



Staff Report for Council Public Meeting

Date of Meeting: June 17, 2020

Report Number: SRPRS.20.089

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.089 – Request for Comments – Draft Plan of Subdivision Application – 1430518 Ontario Limited – City File D03-20003 (Related Files D01-18008, D02-16036 and D06-16091)**

Owner:

1430518 Ontario Limited
30 Wertheim Court, Suite 9
Richmond Hill, Ontario
L4B 1B9

Agent:

Bousfields Inc.
3 Church Street, Suite 200
Toronto, Ontario
M5E 1M2

Location:

Legal Description: Part of Lot 26, Concession 2, E.Y.S.

Municipal Address: 0 Elgin Mills Road East

Purpose:

A request for comments concerning a proposed draft Plan of Subdivision application to permit the creation of blocks to permit a mixed use, high-rise development proposal on the subject lands.

Recommendation:

- a) **That Staff Report SRPRS.20.089 with respect to the draft Plan of Subdivision application submitted by 1430518 Ontario Limited for lands known as Part of Lot 26, Concession 2, E.Y.S. (Municipal Address: 0 Elgin Mills Road East), City File D03-20003, be received for information purposes only and that all comments be referred back to staff.**

Page 2

Contact Person:

Jeff Healey, Senior Planner- Subdivisions, phone number 905-771-6452 and/or
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

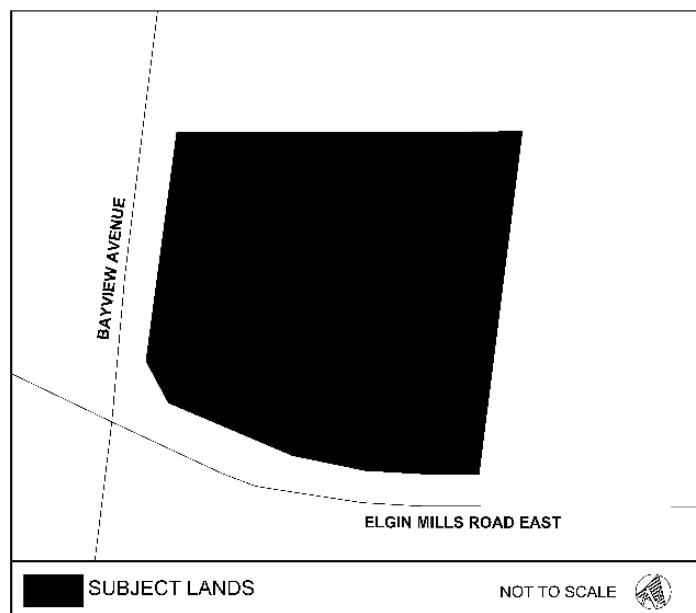
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, Interim 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.



Page 3

Background Information:

The subject draft Plan of Subdivision was received and subsequently deemed complete by the City on March 20, 2020. The application and supporting materials were circulated to relevant City departments and external agencies for review and comment.

The subject draft Plan of Subdivision application is related to Official Plan Amendment, Zoning By-law Amendment and Site Plan applications (City Files D01-18008, D02-16036, D06-16091) originally filed by the applicant in 2016 and 2018 to permit various forms of mixed use development on its land holdings. A Council Public Meeting was held on June 19, 2019 to consider a high-rise, mixed use residential/commercial development comprised of 376 apartment dwelling units, 97 townhouse dwelling units and 1,412.8 square metres (15,207.25 square feet) of ground-related commercial floor space on the lands. In this regard, Council received Staff Report SRPRS.19.111 for information purposes and directed that all comments be referred back to staff (refer to Appendix A).

Although the applicant has yet to file revised Official Plan Amendment, Zoning By-law Amendment and Site Plan applications with the City to address department/agency circulation comments and the comments raised at the Council Public Meeting, it is noted that the submitted draft Plan of Subdivision includes updated statistics for a development proposal comprised of 472 apartment dwelling units, 48 townhouse dwelling units and 2,301 square metres (24,767.76 square feet) of ground-related commercial floor space on the subject lands.

The purpose of this report is to seek comments from Council and the public with respect to the submitted draft Plan of Subdivision 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 at the northeast corner of Bayview Avenue and Elgin Mills Road East and have a total lot area of 4.07 hectares (10.06 acres). The lands are currently vacant and have been used primarily for agricultural purposes. The northeast portion of the property contains wetlands and the natural heritage system associated with a tributary of the Rouge River (refer to Map 1).

Adjacent land uses include a place of worship (Richmond Hill Hindu Temple) and the Rouge River tributary to the north, agricultural lands which are approved for residential development (City File D03-16001) and the Rouge River tributary to the east, Bayview Avenue and an existing commercial plaza to the west, and Elgin Mills Road East and lands which are approved for residential development to the south (City File D03-15004).

Page 4

Development Proposal

The applicant is seeking Council's approval of its draft Plan of Subdivision application to permit the construction of a high-rise, mixed use residential/commercial development on its land holdings (refer to Maps 5 to 9). The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the most current plans and drawings submitted to the City:

- **Total Lot Area:** **4.07 hectares (10.06 acres)**
 - **Mixed Use Block:** **1.286 hectares (3.18 acres)**
 - **Townhouse Block:** **1.124 hectares (2.78 acres)**
 - **Open Space Block:** **1.661 hectares (4.10 acres)**
- **Total Number of Units:** **473**
 - **Street Townhouses:** **36**
 - **Rear Lane Townhouses:** **13**
 - **Back-to-Back Townhouses:** **40**
 - **Block Townhouses:** **8**
 - **Apartment Buildings:** **2**
 - **Apartment Dwelling Units:** **376**
- **Commercial Floor Space:** **1,412.8 square metres
(15,207.25 square feet)**
- **Proposed Floor Area Ratio):** **1.98**
- **Height:** **14 storeys / 46.6 metres (152.88 feet)**
- **Parking Spaces:** **718**
 - **Residents:** **661**
 - **Retail:** **57**
 - **Visitor:** **To be confirmed**

As previously indicated, the applicant has yet to formally file a revised development proposal with the City; however, the submitted draft Plan of Subdivision includes statistics that represent a future revised development proposal comprised of 472 apartment dwelling units, 48 townhouse dwelling units and 2,301 square metres (24,767.76 square feet) of ground-related commercial floor space on the subject lands.

Furthermore, the City has received a letter from the applicant's agent dated May 8, 2020 outlining further pending revisions to the overall development proposal (refer to Appendix B). The letter indicates that following discussions with the City and York Region related to parking supply and ongoing hydrogeological work, the total residential unit count is expected to decrease upon the formal submission of a revised Site Plan application. In this regard, the applicant's agent anticipates the future total unit count to be approximately 450 dwelling units, a decrease of 70 dwelling units from the statistics on the draft Plan of Subdivision and a decrease of 23 dwelling units from the current Site Plan application.

Page 5

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the City in support of the proposed draft Plan of Subdivision application:

- Draft Plan of Subdivision;
- Topographical Survey;
- Revised Environmental Impact Statement Addendum; and,
- Letter from Bousfields Inc. dated May 8, 2020.

Draft Plan of Subdivision Application

The applicant has submitted a draft Plan of Subdivision application that proposes to create three blocks to facilitate the construction of a mixed use residential/commercial development on its land holdings (refer to Map 5). Block 1 is identified as a Mixed Use Block which is intended to accommodate apartment buildings with ground-related commercial uses. Block 2 is identified as a Townhouse Block which is intended to accommodate condominium townhouse dwellings, common elements and Parcels of Tied Land (POTL) to be created through a future Part Lot Control Exemption application. Block 3 is identified as an Open Space Block which comprises an existing wetland and a major tributary of the Rouge River, and is to be conveyed to the City as conservation lands.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood Commercial** and **Natural Heritage System** on Schedule “A” - Land Use Plan of the Secondary Plan (refer to Map 4). The **Neighbourhood Commercial** designation permits a variety of commercial and residential uses including personal service shops, retail stores, supermarkets, offices, financial institutions, **Medium/High Density Residential** uses subject to Section 9.6.2.3 of the Secondary Plan, day care centres, community parks and automobile service commercial uses. The **Medium/High Density Residential** designation permits street townhouses, stacked townhouses, back-to-back townhouses, and low-rise to mid-rise apartment buildings at a maximum building height of 10 storeys and a density range of between 1.0 and 2.0 Floor Area Ratio (F.A.R.). Furthermore, the subject lands and the adjacent lands are to be planned comprehensively as one development and with joint accesses.

The lands designated **Natural Heritage System** are to be set aside for environmental protection and acquired by the City or other public agency. These lands are to be zoned with an environmentally protective zone category. Since the applicants are not part of the North Leslie Residential Landowners Group, the approved Master Environmental Servicing Plan (MESP) for the North Leslie Secondary Plan does not include complete information regarding said lands. In this regard, the boundaries of the **Natural Heritage System** will be established through the approval of a site-specific technical studies

Page 6

including an Environmental Impact Statement (EIS), a Hydrogeological Study, a Functional Servicing Report, a Water Resource Management Plan and a Transportation Mobility Plan in accordance with Section 9.5.4 of the Secondary Plan.

The applicant has submitted an Official Plan Amendment application (City File D01-18008) that currently proposes to increase the permitted building height from 10 to 14 storeys in order to facilitate its development proposal. Additional details respecting the submitted Official Plan Amendment application are available in Staff Report SRPRS.19.111 and are subject to further changes pending a formal re-submission by the applicant.

Zoning By-law

The subject lands are zoned **Rural Residential Four (RR4) Zone** under By-law 2325-68, as amended, which permits amongst other uses, a single family dwelling (refer to Map 2). The existing zoning does not permit the uses envisioned by the North Leslie Secondary Plan nor those proposed by the subject applications. Accordingly, the applicant has submitted a Zoning By-law Amendment application (City File D02-16036) that currently proposes to rezone the subject lands to **Commercial (C1) Zone** under By-law 55-15, as amended, in order to facilitate its development proposal. Additional details respecting the submitted Zoning By-law Amendment application are available in Staff Report SRPRS.19.111 and are subject to further changes pending a formal re-submission by the applicant.

Department and External Agency Comments:

The subject draft Plan of Subdivision application, and the associated background studies and reports submitted in support of same, 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

In consideration of the policies of the Plan which are relevant to the evaluation of the proposed draft Plan of Subdivision application, staff provides the following preliminary comments. It must be noted that staff comments previously indicated as part of Staff Report SRPRS.19.111 continue to apply:

- staff will undertake further review of the proposed limits of the **Natural Heritage System** to ensure conformity with the policies of the North Leslie Secondary Plan;
- the proposed development must be consistent with the requirements and findings of the approved North Leslie Master Environmental Servicing Plan (MESP);
- the proposed townhouses within Block 2 appear to be in a common element condominium tenure. In this regard, a future Part Lot Control Exemption application will be required to facilitate the creation of lots within each townhouse block;
- comments have yet to be received from the City's Development Engineering Division, Park and Natural Heritage Planning Section and Urban Design Section, in

Page 7

addition to the Toronto and Region Conservation Authority. Comments from these departments and agencies are critical in determining whether there are additional technical, environmental or related matters with the development proposal and the delineation of the limits of the natural heritage system on the subject lands; and,

- the applicant shall satisfactorily address any issues identified by City departments and external agencies that have been requested to review the subject development proposal.

Other City Department and External Agency Comments

Comments have been received from the City's Financial Services Division, Fire and Emergency Services and Building Services Division - Zoning Section, in addition to Bell Canada, Canada Post, Rogers Cable, Alectra Utilities, Hydro One, the Regional Municipality of York, the York Region District School Board and the York Catholic 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 the more detailed implementation stage of the approval process. All of the comments have been forwarded to the applicant for consideration but have not been appended to this report.

Outstanding City Department and External Agency Comments

As of the writing of this report, comments remain outstanding from the City's Development Engineering Division, Park and Natural Heritage Planning Section and Urban Design Section, in addition to the Toronto and Region Conservation Authority and Enbridge Gas.

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.

Conclusion:

The applicant is seeking Council's approval of a draft Plan of Subdivision application to permit the creation of blocks to facilitate a mixed use, high-rise development proposal on the subject lands. The purpose of this report is to provide Council and the public with an overview of the draft plan of subdivision application 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.

Page 8

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.

- Appendix A, Extract from Council Public Meeting C#28-19 held June 19, 2019
- Appendix B, Letter from Bousfields Inc. dated May 8, 2020
- Map 1, Aerial Photograph
- Map 2, Zoning Map
- Map 3, North Leslie (West) Overall Concept Plan
- Map 4, North Leslie Secondary Plan – Schedule “A” Land Use
- Map 5, Proposed Draft Plan of Subdivision
- Map 6, Conceptual Site Plan
- Map 7, Proposed Townhouse Elevations
- Map 8, Proposed Apartment Building Elevations
- Map 9, Proposed Renderings

Page 9

Report Approval Details

Document Title:	SRPRS.20.089 - Request for Comments - Draft Plan of Subdivision - 1430518 Ontario Limited.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - SRPRS.20.089.pdf- Appendix B - SRPRS.20.089.pdf- SRPRS.20.089_MAP_1.pdf- SRPRS.20.089_MAP_2.pdf- SRPRS.20.089_MAP_3.pdf- SRPRS.20.089_MAP_4.pdf- SRPRS.20.089_MAP_5.pdf- SRPRS.20.089_MAP_6.pdf- SRPRS.20.089_MAP_7.pdf- SRPRS.20.089_MAP_8.pdf- SRPRS.20.089_MAP_9.pdf
Final Approval Date:	May 27, 2020

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

Gus Galanis - May 27, 2020 - 12:39 PM

Kelvin Kwan - May 27, 2020 - 12:41 PM

MaryAnne Dempster - May 27, 2020 - 1:22 PM