



Staff Report for Council Public Meeting

Date of Meeting: March 3, 2021

Report Number: SRPI.21.027

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.027 – Request for Comments – Revised
Zoning By-law Amendment Application – Yeda
Major Mackenzie Inc. – City File D02-20001

Owner:

Yeda Major Mackenzie Inc.
160 East Beaver Creek, Suite 16
Richmond Hill, Ontario
L4B 3L4

Agent:

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

Location:

Legal Description: Part of Lot 46, Concession 1, W.Y.S.
Municipal Address: 58 Major Mackenzie Drive West

Purpose:

A request for comments concerning a revised Zoning By-law Amendment application to permit a medium density residential development comprised of 19 stacked back-to-back townhouse dwelling units on the subject lands.

Recommendation:

- a) That Staff Report SRPI.21.027 with respect to the revised Zoning By-law Amendment application submitted by Yeda Major Mackenzie Inc. for lands known as Part of Lot 46, Concession 1, W.Y.S. (Municipal Address: 58 Major Mackenzie Drive West), City File D02-20001, be received for information purposes only and that all comments be referred back to staff.

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Contact Person:

Simone Fiore, Planner II – Subdivisions, phone number 905-771-2479 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

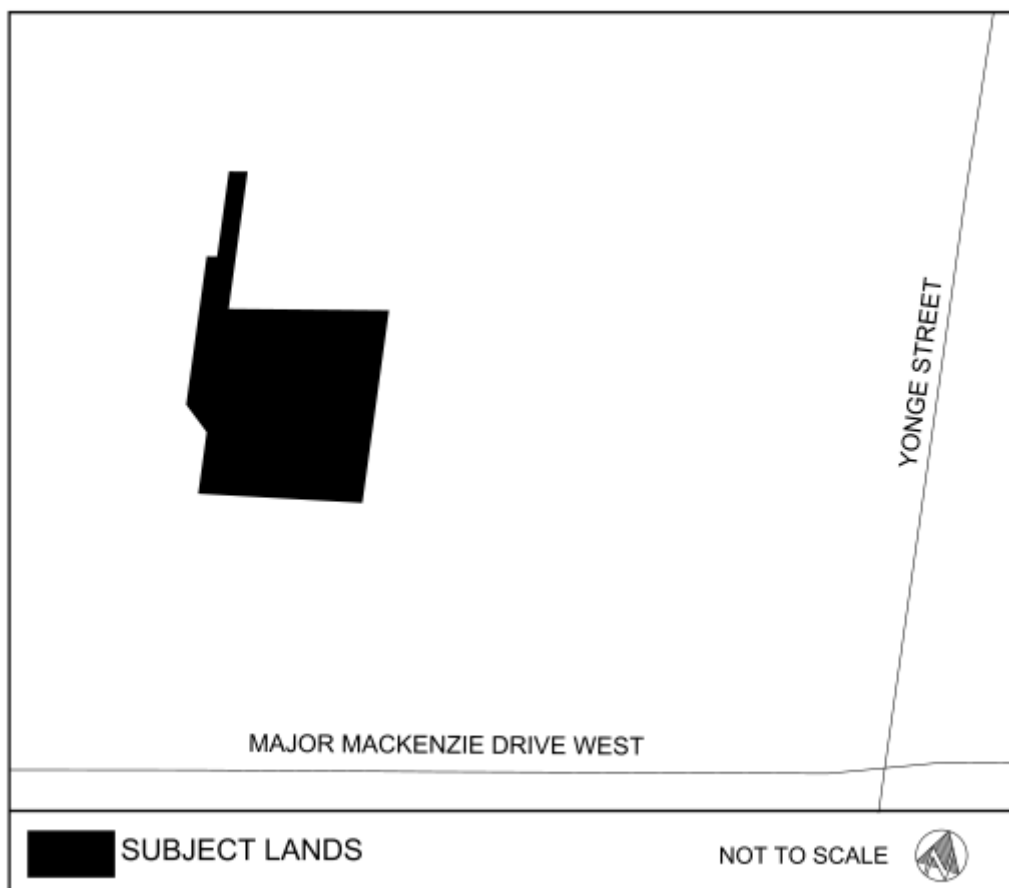
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

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:

In February 2020, a Zoning By-law Amendment application was submitted to the City to permit a five storey residential apartment building comprised of 33 dwelling units and having an FSI of 1.64 on the subject lands. A Council Public Meeting was held on May 20, 2020 to consider the applicant's development proposal wherein concerns were raised by Council and the public pertaining to the proposed building height, loss of privacy, and potential noise and traffic generation (refer to Appendix "A").

On December 24, 2020, the applicant submitted a revised development proposal to the City in order permit a medium density residential development comprised of 19 stacked back-to-back townhouse dwelling units on the lands (refer to Map 4). The revised application and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment.

Accordingly, 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 West, west of Yonge Street, and have direct access via a City owned right-of-way onto Major Mackenzie Drive West. The lands have a total lot area of 0.22 hectares (0.54 acres) and are presently vacant.

The lands abut low density low rise residential dwellings that are generally one to two storeys in height to the south, east and west (refer to Map 1). The lands abut the St. Mary's Anglican Church and an approved residential development to be comprised of three single detached dwellings and 88 stacked townhouse dwelling units to the north (City Files D02-15019 and D03-15006).

Revised Development Proposal

The applicant is seeking Council's approval of its revised Zoning By-law Amendment application to permit a medium density residential development comprised of 19 stacked back-to-back townhouse dwelling units on its land holdings (refer to Maps 5 to 7).

The following is a summary outlining the relevant statistics of the applicant's revised development proposal based on the plans and drawings submitted to the City:

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	Original 2020 Proposal	Current Revised Proposal
• Total Lot Area:	0.22 hectares (0.54 acres)	0.22 hectares (0.54 acres)
• Net Lot Area:	0.18 hectares (0.45 acres)	0.18 hectares (0.45 acres)
• Total GFA:	3626.3 sq. metres (39,033 sq. feet)	2180.8 sq. metres (23,474.1 sq. feet)
• Floor Space Index:	1.64	0.99
• Residential Units:	33	19
• Lot Coverage:	31.14%	43.7%
• Building Height:	5 storeys or 21.9 metres (71.7 feet)	3 storeys or 12.7 metres (41.6 feet)
• Total Parking:	64 spaces	19
• Bicycle Spaces:	29	14

Key differences between the 2020 original submission and the current revised proposal are as follows:

- reduced gross floor area from 3626.3 square metres (39,033 square feet) to 2180.8 square metres (23,474.1 square feet);
- reduced density from 1.64 FSI to 0.99 FSI;
- reduced number of dwelling units from 33 to 19;
- reduced building height from five storeys to three storeys;
- increased lot coverage from 31.14% to 43.7%; and,
- reduced parking supply from 64 spaces to 19 spaces.

Access to the development continues to be proposed via a 6 metre (19.7 feet) wide private driveway from the southern limit of the property which is to provide access to the at-grade parking proposed beneath and behind the units. It should be noted that five of the dwelling units are proposed at grade, whereas the remaining 14 dwelling units are stacked and back-to-back. As part of the development, the southerly extension of Elizabeth Street is proposed between the subject lands and Major Mackenzie Drive West. The proposed road extension is to align, but not connect with the extension of Elizabeth Street approved through City Files D02-15019 and D03-15006 to the north of the subject lands.

It should be noted that at the time of preparation of this report, a related 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 its development proposal:

- Planning Justification Statement;
- Site Survey;
- Site Plan;
- Adjacent Property Plan;
- Elevation Plan;
- Floor Plans;

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- 3D Renderings;
- Concept Plan;
- Tree Inventory and Preservation Report and Plans;
- Draft Zoning By-law Amendment;
- Functional Servicing and Stormwater Management Report;
- Grading Plan;
- Site Servicing Plan;
- Standard Notes and Details Plans;
- Erosion and Sediment Control Plan;
- Sanitary Drainage Area Plan;
- Storm Drainage Area Plan;
- Area Grading Plan;
- Interim and Ultimate Pavement Design;
- Plan and Profile Plan;
- Typical Sections and Details Plan;
- Urban Design Brief;
- Transportation Study;
- Interim Elizabeth Street Extension Plan;
- Ultimate Elizabeth Street Extension Plan;
- Noise Feasibility Study; and,
- Preliminary Geotechnical Investigation.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Downtown Local Centre** and are situated within the **Village District** in accordance with Schedule A2 - Land Use of the City's Official Plan (the Plan) (refer to Map 2). The predominant land uses within the **Downtown Local Centre** designation are to be mixed-use and transit oriented. More specifically, for lands without direct frontage on Yonge Street within the **Village District**, land uses shall include low and medium density residential uses with a maximum density of 2.0 Floor Space Index (FSI) per development block, a maximum building height of five storeys, and a maximum base height of three storeys.

Further, **Section 4.3.1.1.12** of the Plan states that a concept plan may be required in accordance with **Section 5.2** of the Plan to demonstrate how the development meets the land use and design policies of the Plan for areas identified as a development block. A preliminary review of the revised development in terms of land use, density and height appears to be consistent with the applicable policies of the **Downtown Local Centre** designation.

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Downtown Design and Land Use Strategy

The Downtown Design and Land Use Strategy (DDLUS) provides a framework for shaping the role, function and character of the City's Downtown as well as establishing a vision for the area. In this regard, the DDLUS sets out recommendations for each district with respect to height, density, design, built form and various other matters.

The subject lands are located within the "Village Transition" area, which is identified in the DDLUS to serve as a transition to the adjacent and abutting lower density residential neighbourhoods and is intended to support a mix of office, commercial, retail and residential uses. In accordance with **Section 2.3** of the DDLUS, building heights of three to five storeys or 10 to 16 metres is recommended for the subject lands. On the basis of the proposed land use and built form, the applicant's development proposal is consistent with the recommendations of the DDLUS.

It should be noted that a more detailed review and evaluation of the revised development proposal will be completed following the receipt of comments from Council, the public and City departments/external agencies.

Zoning By-law

The lands are currently zoned **Residential First Density (R1) Zone** under By-law 66-71, as amended, (refer to Map 3) which does not permit the proposed townhouse built form. The following table outlines the applicable development standards relative to those proposed by the subject application:

Development Standard	RM2 Zone Standards, By-law 66-71, as amended	Proposed Standards/Development RM2 Zone Standards, By-law 66-71, as amended
Minimum Lot Area	N/A	0.22 hectares (0.54 acres)
Minimum Lot Frontage	30.5 metres (100 feet)	42 metres (137.8 feet)
Minimum Front Yard	Minimum 6.1 metres (20 feet)	3 metres (9.9 feet)
Minimum Side Yard	6.1 metres (20 feet) on one side and 2.4 metres (8 feet) on the other	3 metres (9.9 feet)
Minimum Rear Yard	Minimum 7.6 metres (25 feet)	5 metres (16.4 feet)
Maximum Height	N/A	13 metres (42.7 feet)
Maximum Coverage	30%	54%

In addition to the above, the applicant is requesting to implement site specific development standards related to gross floor area, number of dwelling units, parking, encroachments for balconies, porches and terraces, and minimum width of a driveway access. The draft Zoning By-law submitted in support of the development proposal is

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currently under review and the requested site specific provisions and exceptions shall be considered through the detailed review process.

Department and External Agency Comments:

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

Heritage and Urban Design Section

The City's Heritage and Urban Design Section has reviewed the Cultural Heritage Impact Assessment (CHIA) submitted with the original 2020 submission. The CHIA was required due to the close proximity of the subject lands to the St. Mary's Anglican Church at 10030 Yonge Street which is a listed property in the City's Inventory of Cultural Resources.

While the applicant's submitted CHIA concluded that no adverse impacts to the listed property at 10030 Yonge Street have been identified, Heritage staff have requested that the applicant submit a revised CHIA that includes historically relevant information with respect to the previous owner of the subject lands. In this regard, the former owner of the property, Dan Euser, designed the 9/11 Memorial South Pool in New York City and constructed a partial scale model of the memorial on the subject lands. He had also designed the water feature for Toronto's Yonge-Dundas Square and numerous water sculptures around the world. Information related to Mr. Euser was not included in the submitted CHIA and therefore, Heritage staff have requested that the applicant submit a revised CHIA that includes information on the previous owner as noted hereto.

Park and Natural Heritage Planning Section

The City's Park and Natural Heritage Planning Section has reviewed the revised proposal and have provided comments related to parkland dedication, landscaping, and tree preservation. Specifically, Park and Natural Heritage Planning staff have requested that Council accept cash-in-lieu of parkland dedication on the basis that the parkland requirements for this development would not create generate a viable sized park that can be programmed in this area. Further, staff have advised that the proposed development provides limited opportunities for on-site landscaping and at-grade outdoor amenity area for residents. In addition, staff have provided technical comments related to the tree inventory and preservation plan and the future required landscaping plan for the Elizabeth Street extension.

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

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evaluation of the proposed development, staff provides the following preliminary comments:

- the proposed three storey medium density residential development is permitted under the **Downtown Local Centre** designation of the Plan and conforms with the maximum building height and density policies of said designation. The subject application will continue to be reviewed with respect to the proposed site design, massing and architectural details;
- a Concept Plan in accordance with **Section 5.2** of the Plan was submitted in support of the revised development proposal and is under review by staff to determine if the proposed development achieves the land use and design policies of the Plan for the development block in which it is located;
- technical comments concerning the proposed interim and ultimate Elizabeth Street extension are critical in determining the acceptability of the proposed site and access design;
- the proposed development will be assessed on the basis of the Village Core Neighbourhood Design Guidelines and the City-wide Urban Design Guidelines. The applicant is encouraged to submit an application for Site Plan approval prior to finalization of the implementing Zoning By-law;
- a future draft Plan of Condominium application will also be required to facilitate the proposed development;
- City staff will review the form and content of the draft Zoning By-law Amendment for appropriateness; and,
- 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.

Other City Department and External Agency Comments

Comments have been received from the City's Building Services – Zoning Section, York Region District School Board, York Catholic District School Board, Rogers Communications, and Alectra Utilities. These City departments and external agencies have no objections to the application and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the approval process.

The revised development proposal is still under review by the City's Development Engineering Division, Urban Design Section, Finance Department, Fire and Emergency Services Division, Waste Collection Section, Enbridge Gas Distribution, Canada Post, the Toronto and Region Conservation Authority, the Regional Municipality of York and Bell Canada.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

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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 revised Zoning By-law Amendment application to permit 19 three storey stacked back-to-back townhouse dwelling units on its land holdings. The purpose of this report is to provide Council and the public with an overview of the revised 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.

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, Council Public Meeting Extract, May 20, 2020
- Map 1 Aerial Photograph
- Map 2 Official Plan Designation
- Map 3 Existing Zoning
- Map 4 Original Submission Site Plan
- Map 5 Proposed Revised Site Plan
- Map 6 Proposed Revised Elevations
- Map 7 Proposed 3D Renderings

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Report Approval Details

Document Title:	SRPI.21.027 - Request for Comments - Zoning By-law Amendment - D02-20001.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, CPM Extract.pdf- Map 1 - Aerial Photography.pdf- Map 2 - Official Plan Designation.pdf- Map 3 - Existing Zoning.pdf- MAP 4 -ORIGINAL SUBMISSION_SITE_PLAN.pdf- Map 5 - PROPOSED_REVISIED_SITEPLAN.pdf- Map 6 - PROPOSED_REVISIED_ELEVATIONS.pdf- Map 7 - PROPOSED_3D_RENDERINGS.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 - 2:20 PM

Kelvin Kwan - Feb 10, 2021 - 2:41 PM

MaryAnne Dempster - Feb 11, 2021 - 11:45 AM