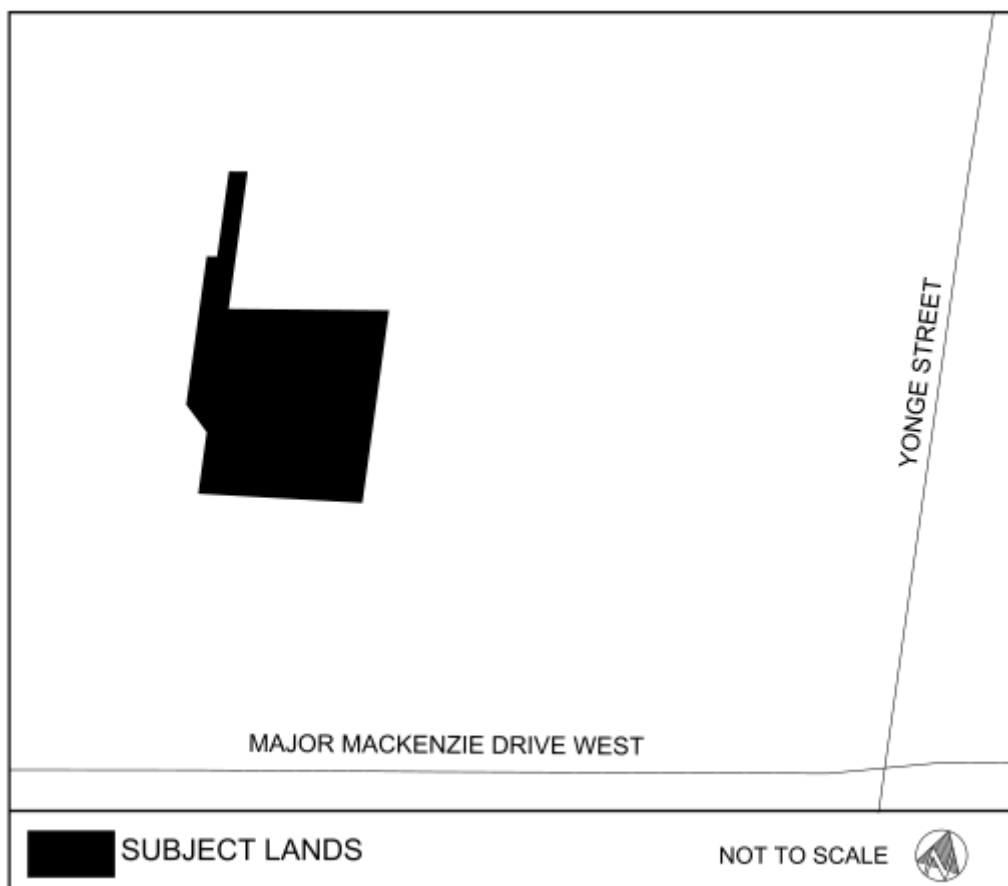
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, City Manager (Acting)

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.



Page 3

Background Information:

The subject Zoning By-law Amendment application was received and deemed complete by the City on February 3, 2020. The application and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject application, 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 on the north side of Major Mackenzie Drive West, west of Yonge Street, and have direct access from a City owned right-of-way onto Major Mackenzie Drive West. The lands have a total lot area of 0.22 hectares (0.54 acres) and are presently vacant. The lands abut low density residential dwellings to the north, south, east and west (refer to Map 1). A residential development consisting of three single detached dwellings, 88 stacked townhouse dwelling units and the extension of Elizabeth Street is approved north of the subject lands, however the development has not yet been constructed (City Files D02-15019 and D03-15006).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a five storey residential apartment building comprised of 33 dwelling units on the subject lands (refer to Maps 4 to 6). The following is a summary table outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** **0.22 hectares (0.54 acres)**
- **Total Gross Floor Area:** **3,626.3 square metres (39,033 square feet)**
- **Building Height:** **5 storeys or 21.86 metres (71.72 feet)**
- **Dwelling Units:** **33**
- **Lot Coverage:** **31.14%**
- **Floor Space Index (FSI):** **1.64**
- **Parking Spaces:** **64 spaces**

Access to the proposed building and underground parking garage is to be from a 6 metre (19.69 feet) wide private driveway to be located at the southern limit of the subject lands. All parking associated with the proposed development is to be underground in a full one level and partial second level parking garage. As part of the development, the southerly extension of Elizabeth Street is proposed between the subject lands and Major Mackenzie Drive West. The proposed extension is to align with the extension of Elizabeth Street that was through the approval of City Files D02-15019 and D03-15006.

Page 4

In order to facilitate the subject development proposal, the applicant has submitted a Zoning By-law Amendment application that seeks to rezone the subject lands from **Residential First Density (R1) Zone** under By-law 66-71, as amended, to **Residential Multiple Six (RM6) Zone** under By-law 66-71, as amended, with site specific development standards to facilitate the proposal. It should be noted that at the time of preparation of this report, a related Site Plan application had not been submitted to the City.

Supporting Documentation/Reports

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

- Planning Justification Statement;
- Site Survey;
- Site Plan;
- Adjacent Property Plan;
- Elevation Plan;
- Floor Plans;
- Phase 1 Environmental Site Assessment;
- Tree Inventory and Preservation Plan;
- Draft Zoning By-law Amendment;
- Functional Servicing and Stormwater Management Report;
- Urban Design Brief;
- Transportation Study;
- Interim Elizabeth Street Extension Plan;
- Ultimate Elizabeth Street Extension Plan;
- Noise Feasibility Study;
- Preliminary Hydrogeology Investigation;
- Preliminary Geotechnical Investigation;
- Landscape Plans;
- Cultural Heritage Impact Assessment; and,
- Stage 1 Archaeological Assessment.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Downtown Local Centre** and are situated within the **Village District** in accordance with Schedule A2 - Land Use of the City's Official Plan (the Plan) (refer to Map 2). The predominant land uses within the **Downtown Local Centre** designation are for mixed-use, transit oriented development. More specifically, for lands without direct frontage on Yonge Street within the **Village District**, land uses shall include low and medium density residential uses. Further, development in the **Village District** without direct frontage on Yonge Street shall have a maximum density

Page 5

of 2.0 Floor Space Index (FSI) per development block and a maximum building height of five storeys, with a maximum base height of three storeys. In terms of land use, density and height, the current development proposal is consistent with the applicable policies of the **Downtown Local Centre** designation.

It should be noted that a more detailed review and evaluation of the submitted application will be completed following the receipt of comments from Council, the public and City departments/external agencies.

Zoning By-law

The lands are currently zoned **Residential First Density (R1) Zone** under By-law 66-71, as amended, (refer to Map 3) which does not permit the proposed five storey residential building. The following table outlines the applicable development standards relative to those proposed by the subject application:

Development Standard	RM6 Zone Standards, By-law 66-71, as amended	Proposed Standards/Development RM6 Zone Standards, By-law 66-71, as amended
Minimum Lot Area (Interior)	N/A	0.22 hectares (0.54 acres)
Minimum Lot Frontage (Interior)	38.1 metres (125 feet)	42 metres (137.8 feet)
Minimum Front Yard	Minimum 7.62 metres (25 feet)	3 metres (9.85 feet)
Minimum Side Yard	Minimum 6.1 metres (20 feet)	3 metres (9.85 feet)
Minimum Rear Yard	Minimum 7.62 metres (25 feet)	10.46 metres (34.32 feet)
Maximum Height	N/A	21.86 metres (71.72 feet)

The draft Zoning By-law submitted in support of the development proposal is currently under review. The site specific provisions and exceptions sought through the amendment shall be considered through the detailed review process.

Department and External Agency Comments:

The subject Zoning By-law Amendment application and the associated background studies and reports submitted in support of the proposal have been circulated to various City departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing of this report.

Development Planning Division

Planning staff has completed a preliminary review of the applicant's development proposal, including the plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan which are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

Page 6

- the proposed five storey medium density residential land use is permitted under the **Downtown Local Centre** designation of the Plan and conforms with the maximum building height and density policies of said designation. The subject application will continue to be reviewed with respect to the proposed site design, massing and architectural details;
- technical comments concerning the proposed interim and ultimate Elizabeth Street extension are critical in determining the acceptability of the proposed site design and access design;
- the proposed development is subject to Site Plan Control and will be assessed on the basis of the Village Core Neighbourhood Design Guidelines and the City-wide Urban Design Guidelines. The applicant is encouraged to submit an application for Site Plan approval prior to finalization of the implementing Zoning By-law;
- a future draft Plan of Condominium application will also be required to facilitate the proposed development;
- staff will continue to work with the applicant to address all technical comments received with respect to the application as well as with respect to the form and content of the draft Zoning By-law Amendment; and,
- the applicant must satisfactorily address issues and requirements identified by the City departments and external agencies that have been requested to review the applicant's development proposal.

Other City Department and External Agency Comments

Comments have been received from the City's Finance Department, Fire and Emergency Services Division, Alectra Utilities, Enbridge Gas Distribution, Rogers Communication, Canada Post and the York Region District School Board. These City departments and external agencies have no objections to the application and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the approval process.

The development proposal is still under review by the City's Development Engineering Division, Park and Natural Heritage Planning Section, Urban Design and Heritage Section, Building Services Division – Zoning Section, the York Catholic District School Board, the Toronto and Region Conservation Authority, the Regional Municipality of York and Bell Canada.

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 application is 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.

Page 7

Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a five storey residential apartment building on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of this 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 the contact person listed in this document.

- Map 1 Aerial Photograph
- Map 2 Official Plan Designation
- Map 3 Existing Zoning
- Map 4 Proposed Site Plan – Interim Elizabeth Street South Extension
- Map 5 Proposed Site Plan – Ultimate Elizabeth Street South Extension
- Map 6 Proposed Elevations

Page 8

Report Approval Details

Document Title:	SRPRS.20.047 - Request for Comments - Zoning By-law Amendment Application - 58 Major Mackenzie Drive West.docx
Attachments:	- MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf - MAP_3_EXISTING_ZONING_S220001.pdf - MAP_4_PROPOSED_SITE_PLAN - Interim Elizabeth Street South Extension.pdf - MAP_5_PROPOSED_SITE_PLAN - Ultimate Elizabeth Street South Extension.pdf - MAP_6_PROPOSED ELEVATIONS.pdf
Final Approval Date:	May 7, 2020

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

Gus Galanis - May 6, 2020 - 3:50 PM

Kelvin Kwan - May 6, 2020 - 4:24 PM

MaryAnne Dempster - May 7, 2020 - 1:30 PM