



## Staff Report for Council Meeting

Date of Meeting: September 9, 2020

Report Number: SRPRS.20.115

Department: Planning and Regulatory Services

Division: Development Planning

**Subject: SRPRS.20.115 – Request for Comments – Site Plan Application – 9113 and 9125 Bathurst Street – Highyon Development No. 118 LP and Highyon GP No. 118 Corp. – City File D06-19055**

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### Owners:

Highyon Development No. 118 LP and Highyon GP No. 118 Corp.  
350 Highway 7 East, Suite 310  
Richmond Hill, Ontario  
L4B 3N2

### Agent:

Brutto Consulting  
999 Edgeley Boulevard, Unit 6  
Vaughan, Ontario  
L4K 5Z4

### Location:

Legal Description: Part of Lots 11 and 12, Plan 1960

Municipal Addresses: 9113 and 9125 Bathurst Street

### Purpose:

A request for comments concerning a Site Plan application to facilitate the construction of a residential development comprised of 21 common element condominium townhouse dwelling units on the subject lands.

### Recommendations:

- a) That Staff Report SRPRS.20.115 with respect to a Site Plan application submitted by Highyon Development No. 118 LP and Highyon GP No. 118 Corp. for lands known as Part of Lots 11 and 12, Plan 1960 (Municipal Addresses: 9113 and 9125 Bathurst Street), City File D06-19055, be received and that all comments be referred back to staff; and,

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- b) **That the authority to assign 55.67 persons equivalent of additional servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Regulatory Services subject to the criteria in the City’s Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11.**

### Contact Person:

Katherine Faria, Planner II – Subdivisions, phone number 905-771-5543 and/or  
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

### Report Approval:

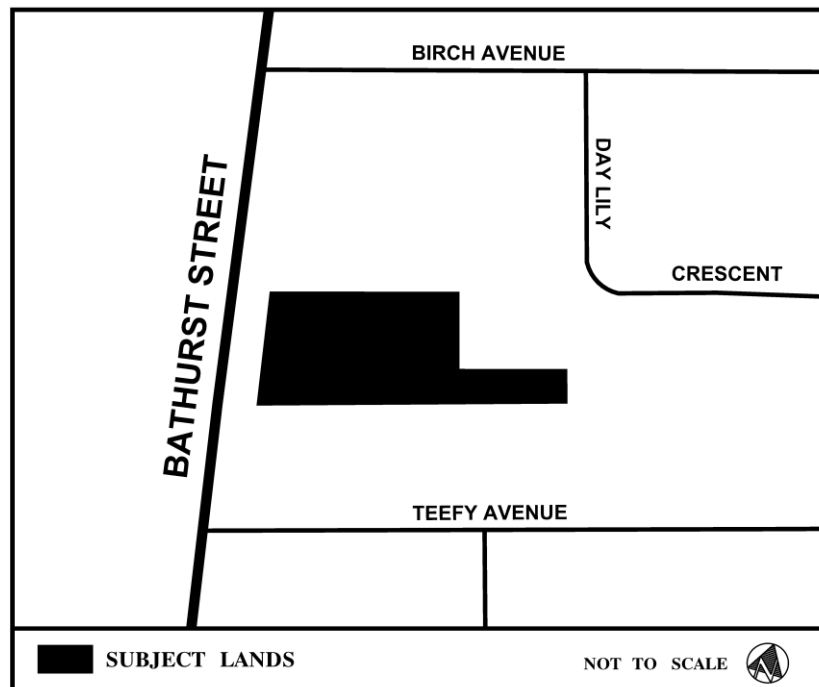
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Mary-Anne Dempster, 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 the person listed under “Contact Person” above



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### **Background:**

The subject Site Plan application was received by the City on November 14, 2019 and deemed complete on December 6, 2019. The application was subsequently circulated to relevant City Departments and external agencies for review and comment. At the time of writing of this report, a second submission to address comments provided by circulated departments and agencies with respect to the applicant's initial submission is pending.

The subject Site Plan application is related to Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-16016 and D03-16012) which were considered by the City's Committee of the Whole at its meeting of July 2, 2019 pursuant to Staff Report SRPRS.19.128. On July 9, 2019, Council approved the applicant's Zoning By-law Amendment and draft Plan of Subdivision applications subject to the recommendations as outlined in Staff Report SRPRS.19.128.

In this regard, the applicant's Zoning By-law Amendment application was approved in principle subject to a requirement that the applicant submit a Site Plan application with respect to its development proposal and that the related Site Plan application be substantially completed to the satisfaction of the Commissioner of Planning and Regulatory Services prior to forwarding the amending Zoning By-law to Council for consideration and enactment.

The purpose of this report is to seek comments from Council with respect to the applicant's Site Plan application.

### **Summary Analysis:**

#### **Site Location and Adjacent Uses**

The subject lands are located on the east side of Bathurst Street, south of Carrville Road, and have a total combined area of 0.466 hectares (1.15 acres) (refer to Map 1). The lands abut Bathurst Street to the west, low density residential uses to the south and east, and an approved private community centre to the north (City Files D01-15006, D02-15022 and D06-16037).

#### **Development Proposal**

The applicant is seeking approval of its Site Plan application to permit 21 common element condominium townhouse dwelling units on its land holdings. The proposed development contemplates the construction of three blocks of three-storey townhouse dwelling units having vehicular access onto a proposed common element laneway from Bathurst Street (refer to Maps 4 to 7). The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

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- **Total Lot Area:** 0.466 hectares (1.15 acres)
- **Number of Units:** 21
- **Density:** 45.1 units per hectare (18.3 units per acre)
- **Height:** 3 storeys or approximately 10.40 metres (34.1 feet)
- **Unit Width:** 6.0 metres (19.69 feet)
- **Parking:**
  - **Visitor:** 6 spaces (0.25 spaces per unit)
  - **Resident:** 42 spaces (2 spaces per unit)

At the time of writing of this report, the applicant had yet to file draft Plan of Condominium and Part Lot Control Exemption applications which will be required to facilitate the proposed common element condominium tenure and to establish the future parcels of tied land.

### Supporting Documentation and Reports

The applicant has submitted the following documents and information to the City in support of its development proposal:

- Site Plan;
- Elevation Plans;
- Floor Plans;
- Roof Plans and Sections;
- Exterior Cladding Material & Colour Palette Schedule;
- Site Grading Plan;
- Site Servicing Plan;
- Removals and Erosion & Sediment Control Plan;
- Sections, Details and Notes;
- Transportation Demand Management Plan;
- Functional Servicing & Stormwater Management Report;
- Phase I and II Environmental Site Assessments;
- Construction Management Plan;
- General Notes/Construction Notes;
- Waste Management Plan;
- Property Survey;
- Draft Reference Plan;
- Road Traffic Noise Impact Study;
- Site Lighting Photometric Plan;
- Tree Survey & Preservation Plan;
- Landscape Master Plan;
- Soil Volume Plan;
- Landscape Details; and,
- Sustainability Metrics Package.

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### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 2). Permitted uses within the **Neighbourhood** designation include, among other uses, medium density residential uses such as townhouses on lands having frontage on an arterial street, to a maximum site density of 50 units per hectare (20 units per acre) and a maximum building height of 4 storeys. The subject lands are located within a Priority Infill Area in accordance with **Section 4.9.1.1** of the Plan.

In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the existing character of adjacent and surrounding areas with respect to the predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, and general pattern of yard setbacks. In addition, the relevant Urban Design Guidelines that have been approved by Council shall be utilized in the review and evaluation of development applications.

As outlined in Staff Report SRPRS.19.128, staff is of the opinion that the applicant's development proposal conforms with the land use and design policies of the Plan.

#### Zoning By-law

The subject lands are zoned **Third Density Residential (R3) Zone** in accordance with By-law 2523, as amended (refer to Map 3). The applicant's Zoning By-law Amendment seeks to rezone the lands to **Multiple Family One (RM1) Zone** under By-law 2523, as amended, to add townhouse dwellings as a permitted use and to establish site specific development standards. As indicated in the earlier sections of this report, the applicant's Zoning By-law Amendment application (City File D02-16016) was approved by Council pending substantial completion of the related Site Plan application and finalization of the by-law accordingly.

As indicated in Staff Report SRPRS.19.128, it was anticipated that minor adjustments to the proposed development may be required in order to accommodate a sidewalk on one side of the proposed private lane. In addition to the preceding, the applicant has advised of its intention to seek various modifications to the development standards contemplated within the draft by-law appended to Staff Report SRPRS.19.128, including but not necessarily limited to setbacks for the proposed dwelling units and decks to the northerly, easterly and southerly lot lines. It should be noted that the appropriateness of any proposed modifications to the development standards as outlined in the draft by-law continues to be evaluated by City staff.

#### City Department and External Agency Comments:

The subject Site Plan application, including the associated background studies and reports submitted in support of same were circulated to relevant City departments and

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external agencies for their review and comment. Comments received by the City with respect to the applicant's initial Site Plan submission have been forwarded to the applicant for consideration but have not been appended to this report. In this regard, the following is a summary of the comments received with respect to the applicant's initial Site Plan submission:

### **Development Engineering Division**

The City's Development Engineering Division has reviewed the applicant's Site Plan application and has provided technical comments with respect to transportation and access, noise control measures, lighting, servicing and grading, stormwater management, erosion and sediment control, traffic construction management, and sustainability metrics, among other matters.

### **Fire and Emergency Services Division**

The City's Fire and Emergency Services Division has reviewed the subject Site Plan application and has provided comments with respect to fire route signage, fire hydrants and fire route locations.

### **Park and Natural Heritage Planning Section**

The City's Park and Natural Heritage Planning Section has provided comments on the applicant's Site Plan application with respect to tree removal, tree replacement and landscaping.

### **Regional Municipality of York**

The Regional Municipality of York (the "Region") has provided comments on the subject Site Plan application with respect to water resources, allocation, servicing, stormwater management, grading, erosion and sediment control, tree protection and landscaping, access and transportation, noise attenuation, road widening and daylighting, construction management as well as other technical and administrative requirements. The Region has advised that they will be a Party to the Site Plan Agreement.

### **Community Services Department**

The City's Community Services Department has reviewed the subject Site Plan application and has provided comments with respect to the City's Waste Management Design and Collection Standards.

### **Other City Departments and External Agencies**

Comments have also been received from the City's Urban Design and Heritage Section, Building Services Division and Corporate and Financial Services Department, in addition to Alectra Utilities, Bell Canada, Enbridge Gas, Hydro One, Rogers Communications and the Toronto and Region Conservation Authority (TRCA). These departments and external agencies have no objections to the application and/or have

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provided minor comments to be addressed prior to Site Plan approval or at a later stage in the process.

Staff will continue to work with the applicant towards finalization and execution of the Site Plan Agreement and enactment of the Zoning By-law.

### **Interim Growth Management Strategy:**

Council has approved and implemented a comprehensive strategy comprised of eight growth management criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The applicant has submitted a Sustainability Metrics Tool (the “Metrics”) in support of its proposed Site Plan application that achieves a score of 32 points, which would meet the minimum threshold score for Site Plan applications. However, at the time of writing of this report, the Metrics remain under review with respect to the appropriateness and/or feasibility of the proposed sustainability measures. In this regard, staff will continue to work with the applicant in meeting the City’s minimum score requirements applicable to the subject development in order to enable the consideration of servicing allocation assignment in the future.

The subject lands comprise two existing lots, resulting in a servicing allocation credit of 7.12 persons equivalent. On the basis that a total of 21 townhouse dwelling units are proposed, municipal servicing allocation for an additional 55.67 persons will be required.

In consideration of the above and in order to streamline the servicing allocation assignment process for the proposed development, staff recommends that Council delegate its authority to assign allocation to the Commissioner of Planning and Regulatory Services.

### **Financial/Staffing/Other Implications:**

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

### **Relationship to the Strategic Plan:**

The applicant’s development proposal aligns with **Goal Two – Better choice in Richmond Hill** in expanding the housing options available within the City, as well as **Goal Four – Wise Management of Resources in Richmond Hill** in utilizing available land responsibly.

### **Conclusion:**

The applicant has submitted a Site Plan application to the City to facilitate the construction of a residential development comprised of 21 common element condominium townhouse dwelling units on its land holdings. The application has been circulated to relevant City departments and external agencies for review and comments and at the time of writing this report, a number of technical matters remain to be addressed prior to approval of the Site Plan application. In consideration of the

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preceding, it is recommended that this Staff Report be received by Council 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 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
- Map 5 – Proposed Elevations (Block A)
- Map 6 – Proposed Elevations (Block B)
- Map 7 – Proposed Elevations (Block C)



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### Report Approval Details

Document Title:	SRPRS.20.115 - Request for Comments – Site Plan Application – 9113 and 9125 Bathurst Street – City File D06-19055.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPRS.20.115 - Map 1 - Aerial Photograph.pdf</li><li>- SRPRS.20.115 - Map 2 - Official Plan Designation.pdf</li><li>- SRPRS.20.115 - Map 3 - Existing Zoning.pdf</li><li>- SRPRS.20.115 - Map 4 - Proposed Site Plan.pdf</li><li>- SRPRS.20.115 - Map 5 - Proposed Elevations (Block A).pdf</li><li>- SRPRS.20.115 - Map 6 - Proposed Elevations (Block B).pdf</li><li>- SRPRS.20.115 - Map 7 - Proposed Elevations (Block C).pdf</li></ul>
Final Approval Date:	Aug 18, 2020

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

**Gus Galanis - Aug 18, 2020 - 12:01 PM**

**Kelvin Kwan - Aug 18, 2020 - 12:12 PM**

**MaryAnne Dempster - Aug 18, 2020 - 1:02 PM**