



## **Staff Report for Council Meeting**

**Date of Meeting:** January 27, 2021

**Report Number:** SRPI.21.015

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.21.015 – Request for Approval – Zoning By-law Amendment Application – Brookside Castle Corporation – City File D02-14031 (Related File: D06-19061)**

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### **Owner:**

Brookside Castle Corporation  
5 Long Hill Drive  
Richmond Hill, Ontario  
L4C 9B9

### **Agent:**

Adil Abood c/o Waterton Engineering Management Ltd.  
41 Dunvegan Drive  
Richmond Hill, Ontario  
L4C 9P8

### **Location:**

Legal Description: Part of Lot 3 and Part of Block A, Plan 1642  
Municipal Address: 24 Brookside Road

### **Purpose:**

A request for approval regarding a revised Zoning By-law Amendment application to permit the construction of a five storey medical office building with ground floor retail uses on the subject lands.

### **Recommendations:**

- a) **That the revised Zoning By-law Amendment application submitted by Brookside Castle Corporation for the lands known as Part of Lot 3 and Part of Block A, Plan 1642 (Municipal Address: 24 Brookside Road), City File D02-14031, be approved, subject to the following:**
  - (i) **that the subject lands be rezoned from Flood (F) Zone under By-law 2523, as amended, and General Commercial One (GC1) Zone under**

## Page 2

**By-law 190-87, as amended to Flood (F) Zone and General Commercial One (GC1) Zone under By-law 190-87, as amended, and that the amending Zoning By-law establish the site specific development standards as outlined in Staff Report SRPI.20.017 and Staff Report SRPI.21.015;**

- (ii) **that pursuant to Section 34(17) of the Planning Act, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands; and,**
  - (iii) **that prior to forwarding the final amending Zoning By-law to Council for consideration and enactment, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 105-20.**
- b) **That all comments concerning the applicant’s related Site Plan application (City File D06-19061) be referred back to staff.**

### Contact Person:

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

### Report Approval:

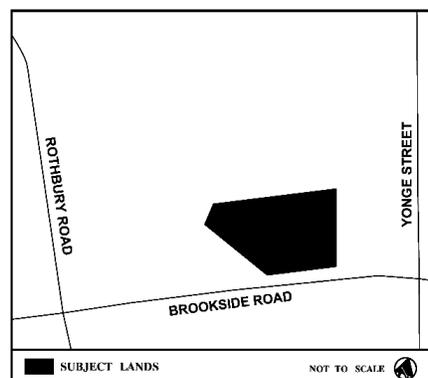
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**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 please call person listed under “Contact Person” above.



## Page 3

### Background:

At the Council Meeting held on November 25, 2020, Council considered Staff Report SRPI.20.017 respecting a request for approval of a revised Zoning By-law Amendment application to facilitate the construction of a five storey medical office building with ground floor retail uses on the subject lands. Council debated the merits of the applicant's development proposal but did not adopt any motions in respect of staff's recommendations (refer to Appendix A). The purpose of this report is to address the transportation-related comments raised by members of the public and Council at the November 25, 2020 Council Meeting, and to once again seek Council's approval of the applicant's Zoning By-law Amendment application to facilitate the construction of its revised development proposal on the subject lands.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the north side Brookside Road, west of Yonge Street and have a total lot area of approximately 0.59 hectares (1.46 acres) (refer to Map 1). The lands are presently vacant and abut existing commercial uses to the north and east, Brookside Road to the south and the Rouge River tributary with associated valleylands to the west (refer to Maps 1 and 2).

#### Development Proposal

The applicant is seeking Council's approval of its revised Zoning By-law Amendment application to permit a five storey medical office building with ground floor retail uses on its land holdings. Vehicular access to the site is to be provided from Brookside Road and parking is to be provided both at grade and on one level of underground parking (refer to Map 5 and 6). The following is a summary table outlining the relevant statistics from the applicant's previous development submissions and the current revised proposal based on the plans and drawings submitted to the City:

Development Standard	Submission 1 November, 2014	Submission 2 January, 2017	Revised Submission January, 2020
<b>Lot Area</b>	0.59 hectares (1.46 acres)	0.59 hectares (1.46 acres)	0.59 hectares (1.46 acres)
<b>Valley Land Area</b>	0.28 hectares (0.69 acres)	0.35 hectares (0.88 acres)	0.35 hectares (0.88 acres)
<b>Developable Area</b>	0.31 hectares (0.77 acres)	0.24 hectares (0.58 acres)	0.24 hectares (0.58 acres)
<b>Gross Floor Area</b>	1,892.0 square metres (20,366.0 square feet)	3,048.0 square metres (32,809.5 square feet)	2,284.08 square metres (24,585.63 square feet)
<b>Floor Space Index (FSI)</b>	0.61 *included valley lands	1.29	0.97
<b>Lot Coverage</b>	16% *includes valley lands	28%	28%
<b>Height</b>	4 storeys	7 storeys	5 storeys
<b>Proposed Parking</b>	60 spaces (at grade)	88 spaces (48 at grade and 40 below grade)	68 spaces (30 at grade and 38 below grade)

## Page 4

A related Site Plan application (City File D06-19061) has been submitted in conjunction with the subject Zoning By-law Amendment application to facilitate the proposed development. The ground floor of the proposed building is to consist of a building area of approximately 620.22 square metres (2,034.84 square feet) to be comprised of a lobby and a pharmacy. The remainder of the ground floor of the building is to accommodate vehicular access to a ramp for underground parking as well as at grade parking and a through-way to a drop off area to the lobby of the building or the pharmacy. The upper four floors are to include medical and/or general office space. A fully enclosed accessory structure is to be provided at the northeast corner of the site for waste and recycling storage (refer to Map 5 and 6).

### Council Meeting Comments:

The following is a summary and staff's response to the comments and concerns expressed by members of the public and Council at the November 25, 2020 Council Meeting:

- **Parking**

Concern with respect to the proposed parking supply provided for the subject development was raised. As part of the review and evaluation of the subject application, the City's Development Engineering Division reviewed and accepted the findings of a Parking Study prepared by JD Northcote Engineering Inc. dated September 21, 2019 that was submitted in support of the subject development. Accordingly, the proposed parking rates and parking supply were determined to be supportable based on the following:

- the parking supply of 58 spaces at a rate of 5.4 spaces per 100 m<sup>2</sup> of GFA provided for the proposed medical office uses is consistent with the parking rates identified in the City's 2010 Draft Parking Strategy and Zoning By-law 100-10, as amended for medical office uses;
- the parking supply of 7 spaces and the associated rate of 2.0 spaces per 100 m<sup>2</sup> of GFA for the proposed office uses represents a reduction to the applicable zoning by-law requirements for parking associated with office uses. However, the proposed parking rate and resultant parking supply for office uses is consistent with the office use parking requirements along Rapid Transit Corridors (Yonge Street) as identified in the City's 2010 Draft Parking Strategy; and,
- the proposed retail use (i.e. pharmacy) is an ancillary use to the principal medical office use of the subject lands, and therefore only represents a small percentage, 9.7% of the total gross floor area of the proposed building. Therefore, the proposed reduction of one parking space and a rate of 2.6 spaces per 100 m<sup>2</sup> of GFA for the retail use of the lands is considered appropriate.

The following is a summary table that outlines the relevant parking requirements compared to those that are being provided by the subject development:

## Page 5

Proposed Use	Proposed Gross Floor Area (GFA)	Required Parking Rate	Proposed Parking Rate	Required Parking	Proposed Parking
<b>Medical Office</b>	1,081.53 square metres (11,641.49 square feet)	By-law 100-10, as amended, requires  5.4 spaces per 100 m <sup>2</sup> of GFA	5.4 spaces per 100 m <sup>2</sup> of GFA	58	58
<b>General Office</b>	360.51 square metres (3,880.49 square feet)	By-law 190-87, as amended, requires  3.2 spaces per 100 m <sup>2</sup> of GFA	2.0 spaces per 100 m <sup>2</sup> of GFA	12	7
<b>Retail (Pharmacy)</b>	112.43 square metres (1,210.19 square feet)	By-law 190-87, as amended, requires  3.2 spaces per 100 m <sup>2</sup> of GFA	2.6 spaces per 100 m <sup>2</sup> of GFA	4	3
<b>Total</b>	<b>1,554.47 square metres (16,732.18 square feet)</b>	-	-	<b>74</b>	<b>68</b>

In addition to the above noted parking study provided, the applicant also submitted a Traffic and Parking Analysis – Addendum, a Transportation Demand Management Report dated September 21<sup>st</sup>, 2020 and a Transportation Demand Management Study dated December 20<sup>th</sup>, 2019 all prepared by JD Northcote Engineering Inc. These additional reports further supported and recommended the above parking rates/supply in conjunction with the implementation of on-site TDM measures such as the provision of six short-term bicycle parking spaces and 23 long-term bicycle parking spaces which will be secured through the associated Site Plan Application.

Finally, the proposed implementing Zoning By-law (refer to Appendix D) limits the GFA associated with the proposed office and retail uses to 360.51 square metres (3,880.49 square feet) and 112.43 square metres (1,210.19 square feet) respectively to ensure that any changes to the uses that may impact the parking supply on this site will be evaluated in the future as necessary. Based on the preceding, the City's Development Engineering Division is satisfied that the proposed parking rates and supply are appropriate for the proposed development.

- **Access**

Concerns were raised with respect to the location of the proposed vehicular access on the subject lands in relation to its proximity to existing accesses on adjacent properties along Brookside Drive. In this regard, the above noted Traffic and Parking Analysis - Addendum submitted addressed the appropriateness of the proposed vehicular access which was reviewed and accepted by the City's Development Engineering Division. It should be noted that the location of vehicular access to the subject lands is significantly constrained by the large portion of the site that contains valleylands, floodplain and buffers that are to be protected and conveyed to a public authority. The extent of this constraint is illustrated on the Schedule to the

## Page 6

implementing Zoning By-law (refer to Appendix D) wherein a significant portion of the subject lands are to be zoned “Flood (F) Zone”.

Further in this regard, a Sight Distance Analysis was provided as part of the Traffic and Parking Analysis Addendum, which reviewed the sight distance for vehicles exiting the underground parking garage as well as sight distance east and west of the proposed site access. The Addendum advised that the sight distances proposed comply with the Transportation Association of Canada Design Guidelines for Canada Roads (TAC Guidelines) and more specifically, the proposed sight distances east and west of the proposed access was acceptable for its intended use. The Traffic and Parking Analysis Addendum also concluded that the Yonge Street and Brookside Road intersection will operate at an acceptable level of service and residual capacity, and the sight distance available at the proposed access driveway is acceptable. Based on the preceding, the City’s Development Engineering Division is satisfied that the location of the proposed vehicular access driveway on the subject lands is appropriate to support the proposed development.

### **Recommendation:**

Staff has undertaken a comprehensive review and evaluation of the applicant’s revised development proposal and is of the opinion that the submitted application conforms with the City’s Official Plan and represents good planning. On the basis of the preceding, staff recommends that Council approve the subject Zoning By-law Amendment application in accordance with the direction outlined in this report as well as the recommendations contained in Staff Report SRPI.20.017 considered by Council on November 25, 2020 (refer to Appendix E).

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

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

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

The applicant’s development proposal would align with **Goal Two – Better Choice in Richmond Hill** in that it would contribute to facilitating business development along the Yonge Street corridor. The recommendations of this report are aligned with **Goal Four – Wise Management of Resources in Richmond Hill** in utilizing available land responsibly.

### **Conclusion:**

The applicant is seeking Council’s approval of its revised Zoning By-law Amendment application to permit the construction of a five storey medical office building with ground related retail uses on its land holdings. City Staff has undertaken a comprehensive review of the applicant’s revised development proposal and the matters raised at the November 25, 2020 Council meeting in consideration of same and is of the opinion that the submitted application constitutes good planning. On the basis of the preceding, staff

## **Page 7**

recommends that Council approve the subject Zoning By-law Amendment application in accordance with the direction outlined in this report.

### **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.

- Appendix A - Extract of Council Meeting C#49-20 held November 25, 2020
- Appendix B - Extract of Council Public Meeting C#31-15 held June 17, 2015
- Appendix C - Extract of Council Public Meeting C#23-17 held June 21, 2017
- Appendix D - Draft Zoning By-law 134-20
- Appendix E – Staff Report SRPI.20.017
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Existing Official Plan Designation
- Map 4 – Existing Zoning
- Map 5 – Proposed Site Plan
- Map 6 – Proposed Elevations

## Page 8

### Report Approval Details

Document Title:	SRPI.21.015 - Request for Approval - Zoning By-law Amendment - 24 Brookside Road.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.21.015_Appendix A_C4930.pdf</li><li>- SRPI.21.015_Appendix B_CPM061715.pdf</li><li>- SRPI.21.015_Appendix C_CPM062117.pdf</li><li>- SRPI.21.015_Appendix D_By-law 134-20.docx</li><li>- SRPI.21.015_Appendix D_Schedule A_D02-14031.pdf</li><li>- SRPI.21.015_Appendix E_SRPI.20.017.pdf</li><li>- SRPI.21.015_MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- SRPI.21.015_MAP_2_NEIGHBOURHOOD_CONTEXT.pdf</li><li>- SRPI.21.015_MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- SRPI.21.015_MAP_4_EXISTING_ZONING.pdf</li><li>- SRPI.21.015_MAP_5_PROPOSED_SITE_PLAN.pdf</li><li>- SRPI.21.015_MAP_6_PROPOSED_ELEVATIONS.pdf</li></ul>
Final Approval Date:	Jan 7, 2021

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

**Gus Galanis - Jan 6, 2021 - 3:56 PM**

**Task assigned to Kelvin Kwan was completed by delegate Paolo Masaro**

**Paolo Masaro on behalf of Kelvin Kwan - Jan 6, 2021 - 4:01 PM**

**MaryAnne Dempster - Jan 7, 2021 - 10:58 AM**