



Staff Report for Council Public Meeting

Date of Meeting: November 4, 2020

Report Number: SRPI.20.008

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.20.008 – Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi - 122, 124 and 126 Cartier Crescent – City Files D01-20008 and D02-200

Owners:

2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi
550 Queen Street East, Unit 200
Toronto, Ontario
M5A 1V2

Agent:

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

Location:

Legal Description: Lots 1, 2 and 3, Plan 4644 and Part of Lots 9 and 10, Plan 4839
Municipal Addresses: 122, 124 and 126 Cartier Crescent

Purpose:

A request for comments concerning proposed Official Plan and Zoning By-law Amendment applications to permit an eight storey residential apartment building on the subject lands.

Recommendation:

- a) That Staff Report SRPI.20.008 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi for

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lands known as Lots 1, 2 and 3, Plan 4644 and Part of Lots 9 and 10, Plan 4839 (Municipal Addresses: 122, 124 and 126 Cartier Crescent), City Files D01-20008 and D02-20014, be received for information purposes only and that all comments be referred back to staff.

Contact Person:

Amanda Dunn, Planner II, Site Plans, phone number 905-747-6480 and/or
Deborah Giannetta, Management of Development, Site Plans, phone number 905-771-5542

Report Approval:

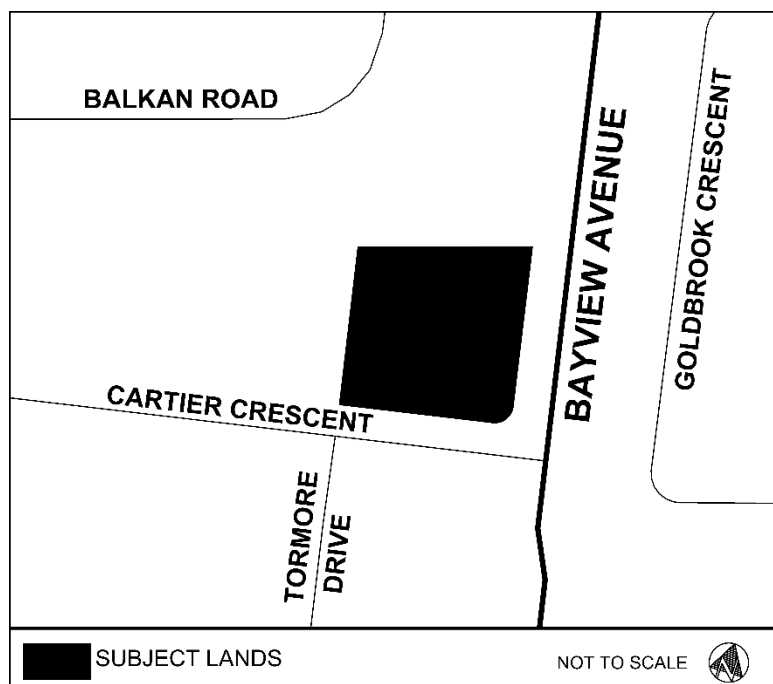
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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 Official Plan Amendment and Zoning By-law Amendment applications were received and deemed complete by the City on June 30, 2020. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment.

Prior to this in March 2019, the Committee of Adjustment approved Consent applications (City Files D09-19001 and D09-19002) to permit severances at the rear portions of 448 and 450 Balkan Road to facilitate lot additions to a portion of the subject lands (124 and 126 Cartier Crescent). At the time, the applicant advised that the proposed lot additions were to facilitate a potential land assembly in the future, however, in the interim the lots would remain as oversized single detached lots. In support of the Consent applications the applicant provided two potential scenarios for future development of the lands, with one contemplating single detached lots with larger rear yards, and the second concept contemplating 10 three-storey townhouse dwelling units fronting onto Bayview Avenue (refer to Appendices A and B). Both of these concepts were considered to conform with the policies of the **Neighbourhood** designation of the City's Official Plan. The current proposal for an eight storey residential apartment building for these lands was never submitted or reviewed by staff during the processing of the Consent applications.

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 consist of three residential lots that are located at the northwest corner of Bayview Avenue and Cartier Crescent. The lands have a total lot area of 0.3877 hectares (0.96 acres) and are municipally known as 122, 124 and 126 Cartier Crescent (refer to Map 1). The lands currently support single detached dwellings on each of the lots along with accessory structures, all of which are proposed to be demolished in order to facilitate the subject development. The lands abut one storey single detached dwellings to the north, south and west. To the east is Bayview Avenue and two storey townhouse dwellings units (refer to Map 2).

Development Proposal

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit an 8-storey apartment building on the subject lands. Vehicular access is proposed from Cartier Crescent and two levels of underground parking are proposed to provide a total of 198 parking spaces, with 11 visitor parking spaces to be provided at grade (refer to Maps 5 to 7). Outlined below is a summary of 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:** 0.3877 hectares (0.96 acres)
- **Gross Floor Area:** 12,035 square metres
(129,541 square feet)
- **Total Number of Units:** 165
 - **1 Bedroom:** 31
 - **1 Bedroom + Den:** 65
 - **2 Bedroom:** 69
- **Building Height:** 8 storeys
- **Density:** 451 units per hectare
(183 units per acre)
- **Floor Space Index (FSI):** 3.45
- **Amenity Space:** 626 square metres (6,738.20 square feet)
 - **Indoor:** 307 square metres (3,304.52 square feet)
 - **Outdoor:** 319 square metres (3,433.68 square feet)
- **Loading Spaces:** 1
- **Total Parking Spaces:** 209
 - **Resident:** 166
 - **Visitor:** 44
 - **Barrier Free:** 3
 - **Car Share:** 2
- **Bicycle Parking Spaces:** 107

Supporting Documentation/Reports

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

- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Planning Justification Report;
- Site Plan;
- Underground Parking Plans;
- Floor Plans;
- Cross Section Plan;
- Coloured Elevation Plans;
- Massing and Shadow Study;
- Grading and Servicing Plans;
- Erosion and Sediment Control Plans;
- Survey;
- Urban Design Brief;
- Tree Inventory and Preservation Plan;
- Phase One Environmental Site Assessment;
- Noise Impact Study;
- Functional Servicing Report;
- Hydrogeological Assessment;
- Waste Collection Plan; and,

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- Transportation Impact Study, including Parking Assessment and Transportation Demand Management.

Official Plan Amendment Application

The applicant's proposal seeks a site specific exception to the **Neighbourhood** designation policies applicable to the subject lands in order to facilitate the proposed development as follows:

- an increase in the maximum permitted density from 50 units per hectare (20 units per acre) to 451 units per hectare (183 units per acre); and,
- an increase to the maximum building height from 4 storeys to 8 storeys.

Zoning By-law Amendment Application

The applicant is proposing to rezone the subject lands from **Residential Second Density (R2) Zone** to **Residential Multiple Sixth Density (RM6) Zone** under By-law 66-71, as amended, with the following site specific provisions:

- to permit a maximum of 165 apartment dwelling units;
- to permit an 8 storey residential building;
- site specific development standards related to minimum lot area, minimum front yard, minimum side yard, minimum exterior side yard, minimum rear yard setbacks and maximum lot coverage; and,
- to amend the general provisions pertaining to minimum required landscape strips and parking requirements.

Planning Analysis:

Provincial Policy Regime

Staff has undertaken a preliminary review and evaluation of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement* (2020) (the "PPS"), the *Growth Plan for the Greater Golden Horseshoe* (2019) (the "Growth Plan"), the *Regional Official Plan* (2010) (the "ROP") and the City's Official Plan (the "Plan").

Staff notes that the City's in-force Plan is consistent with the PPS, and conforms with the Growth Plan and the ROP that were in-force at the time of its approval. Since the Plan's approval, the PPS was updated in 2020 and the Growth Plan was updated in 2019.

York Region Official Plan

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the Regional Official Plan ("ROP"). Lands designated **Urban Area** support a wide range and mix of uses which are intended to accommodate a significant portion of planned growth within the Region. The subject applications have been circulated to York Region for review and comment, but comments have yet to be provided at the time

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of writing this report. The Region will be required to provide written confirmation on whether the proposed Official Plan Amendment may be exempted from Regional approval and delegated to the City for final consideration. As a result, a more detailed review and evaluation of the proposed amendment in the context of the applicable policies in the ROP will form part of a future recommendation report to Council.

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2-Land Use of the Plan (refer to Map 3). Uses permitted within the **Neighbourhood** designation (where the subject lands front an arterial street) include medium density residential uses such as townhouses and multi-unit apartment forms with building heights of up to four storeys. The Plan defines *medium density residential* as “triplex, fourplex, townhouse, or multi-unit apartment forms of dwelling units” and *mid-rise* as “buildings or structures with heights ranging between 5 storeys to 8 storeys”.

Development within the **Neighbourhood** designation shall be compatible with the character of the adjacent/surrounding area with respect to the predominant building forms and types, massing, general pattern of street, blocks, lots and lanes, landscaped areas and treatments, and the general pattern of yard setbacks. Further, **Policy 4.9.1.2 (3)** of the Plan permits a maximum density of 50 units per hectare (20 units per acre) for medium density residential development fronting onto arterial streets within the **Neighbourhood** designation.

Further to above, all development is subject to the design criteria set out under **Policy 3.4.1** of the Plan, which includes policies specific to mid-rise development. **Policy 3.4.1.60** states where proposed, mid-rise buildings shall have a step back of the building above the base building height to provide a clearly discernable top to the street wall and to minimize shadow impact on the public realm. As the proposed application introduces a mid-rise built form in the **Neighbourhood** designation, the associated policies with respect to transition and step backs are applicable. In this regard, **Policy 3.4.1.55** states that development must adhere to the principle of a 45 degree angular view plane measured from adjacent low density residential uses.

Zoning By-law

The subject lands are zoned **Residential Second Density (R2) Zone** under By-law 66-71, as amended. The **R2 Zone** permits single family residential dwellings. The proposed mid-rise residential building is not a permitted use under the **R2 Zone**. As such, the applicant is seeking Council’s approval to rezone the subject lands to **Residential Multiple Sixth Density (RM6) Zone** under By-law 66-71, as amended, with site specific development standards to facilitate the proposed development.

The following table provides a summary of the requested site specific development standards of the **Residential Multiple Sixth Density (RM6) Zone** under By-law 66-71, as amended:

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| Development Standard | RM6 Zone Standard under By-law 66-71, as amended | Proposed Standard of Development Application |
|--|--|--|
| Minimum Lot Frontage | 125 feet (38.1 metres) | 162.04 feet (49.39 metres) |
| Minimum Floor Area per Dwelling Unit: <ul style="list-style-type: none"> ○ 1 Bedroom ○ 2 Bedroom | 550 square feet (51.09 square metres) 675 square feet (62.70 square metres) | 475 square feet (44.12 square metres) to 550 square feet (51.09 square metres) 650 square feet (60.38 square metres) to 850 square feet (78.96 square feet) |
| Density | 60 dwelling units per acre | 183 units per acre |
| Front Yard Setback | 25 feet (7.62 metres) | 3.0 metres (9.8 feet) |
| Side Yard Setback | 20 feet (6.09 metres) | 9.5 metres (31.2 feet) |
| Exterior Side Yard Setback | 20 feet (6.09 metres) | 3.0 metres (9.8 feet) |
| Rear Yard Setback | 25 feet (7.62 metres) | 6.5 metres (21.3 feet) |
| Parking Spaces | 348 spaces | 209 spaces |

The appropriateness of the proposed zoning provisions and land uses, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the submitted development applications with regards to policy conformity, compatibility, design and function.

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

Urban Design and Heritage Section

The City's Urban Design Section has identified concerns with the density, height, and built form proposed by the applicant and has provided high level comments relating to the overall site layout, design, and massing of the proposal in relation to the existing adjacent low density residential neighbourhood and lack of amenity space (refer to Appendix C).

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Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has provided technical comments with respect to the lack of landscaping and tree planting provided. Additional site plan comments pertaining to parkland dedication, street tree preservation and securities were provided and are to be addressed through the future Site Plan application (refer to Appendix D).

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:

- the proposed building height of eight storeys exceeds the maximum height of four storeys permitted within the **Neighbourhood** designation as set out in **Policy 4.9.1.4** of the Plan;
- the proposed density of 451 units per hectare (183 units per acre) significantly exceeds the maximum density of 50 units per hectare (20 units per acre) as set out in **Policy 4.9.1.2 (3)**;
- **Policy 4.9.1.3** states that development shall be compatible with the character of the adjacent and surrounding area in accordance with **Policy 4.9.2.4** which stipulates building form and type, massing, landscaped areas and general patterns of yard setbacks;
- **Policy 3.4.1** of the Plan outlines Urban Design Criteria, specifically policies regarding Transition to Neighbourhoods, which are applicable to the proposed development;
- the proposed development shall be revised to conform with **Section 3.4.1.55** of the Plan which requires a 45 degree angular plane measured from adjacent low density residential areas;
- the applicant will be required to demonstrate compliance with the City Wide Urban Design Guidelines as it relates to placemaking and acceptable transition to adjacent low density built forms;
- the applicant will be required to minimize surface parking and provide adequate amenity space on the subject lands;
- staff will continue to review the proposed development proposal to determine the appropriateness of the request to amend the Plan with respect to height, density and built form as well as site specific development standards proposed related to setbacks and lot coverage;
- 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. In this regard, it should be noted that a number of City departments and external agencies continue to review the applications at the time of writing this report;

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- future Site Plan and draft Plan of Condominium applications will be required to facilitate the proposed development. Staff recommends submission of a Site Plan application prior to finalizing the Zoning By-law Amendment; 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.

A comprehensive review of the applicant's Official Plan and Zoning By-law Amendment applications will be conducted following the receipt of comments and feedback from City departments, external agencies, Council and the public. The detailed review will be completed in advance of and addressed as part of a recommendation report to be prepared for a future Council meeting.

Other City Department and External Agency Comments

Comments have also been received from Alectra Utilities, Canada Post and the York Catholic District School Board, in addition to the City's Community Services Department, and Financial Services Division. These City Departments and 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.

As of the writing of this report, the subject applications remain under review by the City's Development Engineering Division, Building Services Division - Zoning Section and Fire and Emergency Services Division, as well as the Regional Municipality of York and the Toronto and Region Conservation Authority.

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 an eight storey residential building on the subject lands. 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 these planning applications. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

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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, Existing Zoning
- Map 5, Proposed Site Plan
- Map 6, Proposed Elevations
- Map 7, Proposed Renderings
- Appendix A, Applicant's previously submitted Severance Plan – Option 1
- Appendix B, Applicant's previously submitted Severance Plan – Option 2
- Appendix C, Memorandum from the Urban Design and Heritage Section dated September 9, 2020
- Appendix D, Memorandum from the Park and Natural Heritage Planning Section dated September 10, 2020

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Report Approval Details

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|----------------------|--|
| Document Title: | SRPI.20.008 - Request for Comments - Official Plan and Zoning By-law Amendment - City File D01-20008 and D02-20014.docx |
| Attachments: | <ul style="list-style-type: none">- SRPI.20.008_MAP_1_AERIAL_PHOTOGRAPH.pdf- SRPI.20.008_MAP_2_NEIGHBOURHOOD CONTEXT.pdf- SRPI.20.008_MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- SRPI.20.008_MAP_4_EXISTING_ZONING.pdf- SRPI.20.008_MAP_5_PROPOSED_SITE_PLAN.pdf- SRPI.20.008_MAP_6_PROPOSED_ELEVATIONS.pdf- SRPI.20.008_MAP_7_PROPOSED_RENDERINGS.pdf- SRPI.20.008_Appendix A.pdf- SRPI.20.008_Appendix B.pdf- SRPI.20.008_Appendix C.pdf- SRPI.20.008_Appendix D.pdf |
| Final Approval Date: | Oct 15, 2020 |

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

Task assigned to Gus Galanis was completed by delegate Denis Beaulieu

Denis Beaulieu on behalf of Gus Galanis - Oct 15, 2020 - 10:35 AM

Kelvin Kwan - Oct 15, 2020 - 10:37 AM

MaryAnne Dempster - Oct 15, 2020 - 10:41 AM