



Staff Report for Council Public Meeting

Date of Meeting: March 3, 2021

Report Number: SRPI.21.026

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.026 – Request for Comments – Zoning By-law Amendment Application – Hillcrest Holdings Inc. and Montez Hillcrest Inc. – City File D02-20026 (Related File D06-20055)

Owner:

Hillcrest Holdings Inc. and Montez Hillcrest Inc.
c/o Oxford Properties Group
100 Adelaide Street West, Suite 900
Toronto, ON M5H 0E2

Agent:

Cornacchia Planning Services Inc.
920 Yonge Street, Suite 1050
Toronto, ON M4W 3C7

Location:

Legal Description: Block N, Plan M-1436
Municipal Address: 9350 Yonge Street

Purpose:

A request for comments concerning a proposed Zoning By-law Amendment application to permit a day nursery use as an additional use on the subject lands.

Recommendation:

- a) That Staff Report SRPI.21.026 with respect to the Zoning By-law Amendment application submitted by Hillcrest Holdings Inc. and Montez Hillcrest Inc. for the lands known as Block N, Plan M-1436 (Municipal Address: 9350 Yonge Street), City File D02-20026, be received for information purposes only and that all comments be referred to staff.

Page 2

Contact Person:

Sarah Mowder, Acting Planner II – Subdivisions, phone number 905-771-5475 and/or Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

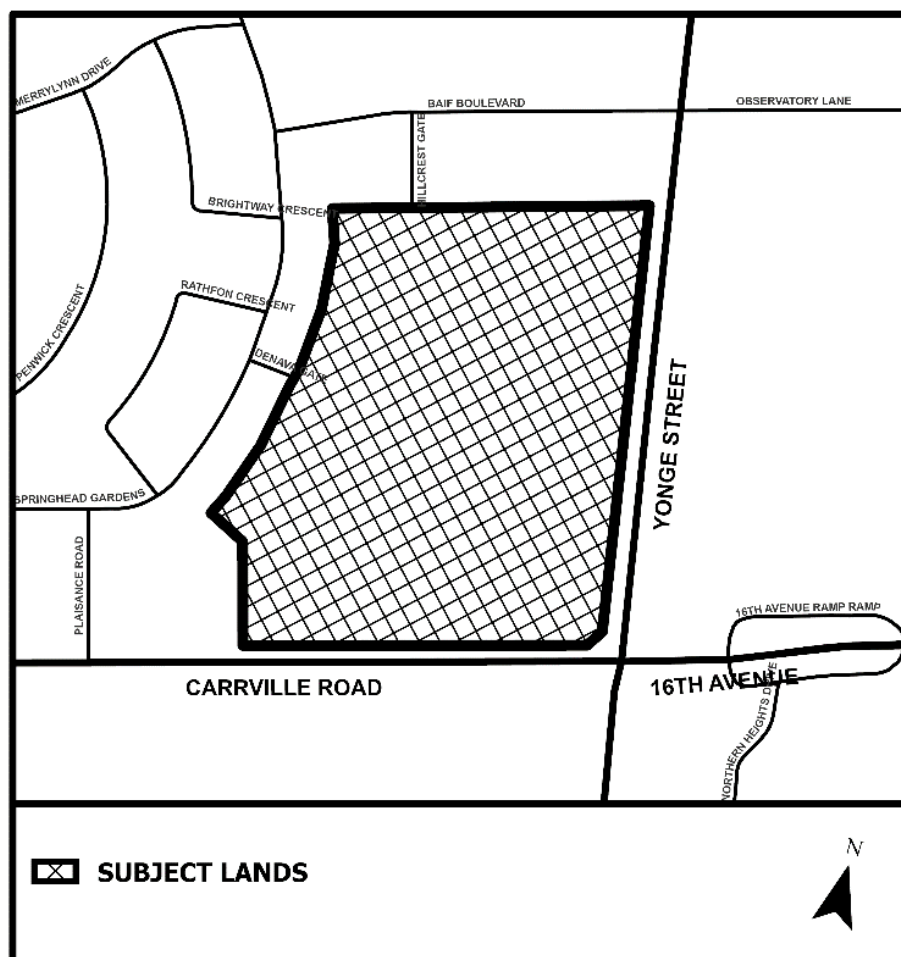
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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.



Page 3

Background Information:

The subject Zoning By-law Amendment application was received on November 12, 2020 and deemed complete by the City on December 9, 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 at the northwest corner of Carrville Road and Yonge Street. The lands have a total lot area of 184,405.01 square metres (18.44 hectares) and presently support Hillcrest Mall and satellite commercial buildings (refer to Map 1). The subject lands abut high density residential buildings, townhouses and a place of worship to the north, Yonge Street to the east, low density residential uses to west and Carrville Road to the south (refer to Maps 1 and 2).

Development Proposal

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit a day nursery use as an additional use on the subject lands. The proposed development includes the addition of a day nursery use to be located within the existing shopping mall and the construction of an associated outdoor play area. Site works and façade changes are also proposed in support of the proposed day nursery use (refer to Maps 5, 6 and 7). The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted in support of the applications:

- **Total Lot Area:** 18.44 hectares (45.56 acres)
- **Existing Gross Floor Area (Entire Site):** 66,527.59 sq. metres (716,097 sq. feet)
- **Proposed Day Nursery GFA:** 1086.5 sq. metres (3564.63 sq. feet)
- **Proposed Outdoor Play Area:** 412.5 sq. metres (1353.34 sq. feet)
- **Proposed Parking Space Removal:** 12 spaces

The applicant has submitted a Site Plan Amendment Application (D06-20055) in conjunction with the subject Zoning By-law Amendment application. The submitted Site Plan Amendment application addresses pedestrian connectivity, façade alterations, landscaping and grading and drainage matters associated with the addition of the daycare use within the existing building and the construction of the associated outdoor play area (refer to Maps 5 to 7).

It should be noted that the subject Zoning By-law Amendment application is not associated with the other active development applications for this site, namely Official Plan and Zoning By-law Amendment applications (City Files D01-20009 and D02-20018) previously received by the City to permit a proposed high density mixed-use

Page 4

residential/commercial development proposed for the northeast corner of the subject lands.

Supporting Documentation/Reports

- Draft Zoning By-law;
- Planning Justification Report;
- Site Plan;
- Elevation Plans; and,
- Floor Plan.

Zoning By-law Amendment Application

The subject lands are presently zoned **District Commercial (DC) Zone** under Zoning By-law 39-71, as amended, (refer to Map 3) which permits a range of commercial and retail uses including places of entertainment, hotels and motels, offices, restaurants, service establishments, retail, and public/private parking and commercial schools on the lands. The current zoning does not permit the proposed day nursery use and accordingly, the proposed Zoning By-law Amendment application seeks to add “Day Nursery” as an additional permitted use on the property.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Key Development Area (KDA)** in accordance with Schedule A2 – Land Use of the City’s Official Plan (“the Plan”) (refer to Map 4). **KDAs** are planned intensification areas located on a Regional Corridor where transit and major retail and commercial nodes intersect as is the case at Yonge Street and 16th Avenue/Carrville Road where the subject lands are located. The predominant land uses within the **KDAs** are to be mixed use, transit oriented uses and therefore a full range of medium/high density residential uses as well as commercial, retail, office uses and community uses in accordance with **Section 4.1** of the Plan are permitted within this designation. Further, **Section 4.1** of the Plan also directs community uses to appropriate locations within the City so as to contribute to creating complete communities. To this end, **Policy 4.1.1.2(j)** of the Plan permits day nurseries within the centres and corridors as defined by the City.

Yonge Street and 16th Avenue Key Development Area Policy Directions and Recommendations Report

In addition to the preceding, the Plan also directs that a Secondary Plan be prepared to effectively plan for the intensification and design of development in the **KDAs**. In this regard, Council approved the *Yonge Street and 16th Avenue Key Development Area Policy Directions and Recommendations Report* (the Recommendations Report) at its meeting of January 30, 2017 and directed staff to:

Page 5

“...utilize the Yonge Street and 16th Avenue Key Development Area Policy Directions and Recommendations Report in the review and evaluation of development applications within the area, until such time as Council adopts a Secondary Plan”.

In consideration of the approved report, staff prepared a Draft Secondary Plan entitled *Yonge and Carrville/16th Key Development Area*, which was considered by Council in 2017 and 2018. However, the draft Secondary Plan and implementing draft Zoning By-law have not yet been approved by Council. In terms of the subject development application, the lands are located within the northwest quadrant of the Yonge Street and 16th Avenue **KDA** as identified by the Recommendations Report. The proposed development is generally consistent with the recommendations as set out in the Recommendations Report in terms of maintaining and enhancing the commercial functions of the existing Hillcrest Mall.

A more detailed review and evaluation of the subject application will be completed following the receipt of comments from Council and the public where appropriate.

City Department and External Agency Comments:

The subject Zoning By-law Amendment application and associated background studies and reports submitted in support of the 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 this report.

Development Planning Division

Planning staff has completed a preliminary review of the applicant's development proposal, including plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan that are relevant to the consideration of the proposed development, staff provides the following preliminary comments:

- the subject lands are designated **Key Development Area** which permits community uses in accordance with **Section 4.1** of the Plan;
- in accordance with **Section 4.1** of the Plan, a day nursery is considered a community use;
- since a Secondary Plan for the Yonge Street and 16th Avenue area has not yet been approved to date, the Council approved Recommendations Report shall be used to review and evaluate development applications within the **KDA**;
- confirmation that the removal of parking spaces and the remaining parking supply is appropriate to accommodate the proposed day nursery use in conjunction with the existing commercial uses will be required; and,
- staff will continue to review the form, content and appropriateness of the proposed draft Zoning By-law Amendment submitted by the applicant with respect to the form, content, and appropriateness of the amendments.

Page 6

A comprehensive review of the applicant's Zoning By-law Amendment application will be undertaken 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 been received from the City's Financial Services Department, Building Services – Zoning Section, Park and Natural Heritage Planning Section and Community Services – Waste Management Section, as well as Bell Canada, and Alectra Utilities. These external agencies have advised of no objections to the application and/or have provided comments to be considered by the application during a more detailed implementation stage of the approval process.

As of the time of writing of this report, the subject application remains under review by the City's Development Engineering Department, Heritage and Urban Design Section, Fire and Emergency Services Department, as well as the Toronto and Region Conservation Authority, Regional Municipality of York, Enbridge Gas Inc., and Canada Post.

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 Zoning By-law Amendment application to permit a day nursery as an additional use 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 information purposes only, with a recommendation that all comments be referred back to staff for consideration.

Page 7

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 Existing Zoning
- Map 4 Official Plan Designation
- Map 5 Proposed Site Plan
- Map 6 Proposed Day Nursery Plan
- Map 7 Proposed Elevations

Page 8

Report Approval Details

Document Title:	SRPI.21.026 - Request for Comments - D02-20026 - 9350 Yonge Street.docx
Attachments:	<ul style="list-style-type: none">- Map 1 - Aerial Photograph.pdf- Map 2 - Neighbourhood Context.pdf- Map 3 - Existing Zoning.pdf- Map 4 - Official Plan Designation.pdf- Map 5 - Proposed Site Plan.pdf- Map 6 - Proposed Day Nursery Plan.pdf- Map 7 - Proposed Elevations.pdf
Final Approval Date:	Feb 11, 2021

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

Gus Galanis - Feb 10, 2021 - 2:56 PM

Kelvin Kwan - Feb 10, 2021 - 3:01 PM

MaryAnne Dempster - Feb 11, 2021 - 11:42 AM