



## **Staff Report for Council Public Meeting**

**Date of Meeting:** March 24, 2021

**Report Number:** SRPI.21.029

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.21.029 – Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation – City Files D01-20014 and D02-20028**

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### **Owners:**

The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation  
3500 Pharmacy Avenue  
Toronto, ON M1W 2T6

### **Agent:**

Goldberg Group  
2098 Avenue Road  
Toronto, ON M5M 4A8

### **Location:**

**Legal Description:** Part of Lot 46, Concession 1, W.Y.S.  
**Municipal Addresses:** 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent

### **Purpose:**

A request for comments concerning proposed Official Plan Amendment and Zoning By-law Amendment applications to permit the construction of a high-density residential development comprised of 790 dwelling units on the subject lands.

### **Recommendation:**

- a) **That Staff Report SRPI.21.029 with respect to the Official Plan and Zoning By-law Amendment applications submitted by The Acorn Development**

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**Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation for lands known as Part of Lot 46, Concession 1, W.Y.S. (Municipal Addresses: 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent), City Files D01-20014 and D02-20028, be received for information purposes only and that all comments be referred back to staff.**

### Contact Person:

Leigh Ann Penner, Senior Planner – Subdivisions, phone number 905-771-2462 and/or Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

### Report Approval:

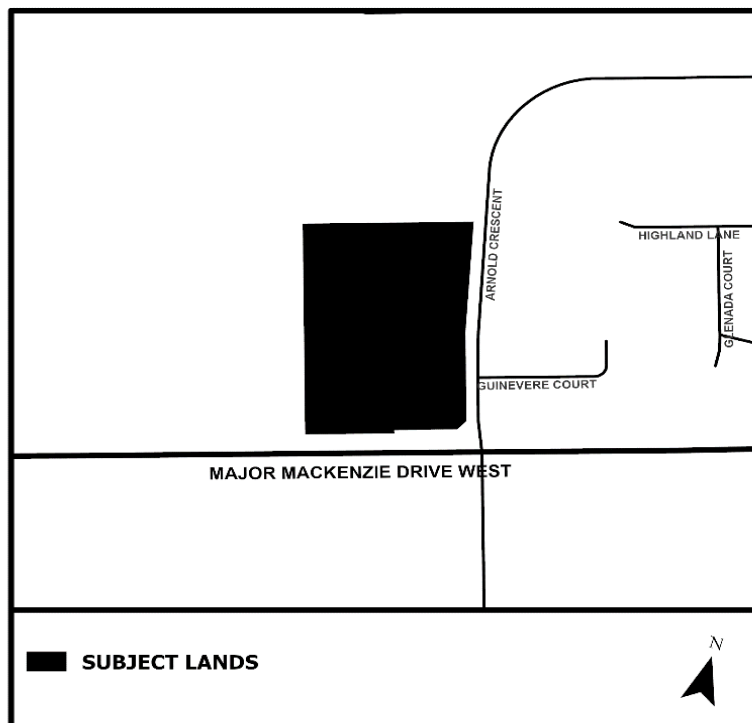
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**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 by the City on November 23, 2020 and deemed complete on December 23, 2020 following the submission of outstanding supporting materials. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment.

By way of background, Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-18020 and D03-18009) were originally submitted to the City by The Acorn Development Corporation in June 2018 on a portion of the subject lands (230 Major Mackenzie Drive West and 129, 133 and 141 Arnold Crescent) to facilitate a medium-density residential development comprised of 63 townhouse dwelling units, seven single detached dwelling units and one future residential lot to be accessed by a private condominium lane with an overall net density of 44.6 units per hectare. A statutory Council Public Meeting was tentatively scheduled for March 20, 2019; however, the applicant requested a deferral in order to allow additional time to review the initial comments received from City departments and the Toronto and Region Conservation Authority with respect to the proposed development and to bring forward a revised plan to be presented at a future Council Public Meeting.

The applicants recently acquired additional lands in the area to form a larger consolidated landholding comprised of nine (9) properties (190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent), and submitted new Official Plan and Zoning By-law Amendment applications to the City. The new applications form the basis for this report, and seek approval of a high-density residential development comprised of 790 dwelling units at an overall gross Floor Space Index (FSI) of 2.35. The previously submitted Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-18020 and D03-18009) have been abandoned and administratively closed at the applicants' request.

The purpose of this report is to seek comments from Council and the public with respect to the applicants' high-density residential development proposal 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 Major Mackenzie Drive West and Arnold Crescent (refer to Map 1). The applicants' landholding has a total combined lot area of 2.68 hectares (6.64 acres), and lot frontages of approximately 130 metres (426.51 feet) along Major Mackenzie Drive and approximately 180 metres (590.55 feet) along Arnold Crescent. The lands are generally rectangular in shape and are comprised of nine contiguous parcels, each of which are either vacant or presently support single detached dwellings that are to be demolished to facilitate the proposed development. A

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tributary of the East Don River predominately bisects the lands in a north-south direction. The topography of the lands is varied with a grade differential of approximately 6 metres (19.69 feet) between the highest elevation at the northwest corner and the southwest corner of the site. A culvert is located at the southwest corner of the site and traverses under Major Mackenzie Drive.

York Region Transit (YRT) bus stops are presently located on the north and south sides of Major Mackenzie Drive at Arnold Crescent, and the lands are located approximately 660 metres walking distance from the newly constructed Bus Rapid Transit (BRT) Station at the intersection of Yonge Street and Hopkins Street/Elmwood Avenue.

The subject lands abut Alexander Mackenzie High School to the west, a single detached dwelling to the north, Arnold Crescent to the east and Major Mackenzie Drive West to the south. Adjacent land uses also include Mackenzie Richmond Hill Hospital to the west, single detached dwellings and a City-owned woodlot to the north, single detached dwellings to the east, and a range of uses to the south including low and medium-density residential uses, a medical office building, a Fire Station, a Police and EMS Station, an approved (unbuilt) high-density mixed-use residential development and the Richmond Hill Central Library (refer to Map 2).

### Development Proposal

The applicants are seeking Council's approval of proposed Official Plan and Zoning By-law Amendment applications to facilitate the construction of a high-density residential development on its land holdings (refer to Map 5). The proposal is to be a multi-phased development comprised of four residential buildings with tower heights of 10 storeys (Tower A), 14 storeys (Tower B), 19 storeys (Tower C) and 12 storeys (Tower D) with at-grade townhouse dwelling units along Arnold Crescent, north of the proposed driveway entrance for the subject development.

In regard to the proposed built form, Tower A and a four storey building fronting onto Arnold Crescent are to be connected by a one storey lobby. Towers B and C are to be anchored by four storey podium and Tower D is to be connected to a four storey building fronting primarily onto Arnold Crescent.

The proposal also incorporates indoor and outdoor at-grade amenity space, green roofs atop the four storey building components that front onto Arnold Crescent, three levels of underground vehicular parking, underground and surface bicycle parking areas and vehicular access proposed by way of a right-in/right-out private lane onto Major Mackenzie Drive and Arnold Crescent. Furthermore, a reconfigured watercourse channel and associated buffer is proposed along the westerly limits of the subject lands (refer to Maps 5 to 13).

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

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- **Total Combined Lot Area:** 2.68 hectares (6.64 acres)
- **Number of Dwelling Units:** 790
  - **Apartment Units:** 717
  - **Townhouse Units:** 73
- **Number of Storeys:** 4 to 19
  - **Tower A:** 10
  - **Tower B:** 14
  - **Tower C:** 19
  - **Tower D:** 12
- **Building Height:** 14.5 metres (47.57 feet) to 64 metres (209.97 feet)
  - **Tower A:** 36 metres (118.11 feet)
  - **Tower B:** 46 metres (150.92 feet)
  - **Tower C:** 64 metres (209.97 feet)
  - **Tower D:** 46 metres (150.92 feet)
- **Gross Floor Area (GFA):** 63,102 square metres (679,246.50 square feet)
- **Density:** 295 units per hectare (119 units per acre) (1)
- **Floor Space Index (FSI):** 2.35 (1)
- **Total Amenity Area:** 2,563 square metres (27,588.81 square feet)
  - **Indoor:** 1,251 square metres (13,465 square feet)
  - **Outdoor:** 1,312 square metres (14,122 square feet)
- **Total Parking Spaces:** 838 (3 levels of underground parking)
  - **Resident:** 712 (0.90 spaces per dwelling unit)
  - **Visitor:** 126 (0.15 spaces per dwelling unit)
  - **Barrier Free:** 0
- **Bicycle Parking Spaces:** 514 (0.65 spaces per dwelling unit)
  - **Resident:** 474
  - **Visitor:** 40

- (1) The proposed density (UPH) and Floor Space Index (FSI) calculations reported in the applicants' development proposal are based on the gross lot area of the subject lands. In this regard, the density calculations must be revised based on the net developable area of the subject lands given that the watercourse and required buffers are designated Natural Core and do not constitute developable lands.

Applications for Site Plan approval and draft Plan of Condominium will be required to facilitate the intended form and tenure of the development proposal. At the time of preparation of this report, the aforementioned applications had not been submitted to the City.

### Supporting Documentation/Reports

The applicants have submitted the following documents/information to the City in support of the proposed development:

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Property Surveys;
- Topographical Survey;
- Concept Plan;

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- Statistics Plan;
- Site Plan;
- Floor Plans;
- Underground Parking Plans;
- Elevation Plans;
- Sections;
- Aerial Views;
- Preliminary Landscape Plan;
- Preliminary Landscape Roof Plan;
- Urban Design Brief;
- Shadow Study;
- Arborist Report;
- Natural Heritage Evaluation and Environmental Impact Study;
- Phase 1 and 2 Environmental Site Assessments;
- Phase 1 Environmental Site Assessment Reliance Letter;
- Functional Servicing Report;
- Geohydrology Assessment;
- Geomorphic Assessment;
- Geotechnical Report;
- Urban Transportation Considerations; and,
- Noise Feasibility Study.

### Official Plan Amendment Application

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 (Land Use) of the City of Richmond Hill Official Plan (the “Plan”) (refer to Map 4). The applicants have submitted an Official Plan Amendment application that seeks approval of the following amendments in order to facilitate the proposed development of the lands:

- to re-designate a portion of the subject lands from **Neighbourhood** to **Local Development Area**;
  - to modify the existing **Natural Core** designation to correspond with a proposed re-alignment of an existing watercourse;
  - to permit a maximum building height of 19 storeys;
  - to permit a maximum tower floor plate size of 750 square metres (8,073.20 square feet);
  - to permit a maximum Gross Floor Area of 62,200 square metres (669,537.13 square feet); and,
- to permit an overall maximum gross Floor Space Index (FSI) of 2.35.

### Zoning By-law Amendment Application

The subject lands are zoned **Residential First Density (R1) Zone** under By-law 66-71, as amended and **First Density Residential (R1) Zone** under By-law 2523, as amended

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(refer to Map 3). Permitted uses under both **R1 Zone** categories include residential, institutional, recreational and home occupation uses. The proposed high density residential apartment buildings and site development as contemplated by the subject applications is not permitted under the **R1 Zone** categories which restricts residential uses to single family detached dwellings. Accordingly, the applicants are seeking Council's approval to rezone the subject lands to **Multiple Residential Ten (RM10) Zone** and **Open Space (O) Zone** under By-law 66-71, as amended, and By-law 2523, as amended, with site specific provisions to implement the subject development proposal. Specifically, the Zoning By-law Amendment application seeks the following:

- to limit permitted uses to *Apartment Dwelling* and *Townhouse Dwelling* uses;
- to permit a maximum building height of 19 storeys/64 metres (209.97 feet);
- to permit site specific development standards that allow for flexibility in design related to minimum front yard, minimum side yard, minimum exterior side yard, minimum rear yard, maximum gross floor area, maximum floor area ratio, maximum tower floor plate, maximum lot coverage and maximum coverage of mechanical penthouse; and,
- to amend the general provisions pertaining to minimum required vehicular and bicycle parking spaces.

It should be noted that there are no general development standards for the **RM10 Zone** under By-laws 66-71 and 2523. As such, development standards for high-density residential development proposals are implemented on a site specific basis. In this regard, outlined below is a summary of the requested site specific development standards proposed by the applicants:

Development Standard	Proposed Standard, RM10 Zone under By-law 66-71, as amended, and By-law 2523, as amended
<b>Maximum Gross Floor Area</b>	63,200 square metres (680,301.39 square feet)
<b>Maximum Floor Area Ratio</b>	235%
<b>Maximum Tower Floor Plate</b>	750 square metres (8,073.20 square feet)
<b>Maximum Lot Coverage</b>	35%
<b>Minimum Front Yard (Major Mackenzie Drive)</b>	6.0 metres (19.69 feet)
<b>Minimum Interior Side Yard (West)</b>	29.0 metres (95.14 feet)
<b>Minimum Exterior Side Yard (East)</b>	6.0 metres (19.69 feet)
<b>Minimum Rear Yard</b>	6.0 metres (19.69 feet)
<b>Maximum Building Height</b>	19 storeys / 64 metres (209.97 feet)
<b>Maximum Coverage of Mechanical Penthouse</b>	75% of roof surface
<b>Minimum Parking Spaces</b>	
• Apartment Dwelling:	0.90 parking spaces/dwelling unit
• Townhouse Dwelling:	0.90 parking spaces/dwelling unit
• Visitor:	0.15 parking spaces/dwelling unit
<b>Minimum Bicycle Parking Spaces</b>	
• Residential:	0.6 bicycle parking spaces/dwelling unit
• Visitor:	5% of the minimum required bicycle spaces for residential use

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In addition to the preceding, the applicants are requesting approval to rezone a portion of the subject lands to **Open Space (O) Zone** under By-law 66-71, as amended, and By-law 2523, as amended, to correspond with the proposed re-alignment of an existing watercourse on the subject lands.

The draft Zoning By-law submitted in support of the development proposal is currently under review. The appropriateness of the proposed land uses, site specific zoning provisions and exceptions, 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 regard to policy conformity, compatibility, design and function.

### Planning Analysis:

Staff has undertaken a preliminary review and evaluation of the applicants' 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. In this regard, both York Region and the City are currently conducting Municipal Comprehensive Reviews (MCRs) to update their Official Plans as necessary to align with more recent Provincial planning direction. Below is a more detailed outline of the proposal relative to the current Regional and City Official Plans.

### 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 lands are located on a Regional arterial street (Major Mackenzie Drive) in accordance with Map 12 (Street Network), and Major Mackenzie Drive is also identified as a **Regional Rapid Transit Corridor** on Map 11 (Transit Network) to the ROP. In accordance with the ROP transit policies, medium and high-density urban development is directed to rapid transit corridors (**Policy 7.2.25**).

At its meeting of September 24, 2020, Regional Council adopted the recommendations, as amended, of a staff report entitled "Major Transit Station Areas Endorsement Report", thereby endorsing boundary delineations, minimum density targets and preliminary policy directions for each of the Region's identified major transit station areas. These recommendations serve to guide the Regional Official Plan update currently being undertaken through a Municipal Comprehensive Review (MCR) in order to implement the policies of the *Growth Plan for the Greater Golden Horseshoe* (2019).



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In this regard, a Major Transit Station Area (MTSA) is centered on the newly constructed Bus Rapid Transit (BRT) Station at the intersection of Yonge Street and Hopkins Street/Elmwood Avenue, referred to as MTSA 40. In considering the appropriateness of the applicant's development proposal, it is important to recognize that the subject lands are not within the boundaries of an MTSA as currently endorsed by Regional Council.

The subject applications have been circulated to York Region and remain under review at the time of writing this report. Among other matters, the Region will need to confirm 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

### Current Policy Framework

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 (Land Use) of the Plan (refer to Map 4). Furthermore, the lands are located at the intersection of an arterial street (Major Mackenzie Drive) and a local street (Arnold Crescent) as shown on Schedule A8 (Street Classification), with Major Mackenzie Drive being identified as a **Local Corridor** on Schedule A1 (Urban Structure) and a **Future Rapid Transit Corridor** on Appendix 5 (Public Rapid Transit) to the Plan. Lastly, at their closest point, the subject lands are approximately 530 metres west of Yonge Street, being a **Regional Corridor** as shown on Schedule A1 (Urban Structure) and a **Regional Rapid Transit Corridor** on Appendix 5 (Public Rapid Transit) of the Plan.

The **Neighbourhood** designation applies to the majority of the lands and is intended to accommodate limited intensification through small-scale infill and redevelopment in a low-rise, low-density built form (**Section 4.9**). Permitted uses within the **Neighbourhood** designation include low-density residential uses such as single detached, semi-detached and duplex dwellings, in addition to medium-density residential uses such as townhouses and walk-up apartments subject to specific policy criteria as defined in Chapter 4 of the Plan.

Development within the **Neighbourhood** designation shall have building heights of up to three (3) storeys on local and collector streets and up to four (4) storeys on arterial streets (**Section 4.9.1.4**), with medium-density residential development having a maximum site density of 50 units per hectare (**Section 4.9.1.2.3**). In accordance with **Section 4.9.2** of the Plan, development shall be compatible with the character of the adjacent and surrounding area with respect to the predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments and the general pattern of yard setbacks. As the submitted applications

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propose to introduce a high-rise built form on the subject lands, the associated policies with respect to transition would be applicable.

The portion of the property containing the watercourse is designated **Natural Core**. Permitted uses within the **Natural Core** designation include fish, wildlife and forest management, conservation projects, flood and erosion control projects, essential infrastructure, low-intensity recreational uses, unserviced parks and accessory uses (**Policy 4.10.5.1**). The **Natural Core** designation is intended to maintain and, where possible, improve or restore the ecological integrity of the natural features and functions (**Section 4.10.5**).

Furthermore, lands located within the **Natural Core** designation shall be protected over the long term in order to maintain, and wherever possible, enhance the size, diversity, health, connectivity, and resiliency of the **Greenway System (Section 4.10.5)**. In accordance with **Policy 3.2.2.3.7** of the Plan, the **Natural Hazards** policies direct that a minimum protection zone (or buffer) of 10 metres from the outer limits of the hazard lands shall be provided. Pursuant to the policies of the Plan, lands which constitute the **Natural Core** designation shall be conveyed into public ownership to ensure their protection over the long-term (**Policy 3.2.2.3.8**). Based on the plans and drawings submitted in support of the subject development, the existing watercourse is proposed to be re-aligned along the westerly limit of the subject lands and conveyed to a public authority.

It is acknowledged that the applicants have put forward the position that the westerly portion of the subject lands are currently designated **Local Development Area** in accordance with Schedule A2 (Land Use) of the Plan. The applicants' position is based on the interpretation policies of the Plan which in part stipulate the following:

*“The location of boundaries and symbols, including land use designations shown on the Schedules to this Plan, are intended to indicate the general location except where they coincide with highways, streets, railways, watercourses or other bodies of water or other clearly recognizable or defined physical features...” (Policy 7.1.6)*

As the existing watercourse generally bisects the subject lands in half, the applicants are of the opinion that lands to the west of the existing watercourse are designated **Local Development Area** and lands to the east of the watercourse are designated **Neighbourhood**. In this regard, staff advises that the location of the watercourse and corresponding **Natural Core** designation as depicted in the Official Plan do not appear to be based on existing conditions, but rather appear to reflect a re-alignment of the watercourse generally along the western boundary of the subject lands.

The realignment of the watercourse was under consideration and discussion with the Toronto and Region Conservation Authority at the time that the Official Plan was prepared, and the applicants are in fact proposing to relocate the watercourse along the westerly boundary of the subject lands, generally aligning with the schedules in the

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Official Plan. For greater clarity, staff are completing additional background research with respect to the information used in preparing the Official Plan.

### Proposed Policy Framework

The applicants have submitted an Official Plan Amendment application to redesignate a portion of the subject lands from **Neighbourhood** to **Local Development Area**, which are areas where a cluster of land uses or public transit services intersect with a **Local Corridor** providing a local destination. **LDAs** are intended to accommodate a more intensive and wider range of uses along the Local Corridor, but at a scale that is compatible with the context of each **LDA**. In this regard, **LDAs** are to accommodate intensification at varying scales and intensity that are less than the **Key Development Areas (KDAs)** and **Regional Corridors**, representing a series of smaller-scale, mixed-use service hubs to serve the adjacent neighbourhoods and the community (**Policy 3.1.3.12**).

The subject lands are adjacent to the **Trench Street LDA**, which is intended to be a mixed-use employment node focused around community uses with particular emphasis on health-related services associated with the Mackenzie Richmond Hill Hospital (**Section 4.5**). For these reasons, the boundaries of the **LDA** designation are intended to apply to the Mackenzie Richmond Hill Hospital, Alexander Mackenzie High School and the York-Med Medical Centre.

The policies for the **Trench Street LDA** permit medium density residential, high density residential, office, and commercial and retail uses, as well as automotive service commercial, community uses, parks and urban open space and live-work units, subject to specific policy criteria as defined in Chapters 3 and 4 of the Plan (**Policy 4.5.1.2**).

The **Trench Street LDA** provides for a minimum building height of three storeys and a maximum building height of eight storeys, with the tallest buildings being directed to the Major Mackenzie Drive frontage (**Policy 4.5.1.9**) and required to provide commercial, retail, office or community uses at grade (**Policy 4.5.1.6**). Furthermore, the maximum density of a development block within the **Trench Street LDA** shall be 1.5 FSI. The boundaries of a development block shall be determined by the City through an approved Tertiary Plan or through the submission and review of an appropriate concept plan in accordance with **Section 5.2** of the Plan (**Policy 4.5.1.7**). Staff note that the applicant's submitted Concept Plan does not adequately address this policy requirement.

Further to the above policy direction, **Section 3.4.1** of the Plan sets out design criteria for all development which includes specific policies for high-rise residential buildings. Specifically, high-rise buildings shall generally have a slender floorplate above the podium of approximately 750 square metres and shall introduce step backs for tower elements proposed above base buildings to limit shadow and wind impacts and loss of skyview. High-rise buildings shall also be designed with sufficient separation distance of

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approximately 25 metres between proposed or existing towers to maintain appropriate light, view and privacy conditions.

As the applicant is proposing to redesignate a portion of the subject lands to **Local Development Area** and to introduce a high-rise built form of development, the associated policies with respect to transition are applicable. In this regard, development within the **LDA** designation that abuts the **Neighbourhood** designation shall have a maximum building height of three storeys and may progressively increase in height away from lands in the **Neighbourhood** designation, and shall be subject to the angular plane policies of the Plan (**Policy 4.5.1.10**).

More specifically, **Policy 3.4.1.55** states that development must adhere to the principle of a 45 degree angular plane measured from adjacent low density residential areas. Staff note that the applicants' development proposal includes building heights that significantly exceed three storeys, but appears to meet the required 45 degree angular plane from the edge of the northern property line and the east side of Arnold Crescent. Staff note the development proposal does not meet the required angular plane from the south side of Major Mackenzie Drive with respect to Tower C.

A detailed review and evaluation of the subject proposal relative to the above noted policies will be completed following the receipt of comments from Council, the public, City departments and external agencies.

### City Department and External Agency Comments:

The subject Official Plan and Zoning By-law Amendment applications and the associated background studies and reports submitted in support of same have been circulated to various City departments and external agencies for their review and comments. Given that the applications were only deemed complete at the end of December 2020, the applications remain under review by a number of City departments and external agencies.

#### Development Planning Division

Development Planning staff has undertaken a preliminary review of the applicants' development proposal, including 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:

- York Region and the City have both initiated Municipal Comprehensive Review (MCR) processes to update their respective Official Plans to align with the updated policy direction in the *Provincial Policy Statement (2020)* and the *Growth Plan (2019)*. While these reviews will undoubtedly result in updated growth management and intensification policies, it is important to highlight that in terms of the intensification hierarchy and the implementation of updated population and employment targets, the subject lands are not located within the boundaries of a

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Major Transit Station Area (MTSA) as currently endorsed by Regional Council as part of their MCR process;

- the proposed high-density, high-rise residential development is not permitted or supported by the existing **Neighbourhood** designation policies of the Plan, nor the policies of the proposed **Local Development Area (LDA)** designation being sought by the applicant through its Official Plan Amendment application. In this regard, Major Mackenzie Drive is a **Local Corridor** and **LDAs** are planned to accommodate intensification at a scale and intensity that is less than **Regional Corridors** and **Key Development Area (KDAs)**, representing a series of smaller-scale, mixed-use service hubs to service the adjacent neighbourhoods;
- although the **Trench Street LDA** policies permit apartment forms of development, high-rise development is not permitted in accordance with **Policy 4.5.1.9(b)**. In this regard, the maximum building height is eight storeys, whereas the proposed building heights on the subject lands are 10, 12, 14 and 19 storeys;
- the **Trench Street LDA** policies provide that the maximum density of a development block shall be 1.5 FSI as set out in **Policy 4.5.1.7** of the Plan. The subject applications propose an overall maximum gross FSI of 2.35; however, the FSI has been incorrectly calculated and understated. In this regard, the density of the proposed development must be calculated based on the net developable area of the site, thereby excluding the lands containing a watercourse and its associated buffers which are designated **Natural Core**. As a result, the applicants must provide additional details with respect to the portion of their landholding containing the watercourse and its associated buffer in order to accurately calculate the FSI for the proposed development;
- the proposed development is not consistent with the **LDA** policies of the Plan which require development fronting on Major Mackenzie Drive to provide commercial, retail, office or community uses at grade as set out in **Policy 4.5.1.6**. The purpose of this policy is to achieve the vision for a mixed-use service centre along Major Mackenzie Drive, and in the context of the **Trench Street LDA** to achieve a mixed-use employment node focused on community uses and health-related services that support Mackenzie Richmond Hill Hospital;
- **Policy 4.5.1.10** of the Plan states that development abutting the **Neighbourhood** designation shall have a maximum height of three storeys and be subject to the angular plane policies of **Section 3.4.1.55** of the Plan. Building heights may progressively increase away from lands in the **Neighbourhood** designation. The subject applications propose podium building heights of four storeys adjacent to existing ground-related residential uses in the **Neighbourhood** designation. Based on the submitted drawings, the proposed development appears to meet the required 45 degree angular view plane from the northerly property line and from the east side

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of Arnold Crescent. However, the proposal does not meet the required angular plane from the south side of Major Mackenzie Drive with respect to Tower C;

- the applicants will be required to demonstrate conformity with the urban design policies of the Plan and the proposed development will be assessed on the basis of the City-wide Urban Design Guidelines and the Village Core Urban Design Guidelines as it relates to design, compatibility and an acceptable transition to adjacent low-density built forms. In this regard, **Section 3.4.1** of the Plan outlines Urban Design Criteria, specifically policies regarding Transition to Neighbourhoods, which are applicable to the proposed development;
- comments from the City's Development Engineering Division are required in order to address matters related to servicing, hydrogeology, traffic impact, access operations, on-site circulation, parking and transportation demand management measures for the proposed development;
- comments from the City's Park and Natural Heritage Planning Section and the Toronto and Region Conservation Authority are required to address matters related to parkland dedication, tree removal/compensation and the proposed realignment of the watercourse on the subject lands;
- comments from York Region are required to address matters related to Regional Official Plan policy implications and transportation considerations;
- the applicants must satisfactorily address any issues and requirements identified by City departments and external agencies that have been requested to review the subject development proposal. In this regard, a number of City departments and external agencies continue to review the applications at the time of writing this report;
- the applicants' draft Zoning By-law proposes to rezone the residential portion of the development to **Multiple Residential Ten (RM10) Zone** under By-law 66-71, as amended, and By-law 2523, as amended. The applicants are advised that the westerly portion of its land holding will have to be removed from By-law 2523 altogether and brought into By-law 66-71 accordingly;
- the applicants will be required to submit a Sustainability Performance Metrics Tool in support of their proposal that satisfies the minimum threshold score for Site Plans through a future application for Site Plan approval;
- staff will continue to review the proposed development to determine the appropriateness of the request to amend the Official Plan and Zoning By-law with respect to land use designation, height, density and built form, as well as site specific development standards proposed such as setbacks and parking; and,

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- applications for Site Plan approval, draft Plan of Condominium and Private Street Naming will be required to facilitate the proposed development.

A comprehensive review of the subject 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. This 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, Rogers Cable and the York Catholic District School Board, in addition to the City's Fire and Emergency Services Division, Community Services – Public Works Operations 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 applicants during the more detailed implementation stage of the approval process.

### **Outstanding City Department and External Agency Comments**

As of the writing of this report, the subject applications remain under review by the City's Development Engineering Division, Urban Design and Heritage Section, and Park and Natural Heritage Planning Section, as well as the Regional Municipality of York, Toronto and Region Conservation Authority, the York Region District School Board, Canada Post, Enbridge Gas, Hydro One and Bell Canada.

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

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

### **Relationship to Council's Strategic Priorities 2020-2022:**

The recommendations of this report do not have any direct implications with respect to Council's Strategic Priorities. An overview of how the subject applications are aligned with Council's Strategic Priorities will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicants' development proposal.

### **Climate Change Considerations:**

The recommendations of this report do not have any direct implications with respect to Council's Climate Change Considerations at this time. An overview of how the subject applications support Council's climate change mitigation and/or adaptation measures to reduce carbon emissions will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicants' development proposal.

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### **Conclusion:**

The applicants are seeking Council's approval of their Official Plan and Zoning By-law Amendment applications to permit a high-density residential development consisting of 790 dwelling units 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 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.

### **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 Schedule A2 – Land Use
- Map 5, Proposed Site Plan
- Map 6, Proposed Elevation
- Map 7, Proposed Elevation
- Map 8, Proposed Elevation
- Map 9, Proposed Elevation
- Map 10, Proposed Aerial Views
- Map 11, Proposed Aerial Views
- Map 12, Proposed Landscape Plan
- Map 13, Proposed Landscape Roof Plan



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### Report Approval Details

Document Title:	SRPI.21.029 - Request for Comments - Acorn - D01-20014 and D02-20028.docx
Attachments:	<ul style="list-style-type: none"><li>- Map 1 - Aerial Photograph.pdf</li><li>- Map 2 - Neighbourhood Context.pdf</li><li>- Map 3 - Existing Zoning.pdf</li><li>- Map 4 - Official Plan Schedule A2 - Land Use.pdf</li><li>- Map 5 - Proposed Site Plan.pdf</li><li>- Map 6 - Elevation.pdf</li><li>- Map 7 - Elevation.pdf</li><li>- Map 8 - Elevation.pdf</li><li>- Map 9 - Elevation.pdf</li><li>- Map 10 - Proposed Aerial Views.pdf</li><li>- Map 11 - Proposed Aerial Views.pdf</li><li>- Map 12 - Proposed Landscape Plan.pdf</li><li>- Map 13 - Proposed Landscape Roof Plan.pdf</li></ul>
Final Approval Date:	Mar 4, 2021

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

**Gus Galanis - Mar 3, 2021 - 10:14 AM**

**Kelvin Kwan - Mar 3, 2021 - 10:46 AM**

**MaryAnne Dempster - Mar 4, 2021 - 6:51 AM**