



Staff Report for Council Public Meeting

Date of Meeting: February 3, 2021

Report Number: SRPI.21.008

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.21.008 - Request for Comments – Revised Official Plan and Zoning By-law Amendment Applications – J-G Cordone Investments Limited – City Files D01-18001 and D02-18007**

Owner:

J-G Cordone Investments Limited
542 Eglinton Avenue East
Toronto, Ontario
M4P 1N9

Agent:

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

Location:

Legal Description: Part of Lot 3, Registered Plan 1642
Municipal Address: 11130 Yonge Street

Purpose:

A request for comments concerning revised Official Plan and Zoning By-law Amendment applications to permit a 15 storey high density residential building on the subject lands.

Recommendation:

- a) That Staff Report SRPI.21.008 with respect to the revised Official Plan Amendment and Zoning By-law Amendment applications submitted by J-G Cordone Investments Limited for lands known as Part of Lot 3, Registered Plan 1642 (Municipal Address: 11130 Yonge Street), City Files D01-18001 and D02-18007, be received for information purposes only and that all comments be referred back to staff.

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Contact Person:

Jeff Healey, Senior Planner- Subdivisions, phone number 905-747-6452 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

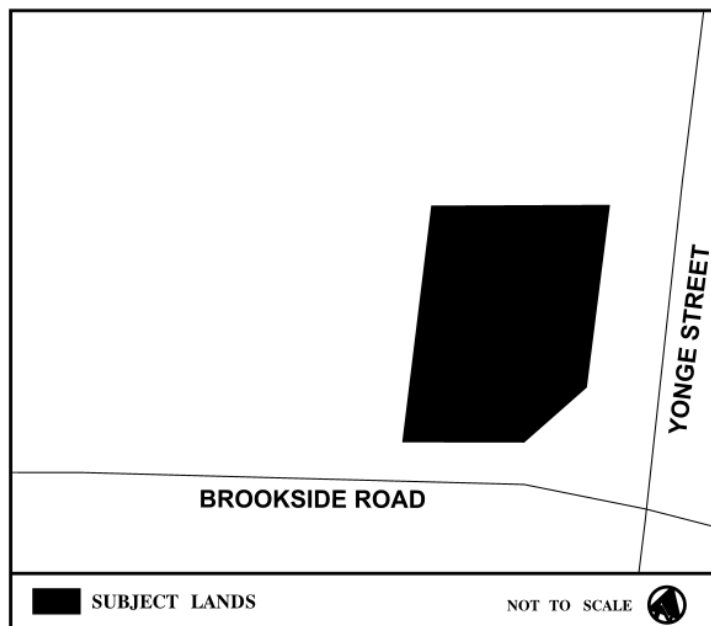
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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 call person listed under the “Contact Person” above.



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Background Information:

A statutory Council Public Meeting was held on February 6, 2019 regarding the applicant's original proposal to permit an eight storey residential development to contain 114 apartment dwelling units with an FSI of 2.82 on its land holdings (refer to Appendix A and Map 5). Subsequently, the applicant presented a revised proposal to permit a 15 storey high density residential development to contain a total of 140 apartment dwelling units and with an FSI of 3.39 on the lands at a Community Residents Meeting hosted by Ward 2 Councillor on December 12, 2019 in order to solicit preliminary feedback from the community.

On September 4, 2020, the applicant formally submitted revised Official Plan and Zoning By-law Amendment applications to the City in support of its development proposal, the details for which are provided below. The applications 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 applicant's revised 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 are located at the northwest corner of Yonge Street and Brookside Road and have a total lot area of 0.304 hectares (0.75 acres) (refer to Maps 1 and 2). The lands currently support a one storey commercial building which is proposed to be demolished as part of the subject development proposal. The lands abut existing commercial uses to the north (proposed high density mixed-use residential/commercial development (City Files: D01-20013 and D02-20025)), Yonge Street to the east, Brookside Road to the south and vacant lands to the west (proposed five storey medical office with ground floor retail (City File D02-14031)). The lands also contain a tributary of the Rouge River and a significant forest. It should be noted that an existing municipal servicing easement is located on the east side of the property towards Yonge Street.

Development Proposal

The applicant is seeking Council's approval of its revised Official Plan and Zoning By-law Amendment applications to permit the construction of a 15 storey high density residential development on its land holdings (refer to Maps 5 and 6). The revised proposal is to be comprised of a three storey base building, 156 apartment dwelling units, 10 of which are proposed as live-work units that are to front onto Yonge Street and Brookside Road. Outdoor amenity space is to be provided on the 4th floor and indoor amenity space is proposed on the 1st and 4th floors of the building. The sole vehicular access is to be provided from Brookside Road and parking is to be provided within one level below grade and two levels above grade within the three storey base portion of the building. Outlined below is a summary of the pertinent statistics of the

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applicant's development proposal based on the revised plans and drawings submitted to the City.

	<u>Original Proposal</u>	<u>Revised Proposal</u>
Total Lot Area	0.304 hectares (0.75 acres)	0.304 hectares (0.75 acres)
Gross Floor Area	8,340.5 sq. metres (89,776.4 sq. feet)	10,986.54 sq. metres (118,255 sq. feet)
Total Number of Units	114	156
○ Apartment Dwelling Units	114	146
○ Live Work Units	0	10
Building Height	8 storeys	15 storeys
Density	2.82 FSI	3.59 FSI
Amenity Space	464 sq. metres (4,994.45 sq. feet)	632 sq. metres (6,802.8 sq. feet)
○ Indoor Amenity Space	234 sq. metres (2,158.75 sq. feet)	320 sq. metres (3,444.45 sq. feet)
○ Outdoor Amenity Space	230 sq. metres (2,475.69 sq. feet)	312 sq. metres (3,358.34 sq. feet)
Loading Spaces	1	1
Parking Spaces	120	152
○ Visitor	17	25
○ Residents	103 (0.9 spaces per unit)	127 (0.81 spaces per unit)
○ Bicycle	79	100

Key differences between the original and the revised proposal are as follows:

- an increase in building height from eight storeys to 15 storeys;
- an increase in the total number of dwelling units from 114 to 156;
- the introduction of a base building and tower design, with the base building proposed at three storeys;
- an increase in FSI from 2.82 to 3.59;
- the introduction of 10 live-work units, all of which are located at grade level facing Yonge Street;
- an increase in the amenity space to be provided from 464 square metres to 632 square metres;
- an increase in the parking supply from 120 to 152 spaces; however, the parking rate per dwelling unit has decreased from 0.9 spaces per unit to 0.81 spaces per unit.

At the time of writing of this report, an associated Site Plan application had not been submitted to the City

Supporting Documentation/Reports

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

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- Planning Justification Report;
- Site Plan;
- Floor Plans;
- Elevation Plans;
- Functional Servicing Report;
- Site Servicing & Grading Plan;
- Stormwater Management Plan and Water Balance Report;
- Transportation Impact Study and Parking Study;
- Transportation Demand Management;
- Hydrogeological Report;
- Geotechnical Investigation;
- Scoped Natural Heritage Evaluation and ORMCP Conformity Statement;
- Sun/Shadow Impact Study;
- Phase 1 Environmental Site Assessment;
- Noise Report;
- Pedestrian Wind Assessment; and,
- Arborist Report, Tree Preservation Plan and Concept Landscape Plan.

Revised Official Plan Amendment Application

The subject lands are designated **Regional Mixed Use Corridor** in accordance with Schedule – A2 Land Use Plan of the City of Richmond Hill Official Plan (the Plan). The applicant is proposing to amend the following provisions of the **Regional Mixed Use Corridor** designation in order to facilitate the proposed development:

- **Section 4.6.1.8** of the Plan requires a maximum site density of 2.0 FSI whereas the subject applications proposes a density of 3.59 FSI; and,
- **Section 4.6.1.10** of the Plan requires a maximum building height of 8 storeys whereas the applicant is proposing a building height of 15 storeys.

Revised Zoning By-law Amendment Application

The subject lands are zoned **General Commercial One (GC1) Zone** under By-law 190-87, as amended. It should be noted that Zoning By-law 190-87, as amended, pre-dates the adoption and approval of the Plan. The applicant is proposing to add Apartment Dwelling, Live Works Units, Senior Citizen's Dwelling, Independent Seniors Living Residence and Long Term Care Facility as additional permitted uses and associated site specific development standards to facilitate these uses to the current **GC1 Zone** category applicable to the subject property.

Outlined below is a comparison of the proposed development standards of the revised proposal relative to those of the current zone category as well as the zoning standards proposed as part of the original zoning by-law amendment application.

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Development Standard	GC1 Zone	Original Proposed Zoning (GC1 Zone)	Revised Proposed Zoning (GC1 Zone)
Minimum Lot Area	0.4 ha	0.2962 ha (2962.5 square metres)	0.285 ha (2,850 square metres)
Minimum Lot Frontage	30.0 metres (98.42 feet)	60.4 metres (198.16 feet)	35 metres (114.83 feet)
Minimum Front Yard Setback from Yonge Street	6.0 metres (19.68 feet)	0.0 metres (0.0 feet)	3.0 metres (9.84 feet)
Minimum Side Yard Setback	6.0 metres (19.68 feet)	0.0 metres (0.0 feet)	0.0 metres (0.0 feet)
Minimum Flankage Yard Setback	6.0 metres (19.68 feet)	0.0 metres (0.0 feet)	8.5 metres (27.88 feet)
Minimum Rear Yard Setback	12.0 metres (39.37 feet)	0.0 metres (0.0 feet)	0.0 metres (0.0 feet)
Maximum Building Height	7.5 metres (24.60 feet)	25.5 metres (83.66 feet)	55.0 metres (180.45 feet)
Maximum Lot Coverage	N/A	40%	85%
Building Height Exemptions	N/A	A mechanical penthouse may project a maximum of 5.0 metres (16.40 feet) above the main roof of the building, but may not cover more than 30% of the roof area	When determining the maximum number of storeys, portions of the first storey exceeding a height of 3.0 metres, including mezzanines, shall not be deemed to be an additional storey
Maximum Density	N/A	2.82 FSI	3.59 FSI

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Minimum Parking Standards (Apartment Dwellings, Senior Citizens Dwelling, Independent Seniors Living Residence, Long Term Care Facility)	1.5 spaces per dwelling unit, 20% of which shall be for visitors parking Senior Citizens Dwelling: 0.33 spaces per dwelling unit, 20% of which shall be for visitors parking	Bachelor: 0.75 spaces per dwelling unit. 1 Bedroom: 0.85 spaces per dwelling unit. 2 Bedroom: 1.00 spaces per dwelling unit. 3+ Bedroom: 1.20 spaces per dwelling unit. Visitor: 0.15 spaces per dwelling unit. Senior Citizens Dwelling: 0.33 spaces per dwelling unit, visitor parking requirement shall not apply	Bachelor: 0.70 spaces per dwelling unit. 1 Bedroom (less than 45 square metres): 0.70 spaces per dwelling unit. 1 Bedroom (greater than 45 square metres): 0.80 spaces per dwelling unit. 2 Bedroom: 0.9 spaces per dwelling unit. 3+ Bedroom: 1.0 spaces per dwelling unit. Live Work Units: 1.0 spaces per dwelling unit Visitor: 0.15 spaces per dwelling unit. Senior Citizens Dwelling: 0.33 spaces per dwelling unit, visitor parking requirement shall not apply
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Planning Analysis:

Staff has undertaken a preliminary review of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement* (PPS), the *Growth Plan for the Greater Golden Horseshoe* (2020) (Growth Plan), the *Oak Ridges Moraine Conservation Plan* (2017) (ORMCP) the *Regional Official Plan* (ROP), and the City's Official 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 approval. Since the Plan's approval, the PPS and the *Growth Plan* were updated in 2020. Below is a more detailed outline of the proposal relative to the ROP and the Plan.

York Region Official Plan

The subject lands are designated **Urban Area** and **Regional Corridor** in accordance with Map 1- of the ROP. The **Urban Area** policies permit a full range and mix of urban uses which would permit the proposed residential development. The **Regional Corridor** is intended to support a range and mix of activities with the most intensive and widest range of uses. Yonge Street is also identified as a **Regional Rapid Transit Corridor**. The revised applications have been circulated to York Region for review and comment and shall be reviewed in the context of the applicable policies in the ROP that will form part of a future recommendation to Council.

City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed Use Corridor** in accordance with Schedule – A2 of the Plan (refer to Map 4). Yonge Street is identified as a **Regional Rapid Transit Corridor** on Appendix – A5 of the Plan. The **Regional Mixed Use Corridor** designation supports a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form.

Accordingly, development within the **Regional Mixed Use Corridor** is encouraged to provide a mix of uses within the same building or separate buildings integrated on the same site. The maximum permitted density within the **Regional Mixed Use Corridor** designation is 2.0 FSI and the maximum building height of development on Yonge Street between Bernard Avenue and Townwood Drive is eight storeys.

Based on a preliminary review of the proposed development relative to the **Regional Mixed Use Corridor** policies, it appears that the subject proposal is generally consistent with respect to land use; however, the proposal does not conform with the applicable height and density provisions.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, in accordance with the *Oak Ridges Moraine Conservation Plan* ("ORMCP"). In this regard, **Section 3.2.1.1(18)** of the Plan stipulates that all uses, including the creation of new lots which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP.

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Department and External Agency Comments:

The subject Official Plan and Zoning By-Law Amendment applications and 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.

Urban Design Section

Urban Design staff has indicated that the proposed density, building footprint and lot coverage should be reduced in order to allow for greater outdoor amenity space within the development. Furthermore, staff notes that the presence of a mezzanine and increased ceiling height in the first storey of the building, which contributes to an overall the height and massing of a 16 storey building rather than the 15 storey building proposed. Urban Design Staff have provided architectural design comments with respect to the proposed tower and base building design and have recommended the inclusion of additional commercial uses for the proposed development (refer to Appendix “B”).

Development Engineering Division

Development Engineering staff has no objection with the applicant’s revised Zoning By-law Amendment application and has provided technical comments requesting the applicant to demonstrate the revised proposal’s conformity with the City’s Urban MESP which can be addressed as part of the submission of a Site Plan application. It should be noted that at the time of writing of this report, staff have not received comments from Transportation Engineering staff with respect to the proposed parking supply and traffic generation on the subject lands.

Park and Natural Heritage Planning Division

Park and Natural Heritage Planning staff have advised of concerns with respect to the limited opportunities to provide for meaningful landscaping as well as on site tree plantings. Accordingly, the reduced setbacks proposed, especially along the side and rear yards where the setbacks are proposed to be nil, cannot be supported. Additionally, further investigation with respect to groundwater levels will be required given that the investigations provided with the revised submission were undertaken in November and December, when ground water levels are at their lowest and therefore not representative of typical conditions.

Development Planning Division

In consideration of the policies of the Plan which are relevant to the consideration of the proposed development, staff provides the following preliminary comments:

- the proposed density of 3.59 FSI exceeds the maximum density of 2.0 FSI permitted for lands within the **Regional Mixed Use Corridor** designation;

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- the proposed building height of 15 storeys exceeds the maximum building height of eight storeys permitted for lands within this portion of the **Regional Mixed Use Corridor** designation;
- the proposed additional uses are generally consistent with the land uses permitted within the Plan. It is noted that **Section 4.6.1.4** of the Plan encourages development to provide a mix of uses integrated physically within the same building. To this end, the applicant is proposing 10 live-work units as part of the proposed development. Staff will review the appropriateness of the proposed live-work units fronting onto Yonge Street and Brookside Road;
- the **General Commercial One (GC1) Zone** is the proposed zone category for the subject development. Staff will review the appropriateness of establishing this zone category in By-law 190-87 as part of its review of the applicant's development proposal as well as the appropriateness of the proposed land use permissions, site specific development standards and Zoning By-law definitions requested by the applicant;
- staff has significant concerns with the proposed setbacks of 0.0 metres (0.0 feet) for the proposed rear and side yard setbacks which is attributable to the proposed building coverage of 85%. Appropriate setbacks are needed for the provision of proper and effective building separation, visual screening between developments, outdoor amenity area at grade for residents and, as noted by Park and Natural Heritage Planning staff, the ability to offset urban heat island effect through the provision of adequate tree planting with appropriate soil volumes on site and meaningful landscaping at grade. Accordingly, staff are recommending that the applicant provide appropriate setbacks that are more in keeping with setbacks on properties with typical high rise development;
- comments have yet to be received from the City's Transportation Engineering Division. Comments from these departments are critical in reviewing the parking supply and traffic patterns with the revised development proposal;
- given the significant increase in building height and density, staff will consider the inclusion of bonusing provisions in the implementing Zoning By-law;
- a future Site Plan application will be required to facilitate the approval of the proposed development. The applicant is encouraged to submit an application for Site Plan approval prior to finalization of the implementing Zoning By-law; and,
- staff will continue to work with the applicant with respect to the form and content of the draft Zoning By-law Amendment.

Other City Department and External Agency Comments

Comments have also been received from, the City's Finance Department, Zoning Services, Community Services Department, the York Catholic District Schoolboard, Canada Post, Enbridge Gas, Toronto Air, Counsel Scholaire Viamonde, Toronto and Region Conservation Authority and the Regional Municipality of York. These City departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the approval process.

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As of the writing of this report, the subject applications remain under review by the City's Transportation Engineering Division, Fire and Emergency Services, Alectra Utilities and the York Region District School Board.

Interim Growth Management Strategy

Council has approved and implemented a comprehensive strategy comprised of eight growth management eligibility criteria as a means of assessing and prioritizing development applications for the receipt of servicing allocation. The criteria are as follows:

1. *Providing community benefits and completion of required key infrastructure.*
2. *Developments that have a mix of uses to provide for live-work relationships.*
3. *Developments that enhance the vitality of the Downtown Core.*
4. *Higher-order transit supportive development.*
5. *Developments that represent sustainable and innovative community and building design.*
6. *Completion of communities.*
7. *Small scale infill development.*
8. *Opportunities to provide affordable housing.*

The applicant will be required to submit a Sustainability Performance Metrics Tool as part of a future Site Plan application.

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 revised 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 revised Official Plan and Zoning By-law Amendment applications to permit a 15 storey high density residential development on its land holdings. The purpose of this report is to provide Council and the public with an overview of the applicant's revised development proposal and to discuss the regulatory framework 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.

- Appendix A Extract from Council Public Meeting C#04-19 held on February 6, 2019
- Appendix B Memo from Urban Design Section, dated November 11, 2020
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Zoning Map
- Map 4 Official Plan Designation
- Map 5 Original Site Plan (2018)
- Map 6 Revised Site Plan (2020)
- Map 6 Proposed Elevations
- Map 7 Proposed Perspectives

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Report Approval Details

Document Title:	SRPI.21.008 - Request for Comments – J-G Cordone Investments Limited – City Files D01-18001 and D02-18007.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Extract from Council Public Meeting.doc- Appendix B - Urban Design Comments Dated Nov 11, 2020.pdf- MAP 1 - AERIAL PHOTO.pdf- MAP 2 - NEIGHBOURHOOD CONTEXT.pdf- MAP 3 - EXISTING ZONING.pdf- MAP 4 - OFFICIAL PLAN DESIGNATION.pdf- MAP 5 - ORIGINAL SITE PLAN (2018).pdf- MAP 6 - REVISED SITE PLAN (2020).pdf- MAP 7 - PROPOSED ELEVATIONS.pdf- MAP 8 - BUILDING PERSPECTIVES.pdf
Final Approval Date:	Jan 19, 2021

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

Gus Galanis - Jan 18, 2021 - 3:28 PM

Kelvin Kwan - Jan 18, 2021 - 5:40 PM

MaryAnne Dempster - Jan 19, 2021 - 8:19 AM