



Staff Report for Council Public Meeting

Date of Meeting: September 23, 2020

Report Number: SRPRS.20.131

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.131 - Request for Comments - Zoning By-law Amendment Application - Richmond Hill Ecumenical Homes Corporation (c/o DMS Property Management Ltd.) - 286 Major Mackenzie Drive East - City File: D02-20016

Owner:

Richmond Hill Ecumenical Homes Corporation
c/o DMS Property Management Ltd.
4810 Dufferin Street, Suite E
Toronto, ON M3H 5S8

Agent:

Groundswell Urban Planners Inc.
95 Mural Street, Suite 402
Richmond Hill, ON L4B 3G2

Location:

Legal Description: Part of Lot 46, Concession 1, E.Y.S.
Municipal Address: 286 Major Mackenzie Drive East

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit an eight storey apartment building on the subject lands.

Recommendation:

- a) That Staff Report SRPRS.20.131 with respect to Zoning By-law Amendment Application submitted by Richmond Hill Ecumenical Homes Corporation c/o DMS Property Management Ltd. for the lands known as Part of Lot 46, Concession 1, E.Y.S. (Municipal Address: 286 Major Mackenzie Drive East),

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City File D02-20016, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Doris Cheng, Senior Planner – Site Plans, phone number 905-771-5563 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

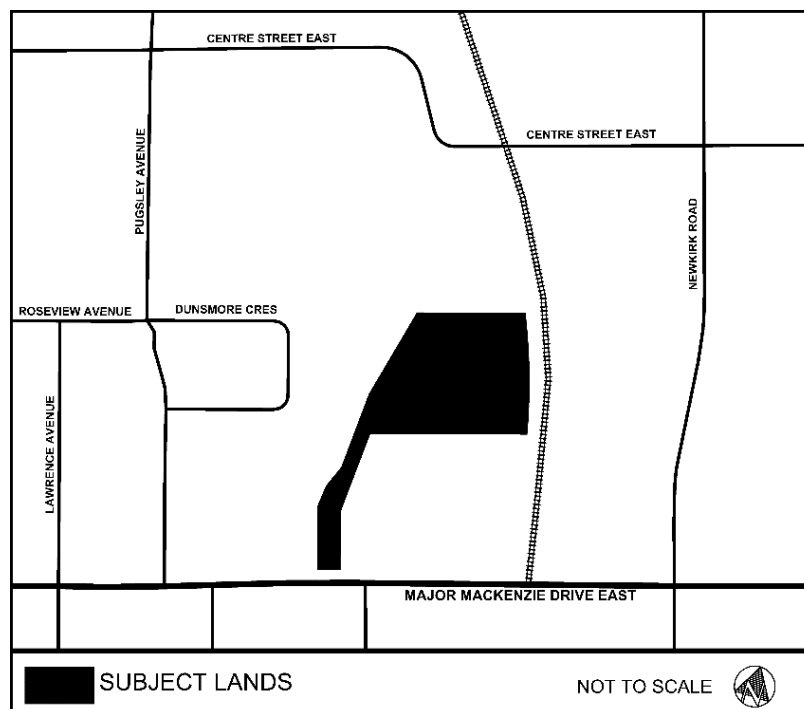
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, City Manager

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 Zoning By-law Amendment application was submitted and deemed complete by the City on July 7, 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 East, between the CNR Bala Mainline and Pugsley Avenue. The lands have a total lot area of 1.66 hectares (4.09 acres) (refer to Map 1) and currently support an eight storey (150 unit) apartment building (St. Mark's Apartment) and associated surface parking which is proposed to be retained and integrated into the subject development proposal.

Access to the property is currently provided from a shared driveway with the existing eight storey apartment building located at 326 Major Mackenzie Drive East (Mackenzie Square) to the south, through a fully signalized intersection. Surrounding land uses south of Major Mackenzie Drive East include two 10-storey condominium apartments and a low density residential neighborhood.

To the north is a vacant residential property, and immediately to the east is the Canadian National (CN) Rail Line, the Newkirk Go Train Station, and its associated commuter parking lot. To the west is German Mills Creek, its natural heritage system and associated floodplain, which also contains a portion of the City of Richmond Hill's trail system, connecting to Unity Park which is located northwest of the subject lands.

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit an eight storey residential apartment building (rental tenure) consisting of 90 residential units, comprised of one and two bedroom units.

The proposed building includes 80 above grade parking spaces that will be integrated into the building (on two floors), 119 surface parking spaces, and 86 bicycle spaces. The site will continue to be accessed from the existing shared driveway access from Major Mackenzie Drive East (refer to Map 5). The following page contains a summary table outlining the relevant statistics of the applicant's proposal:

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- **Lot Area:** 1.66 hectares (4.09 acres)
- **Total GFA:** 19,312 square metres (207,873 square feet)
 - **Existing Building:** 12,800 square metres (137,778 square feet)
 - **Proposed Building:** 6,512 square metres (70,095 square feet)
- **Number of Buildings:** 1 proposed, 1 existing
- **Building Height:** 8 storeys or 30.41 metres (99.77 feet)
- **Total Number of Units:** 240 units
 - **Existing Building:** 150 units
 - **Proposed Building:** 90 units
- **Total Parking Spaces:** 199 spaces
 - **Existing Parking:** 207 surface parking spaces
 - **Proposed Parking:** 80 above grade within the building
119 surface parking spaces
- **Proposed Floor Area Ratio:** 1.17
- **Building Coverage (combined):** 23%

At the time of preparation of this report, a related Site Plan application had not been submitted in conjunction with the subject Zoning By-law Amendment application. Prior to the enactment of the final Zoning By-law, a Site Plan application will be required in order to inform the final implementing zoning by-law.

Supporting Documentation/Reports

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

- Conceptual Site Plan and Site Statistics;
- Draft Zoning By-law Amendment;
- Cross Sections;
- Elevations;
- Floor Plans;
- 3D Renderings;
- Arborist Report;
- Functional Servicing Report;
- Stormwater Management Report;
- Geotechnical Investigation;
- Hydrogeological Report;
- Landscape Plan;
- Noise Impact Study;
- Vibration Impact Study;
- Planning Justification Report;
- Sun Shadow Study;
- Urban Design Brief;
- Environmental Impact Study;
- Traffic and Parking Study; and,
- Plan of Survey.

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Zoning By-law Amendment Application

The applicant is proposing to rezone a remnant portion of its land holdings from **Industrial - Class 1 (IC-1) Zone** to **Residential Multiple Six Density (RM6) Zone** under By-law 66-71, as amended, in order to facilitate the construction of an additional eight storey residential apartment building as proposed by the subject application. The applicant is also proposing site specific development standards, including recognizing an existing reduced lot frontage, a reduced parking rate, and a reduction in the minimum required floor area for one and two bedroom units in conjunction with its development proposal.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Local Development Area** on “Schedule A2: - Land Use” of the City of Richmond Hill Official Plan (the ‘Plan’) (refer to Map 3). More specifically, the subject lands are located within the **Newkirk Local Development Area (Newkirk LDA)** which is intended to be a “*pedestrian-oriented centre focused on access to transit and building on the existing employment uses and residential form of development that is in proximity to the Newkirk GO Train Station*”. In accordance with **Section 4.5** of the Plan, uses permitted within this designation include (but are not limited to) medium and high density residential uses, office and commercial, uses, retail, and parks and urban open spaces.

Section 4.5.1.9 of the Plan sets out the height and density requirements for development in **Local Development Areas**. In this regard, the maximum density of a development block within the **Newkirk LDA** shall be 2.0 FSI, with a maximum building height of 15 storeys with a maximum base building height of four storeys. The policy directs that the tallest buildings shall be located along the frontage of Major Mackenzie Drive. Based on a preliminary review of the proposed development relative to the **Newkirk Local Development Area** policies, the subject proposal is generally consistent with respect to land use, height and density provisions of the Plan.

Zoning

The subject lands are zoned **Residential Multiple Six Density (RM6) Zone** and **Industrial – Class 1 (IC-1) Zone** under By-law 66-71, as amended (refer to Map 4). The **RM6 Zone** allows for apartment buildings, parks, playgrounds and day nurseries, whereas the **IC-1 Zone** permits manufacturing and industrial operations, warehousing and storage uses. The **IC-1 Zone** does not permit the residential uses as proposed by the subject application. Based on the foregoing, the applicant is seeking Council’s approval to rezone a remnant portion of its land holdings from **I-C1 Zone** to **RM6 Zone** under By-law 66-71, as amended, in order to facilitate the subject proposal. This will have the effect of providing a consistent **RM6 Zone** across the entire property, and establish site specific development standards to accommodate the proposed

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development. The following is a summary table outlining the relevant statistics of the applicant's development proposal with site specific provisions highlighted in bold:

Development Standards	RM6 Zone By-law 66-71 as amended	Proposed Development Standards
Minimum Lot Frontage	38 metres (125 feet)	23 metres (75.46 feet) (existing)
Minimum Front Yard Setback	7.62 metres (25 feet)	N/A
Minimum Side Yard Setback	6.1 metres (20 feet)	38 metres (125 feet)
Minimum Exterior Side Yard	6.1 metres (20 feet)	N/A
Minimum Rear Yard Setback	7.62 metres (25 feet)	23 metres (75.46 feet)
Maximum Building Height	30.48 metres (100 feet)	30.41 metres (99.77 feet)
Maximum GFA % of Lot Area	150%	117%
Maximum Density	148.2 units per hectare (60 units per acre)	145.73 units per hectare (59 units per acre for both buildings)
Minimum Distance Between Buildings (equal to the average height of two buildings on the same site)	30.48 metres (100 feet)	22 metres (72.18 feet) at lobby 27 metres (88.58 feet) at main wall
Minimum Open Space % of GFA	45%	45%
Minimum Floor Area per Unit 1 Bedroom Unit 2 Bedroom Unit	51.1 square metres (550 square feet) 62.71 square metres (675 square feet)	47.62 square metres (512.58 square feet) 60.2 square metres (647.99 square feet)
Minimum Usable Open Space % of GFA	45%	45%
Minimum Parking Requirements	1.25 spaces per dwelling unit	1 space per dwelling unit (inclusive of both buildings) (0.88 spaces/unit and 0.12 spaces/unit for visitor parking)
Minimum Landscape Strip	2.13 metres (7 feet)	3.0 metres (9.84 feet)

It should be noted that the appropriateness of the proposed zoning provisions, as well as the need for additional standards and/or restrictions, will continue to be evaluated through the review of the application with regard to policy conformity, neighbourhood compatibility, urban design, and function.

Department and External Agency Comments:

The subject Zoning By-law Amendment application and the associated background studies and reports submitted in support of the same, have been circulated to various

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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

Development Planning staff have undertaken a preliminary review of the applicant's proposed Zoning By-law Amendment and have the following comments:

- **Section 3.1.5.3** of the Plan requires a minimum of 25% of new housing units to be affordable. The Richmond Hill Ecumenical Homes Corporation is part of a subsidized housing program administered by the Region of York. This proposed apartment building will be part of the subsidized rental housing stock within the Region, providing additional rental housing opportunities and, as such, the proposal is consistent with this policy;
- **Section 3.1.5.3** also requires a portion of these units to be designed to be accessible for people with disabilities and to provide opportunities for all household types, ***“including larger families, seniors and residents with special needs.”*** The development proposes to include 15% of the proposed units to be fully accessible and, as such, this proposal is consistent with this policy;
- **Section 3.1.5.6** of the Plan encourages that high density residential development provide units suitable for households with children. The applicant will be required to provide further information with respect to how the proposal addresses the housing needs for the Region, including the need for family sized units;
- the proposed development is eight storeys in height, with a base building height of two storeys. As such, the proposed development is consistent with the building height provisions in **Section 4.5.1.9 (d)** and **Section 4.5.1.9 (e)** of the Plan;
- the proposed building has been sited to comply with the angular plane policies of **Section 3.4.1.55** of the Plan;
- the site abuts lands designated **Natural Core** to the west which encompasses the German Mills Creek and its associated floodplain and natural heritage system. The proposed development provides for a minimum vegetation protection zone of 10 metres that is proposed to be naturalized which is consistent with **Section 3.2.1.2.25** of the Plan;
- the applicant is proposing a reduced parking rate for its development proposal. The submitted Parking Study and TDM Plan are currently under review to determine if the proposed reduction is appropriate from a functional and operational perspective;
- the proposed development shall be assessed on the basis of the City-wide Urban Design Guidelines;
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the development proposal;
- a future Site Plan application will be required; and,
- staff will continue to review the applicant's draft Zoning By-law Amendment with respect to the form, content, and appropriateness.

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A comprehensive review of the subject Zoning By-law Amendment application will be conducted following the receipt of comments and feedback from all City departments, external agencies, Council and the public. This detailed review will be completed in advance of, and addressed as part of, a recommendation report to be prepared for a future Council meeting.

Urban Design and Heritage Section

Urban Design and Heritage Staff have advised that they are generally supportive of the applicant's development as it relates to the proposed built form and building height. In addition, staff have provided a number of design comments with respect to façade treatments and accentuating outdoor pedestrian areas for consideration which are to be addressed through a future Site Plan application.

Other City Department and External Agency Comments

Comments have been received from Alectra Utilities, Canada Post, Enbridge Gas Inc., Rogers Cable, the Region of York, and the City's Financial Services Division. These departments and external agencies have no objection to the application subject to their technical comments or conditions being addressed by the applicant through a future Site Plan application.

As of the writing of this report, the applications remain under review by Hydro One, Bell Canada, the York Catholic District School Board and the York Region District School Board, the Toronto and Region Conservation Authority, and the Canadian National Railway as well as by the City's Park and Natural Heritage Planning Section, Community Services Department, Development Engineering Division, Zoning and Building Sections, and Fire and Emergency Services Division.

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 owner of the subject lands is seeking Council's approval of its Zoning By-law Amendment application to permit an eight 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

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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: Neighbourhood Context
- Map 3: Official Plan Designation
- Map 4: Zoning
- Map 5: Proposed Site Plan
- Map 6: Proposed Elevations

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Report Approval Details

Document Title:	SRPRS.20.131 Request for Comments - RH Ecumenical Corporation - 286 Major Mackenzie Drive East - City File D02-20016.docx
Attachments:	<ul style="list-style-type: none">- MAP_1_AERIAL PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_4_EXISTING_ZONING.pdf- MAP_5_CONCEPTUAL_SITE_PLAN.pdf- MAP_6_CONCEPTUAL_ELEVATIONS.pdf
Final Approval Date:	Sep 2, 2020

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

Gus Galanis - Sep 2, 2020 - 9:47 AM

Kelvin Kwan - Sep 2, 2020 - 10:11 AM

MaryAnne Dempster - Sep 2, 2020 - 2:00 PM