



Staff Report for Council Public Meeting

Date of Meeting: April 7, 2021

Report Number: SRPI.21.036

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.036 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – 607919 Ontario Limited – City Files D01-20012 and D02-20024

Owner:

607919 Ontario Limited
2 Hunters Point Drive, Unit 5
Richmond Hill, Ontario
L4C 9Y4

Agent:

2572939 Ontario Limited
4800 Dufferin Street
Toronto, Ontario
M3H 5S9

Location:

Legal Description: Part of Lot 38, Concession 1 W.Y.S.

Municipal Address: 8905 Bathurst Street

Purpose:

A request for comments concerning Official Plan and Zoning By-law Amendment applications to permit a high-density residential development on a portion of the subject lands.

Recommendation:

- a) That Staff Report SRPI.21.036 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 607919 Ontario Limited for lands known as Part of Lot 38, Concession 1, W.Y.S. (Municipal Address: 8905 Bathurst Street), City Files D01-20012 and D02-20024, be received for information purposes only and that all comments be referred back to staff.

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Contact Person:

Katherine Faria, Acting Senior Planner, Site Plans, phone number 905-771-5543 and/or Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

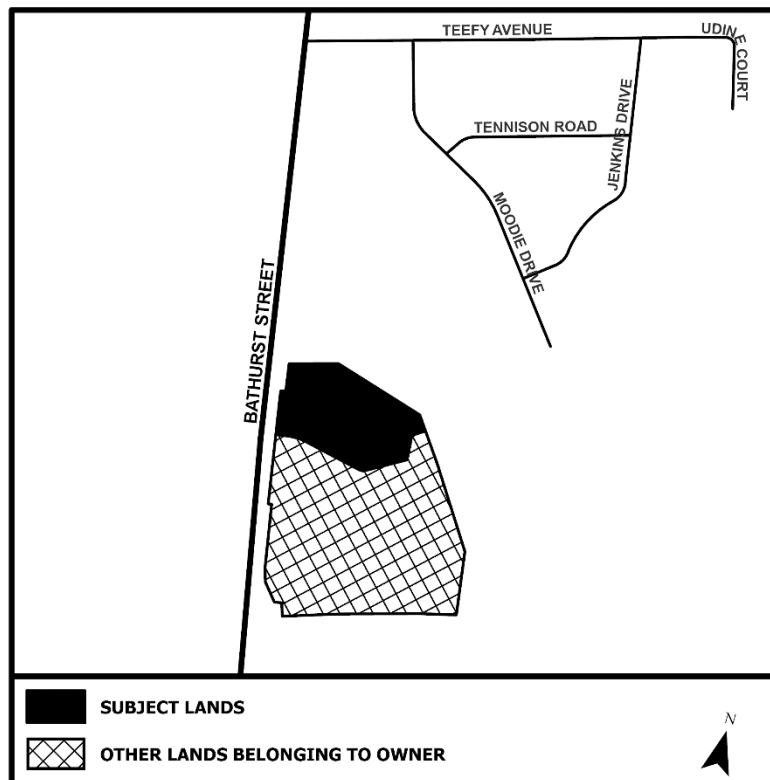
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure Department

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:

On August 28, 2020, the Province approved Amendment 228 to the *Parkway Belt West Plan*, July 1978 (“PBWP”) thereby removing a portion of the lands municipally known as 8905 Bathurst Street from the PBWP. In addition to the lands being within the PBWP, the lands were also previously subject to Minister’s Zoning Order, Ontario Regulation 474/73. Pursuant to Ontario Regulation 467/20, the Minister’s Zoning Order was removed along with the PBWP for a portion of the subject lands in August, 2020.

The subject Official Plan and Zoning By-law Amendment applications were received by the City on October 14, 2020 and were deemed complete on November 13, 2020. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. In this regard, the applications seek Council’s approval to permit the development of the portion of the subject lands that have been removed from the PBWP.

The purpose of this report is to seek comments from Council and the public with respect to the subject Official Plan and Zoning By-law Amendment 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 on the east side of Bathurst Street, south of Teefy Avenue and have a total lot area of approximately 4.73 hectares (11.69 acres) (refer to Map 1). The lands support the existing Richmond Hill Country Club and related amenities which are proposed to remain, as well as a surface parking lot serving the country club. The lands abut Bathurst Street to the west, medium density residential uses (townhouses) to the north, Webster Park and environmental lands to the east and north, and the Nicolas Cober House that is listed on the City’s *Inventory of Cultural Heritage Resources* to the south.

Development Proposal

The applicant is seeking Council’s approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of a high-density residential development comprised of 20 and 16-storey apartment buildings which are to contain 396 residential dwelling units on the north portion of the applicant’s land holdings (refer to Maps 6 to 10). The two buildings are to be connected by a second storey amenity area. The required parking to support the existing country club on the subject lands will be accommodated within a future parking structure at the southern end of the property which is to be reviewed as part a recently submitted but unrelated Site Plan application (City File D06-21004). Vehicular access for the proposed development is to be provided via the existing signalized entrance to the country club from Bathurst Street.

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

- **Total Area:** 4.73 hectares (11.69 acres)
- **Development Area:** 1.22 hectares (3.01 acres)
- **Number of Residential Units:** 396
- **Building Heights:**
 - **Tower A:** 20 storeys
 - **Tower B:** 16 storeys
- **Gross Floor Area (GFA):**
 - **Existing GFA:** 12,345 sq. metres (132,880.47 sq. feet)
 - **Proposed GFA:** 37,915 sq. metres (408,113.66 sq. feet)
- **Underground Parking:** 3 levels
- **Total Parking Spaces:** 535
- **Proposed Floor Space Index (FSI):**
 - **Overall Site:** 1.06
 - **Development Area:** 3.11

An application for Site Plan Approval, draft Plan of Condominium and Consent will be required to facilitate the proposed development. At the time of writing of this report, the aforementioned applications have not been submitted to the City.

Supporting Documentation/Reports

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

- Planning and Urban Design Rationale;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Plan of Survey;
- Topographic Survey;
- Context and Adjacent Property Plan;
- Site Plan and Statistics;
- Exterior Building Views;
- Elevation Plans;
- Floor Plans, Underground Parking Plans and Sections;
- Conceptual Grading Plan;
- Conceptual Servicing Plan;
- Erosion and Sediment Control Plan;
- Tree Protection Plan;
- Landscape Plan;
- Maneuvering Diagrams;
- Shadow Studies;
- Functional Servicing and Stormwater Management Brief;

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- Scoped Environmental Impact Study;
- Geotechnical Investigation;
- Hydrogeological Investigation;
- Slope Stability Assessment;
- Arborist Report;
- Transportation Impact Study;
- Noise Feasibility Study; and,
- Pedestrian Level Wind Study.

Official Plan Amendment Application

The applicant is seeking Council's approval to amend Schedule A1 (Urban Structure) and Schedule A2 (Land Use) of the City of Richmond Hill Official Plan (the Plan) in order to re-designate a portion of the subject lands from **Parkway Belt West** to **Neighbourhood**. In this regard, the applicant is seeking approval of the following site-specific exceptions to facilitate the proposed high density residential development on its land holdings:

- that high-density residential uses be permitted;
- that a maximum density of 1.1 times the lot area be permitted;
- that a maximum building height of 20 storeys be permitted;
- that a high-rise built form that promotes the establishment of a skyline be permitted within the **Neighbourhood** designation;
- that a floor plate size exceeding 750 square metres be permitted; and,
- that a step back above the base building height for high-rise residential buildings not be required.

Zoning By-law Amendment Application

As noted previously, pursuant to Ontario Regulation 467/20, the Minister's Zoning Order was removed along with the PBWP for the lands that are the subject of these applications in August, 2020. The underlying zoning of the subject lands is **Agricultural (A) Zone** and **Flood (F) Zone** under By-law 2523, as amended (refer to Map 5). It is noted that By-law 2523 pre-dates the adoption and approval of the Plan. The **A Zone** permits a single-family detached dwelling in addition to various farming, institutional, recreational, commercial and other uses. The **F Zone** permits a flood control or conservation project and limited recreational uses.

The proposed high density residential development is not permitted by the current applicable zoning category. In this regard, the applicant is seeking approval to rezone a portion of its land holdings to a site-specific "**Residential Multiple Six Density (RM6) Zone**" under By-law 2523, as amended, to permit an apartment dwelling and to establish site-specific development standards to facilitate the proposed development on the subject lands. As there are no development standards for high-density residential development with the **RM6 Zone** under By-law 2523, as amended, the development standards with respect to the proposed development are proposed on a site-specific

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basis. Outlined below is a summary of development standards proposal by the applicant:

- Minimum Lot Frontage: 238 metres (780.84 feet)
- Minimum Lot Area: 4.7 hectares (11.6 acres)
- Maximum Floor Space Index: 1.1
- Maximum Building Heights:
 - Tower A 22 storeys (77.5 metres)
 - Tower B 18 storeys (64.0 metres)
- Parking Requirements:
 - Residential 1.15 spaces per unit
 - Visitor 0.15 spaces per unit
- Loading Requirements: 1 loading space

Further to the above, the applicant has also proposed site specific development standards and/or provisions with respect to minimum building setbacks, lot coverage, encroachments, parking and loading space dimensions and existing uses, buildings or structures. The proposed maximum building heights and setbacks are specified for various areas of the proposed buildings on the basis of site design and are reflected on a schedule to the applicant's draft Zoning By-law Amendment. Additionally, the applicant's draft Zoning By-law Amendment seeks to add or replace zoning definitions for "Apartment Dwelling", "Gross Floor Area", "Building Height", and "Lot".

It should be noted that the appropriateness of the proposed zone category, zoning provisions, 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 of the applicant's development proposal based on the policy framework contained within the *Provincial Policy Statement* (the "PPS"), the *Growth Plan for the Greater Golden Horseshoe* (the "Growth Plan"), the *Parkway Belt West Plan* (the "PBWP"), the *Greenbelt Plan* (the "GBP"), 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 approval. Since the Plan's approval, the PPS and the Growth Plan have been updated. At the time of writing of this report, both York Region and the City are undertaking a mandatory Municipal Comprehensive Review (MCR) and Official Plan update, respectively. Below is a more detailed outline of the proposal relative to the ROP and the Plan.

York Region Official Plan

The subject lands are located within the **Parkway Belt West Plan** area in accordance with Map 1 (Regional Structure) of the ROP. As set out in **Policy 8.4.10** of the ROP, the

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boundaries and policies of the PBWP as amended take precedence over the designation shown on Map 1 of the ROP. Where the PBWP is amended to remove lands, the Regional land use designation of the abutting lands outside of the PBWP will apply without amendment to the ROP.

At its meeting of September 24, 2020, Regional Council adopted the recommendations, as amended, of a Report of the Commissioner of Corporate Services and Chief Planner entitled “Major Transit Station Areas Endorsement Report” (the “Report”). The Growth Plan generally defines major transit station areas (“MTSAs”) as areas within an approximate 500 to 800 metre radius of a transit station and sets out minimum density targets for MTSAs on the basis of order of transit. The Report, including amendments, outlined various recommendations concerning boundary delineations, minimum density targets and preliminary policy directions for the MTSAs identified in the Report that will inform the update to the ROP being undertaken through the MCR in keeping with Provincial policy direction.

The Report identifies that an MTSA is to be established at Bathurst Street and Highway 7 (“Bathurst-Highway 7 BRT Station MTSA”) having a proposed minimum density target of 160 residents and jobs per hectare as set out in Attachment 3 to the Report; however, the recommended boundaries for the Bathurst-Highway 7 BRT Station MTSA do not encompass the subject lands, which are located to the north of the proposed boundary. In addition, the proposed development area is located beyond the 800 metre radius to the transit station as depicted in the Report.

As outlined in the Report, it should also be noted that the removal by the Province of lands from the PBWP designation (generally located east of Bathurst Street) will be required prior to the development and implementation of the proposed MTSA. In accordance with City Staff Report SRPRS.20.004, which was considered at a Meeting of City Council held on February 26, 2020, staff recommended that the inclusion of lands on the east side of Bathurst Street within the Bathurst-Highway 7 MTSA be investigated.

The subject applications have been circulated to York Region and remain under review at the time of writing of this report. In this regard, a more detailed review and evaluation of the proposed amendment in the context of the applicable policies of the ROP will form part of a future recommendation report to Council.

City of Richmond Hill Official Plan

As previously noted, the applicant’s land holdings are located within the **Parkway Belt West Plan Area** with a **Greenway System** underlay in accordance with Schedule A1 (Urban Structure) and are designated **Parkway Belt West** in accordance with Schedule A2 (Land Use) of the Plan (refer to Maps 2 and 3). The **Parkway Belt West** designation includes lands within the City that are subject to and governed by the Provincial PBWP. As generally indicated on Schedule A4 (Key Natural Heritage Features and Key

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Hydrological Features) of the Plan, various environmental features have been identified on and/or adjacent to the subject lands (refer to Map 4).

As noted previously, a portion of the lands were removed from the PBWP in August, 2020. In this regard, a portion of the subject lands remains subject to the PBWP and are designated as “Public Open Space and Buffer Area” within the “Public Use Area” policies of the PBWP (refer to Map 1). As set out in **Section 4.10.8** of the Plan, permitted uses for lands that are to remain within **the Parkway Belt West** designation shall be governed by the PBWP as set out in **Section 4.10.8** of the Plan.

In accordance with **Policy 4.10.8.2 of the Plan**, where lands are removed by the Province from the PBWP, it is the intent of the Plan that such lands containing *key natural heritage features* (KNHFs) or *key hydrological features* (KHF) and their functions or that provide connections between or within the City’s Greenway System and the Regional Greenlands System shall remain within the Greenway System in either a **Natural Core** or **Natural Linkage** land use designation. In addition, where lands are removed from the PBWP, proponents of development shall be required to submit an Official Plan Amendment that demonstrates to the satisfaction of the City that:

- adequate demand and need exists for the proposed land uses in relation to the land use permissions outlined in this Plan;
- the proposed development is compatible with the surrounding area;
- *key natural heritage features* or *key hydrological features* and their functions have been protected and enhanced; and,
- the proposed development enhances the ecological integrity of the Regional Greenlands System and the City’s Greenway System.

In support of its Official Plan and Zoning By-law Amendment applications, the applicant has submitted technical studies and reports as required to address the applicable environmental and hazard lands policies of the Plan. These documents are currently under review by circulated City departments and external agencies.

As indicated in the earlier sections of this report, the applicant is seeking Council’s approval of an Official Plan Amendment to redesignate a portion of its land holdings from **Parkway Belt West** to **Neighbourhood**, including site-specific exceptions in accordance with the Plan. In accordance with **Section 4.9.1 of the Plan**, the predominant use of land within the **Neighbourhood** designation shall be for low-rise residential uses, among other land uses subject to specific policy criteria.

Development within the **Neighbourhood** designation that is located on an arterial street shall have a maximum building height of 4 storeys. Development within the **Neighbourhood** designation shall be compatible with the existing character of adjacent and surrounding areas with respect to predominant building forms and types, massing, general patterns of streets, blocks, lots and lanes, landscaped areas and treatments, and general pattern of yard setbacks. Additionally, the relevant urban design guidelines

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which have been approved by Council shall be utilized in the review and evaluation of development applications and related studies in accordance with the policies of **Section 3.4.1.2** of the Plan. High-density residential development as proposed by the subject applications is not contemplated within the **Neighbourhood** designation of the Plan.

In addition to the policies outlined under **Sections 4.10.8 (Parkway Belt West)** and **4.9.1 (Neighbourhood)** outlined above, the following is a general overview of the policies of the Plan that are relevant to the evaluation of the proposed development:

- in accordance with **Section 3.1.3** of the Plan, the centres and corridors of the urban structure shown on Schedule A1 (Urban Structure) shall accommodate the majority of the City's projected population growth;
- the addition of new or expansion of existing centres and corridors is not anticipated and shall only be initiated by the City through an MCR;
- the majority of intensification in the City shall occur in the centres and corridors shown on Schedule A1 (Urban Structure) as defined by the and use designations shown on Schedule A2 (Land Use) and the policies of the Plan. Intensification outside of the centres and corridors shall be limited in accordance with the policies of the Plan;
- the **Neighbourhoods** will accommodate only limited intensification through small-scale infill and redevelopment at a lower scale and intensity than any other area of the urban structure;
- the Greenway System will not accommodate intensification and only those uses outlined under the Greenway System land use designations will be permitted;
- a minimum of 25% of new housing units within the settlement area shall be affordable and should be coordinated across the City including secondary plan and tertiary plan areas;
- in accordance with **Section 3.2.1** of the Plan, where lands within the Greenway System are governed by the PBWP as identified on Schedule A1 (Urban Structure), these lands are subject to the PBWP policies in Chapter 4 of the Plan. Where lands within the PBWP contain a KNHF or KHF, the policies of **Section 3.2.1.2** of the Plan apply;
- development and site alteration shall be directed away from the **Greenway System** in accordance with the policies of the Plan;
- development and site alteration shall not be permitted on lands within KNHFs or KHFs;
- as outlined in **Policy 3.2.1.2** of the Plan, a minimum vegetation protection zone of 30 metres shall be provided and enhanced from the outer limits of all KNHFs except for significant woodlands and significant habitat of endangered and threatened species, which are subject to additional policy criteria;
- development or site alteration shall not be permitted within the minimum vegetation protection zone of KNHFs and KHFs unless it is demonstrated through a Natural Heritage Evaluation that the development or site alteration will not result in a negative impact on the feature or its functions to the satisfaction of the City;

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- in accordance with **Policy 3.2.1.8**, the City shall seek the dedication of KNHFs and KHF's and their associated minimum vegetation protection zone(s) through the development approval process to an appropriate public agency at no public expense;
- in accordance with **Policy 3.2.2.3.8**, hazardous lands and hazardous sites shall be dedicated to public agencies at minimal or no public expense through the development process, where appropriate;
- in accordance with **Policy 3.4.1.26**, development adjacent to the Greenway System shall maximize visual access and appropriate physical access to the system or feature through the incorporation of single-loaded streets and by siting parks, stormwater management works or other public uses adjacent to the system or feature;
- development located adjacent to the Greenway System including a park or urban open space shall be designed to frame the edges of these areas;
- development in the settlement area that abuts the Greenway System shall provide a naturalized transition to the Greenway System
- to ensure built form compatibility and transition of building heights with adjacent low-density and medium density residential uses, high-density development (development within the centres and corridors) shall be designed so as to provide a 45 degree angular view plane measured from the adjacent low density residential or medium density residential property line, together with suitable massing and design, in order to achieve appropriate skyview, light and separation;
- high-rise buildings shall be designed to provide a sufficient separation distance of approximately 25 metres between both proposed and existing towers to maintain appropriate light, view and privacy conditions;
- high-rise residential buildings shall generally have a slender floorplate above the podium of approximately 750 square metres to adequately limit shadow and wind impacts and loss of skyview; and,
- mid-rise and high-rise development shall have a step back of the building above the base building height set out in the relevant policies of the Plan to provide a clearly discernable top to the street wall and to minimize shadow impact on the public realm.

On the basis of a preliminary review of the applicant's development proposal, the subject proposal does not conform with the applicable built form, density and height provisions as set out in the Plan for lands within the **Neighbourhood** designation. In this regard, the applicant's development proposal will continue to be reviewed and evaluated in the context of the relevant policies of the Plan and the appropriateness of the proposed land use designation, including the proposed site-specific exceptions.

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 review and comment.

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The following is a summary of the comments received as of the time of writing of this report. It should be noted that a number of comments from City departments and external agencies with respect to the applicant's initial submission have not yet been received.

Heritage and Urban Design Section

The City's Heritage and Urban Design Section has reviewed the applicant's development proposal and has provided comments with respect to the proposed floorplate size, angular plane, building height and massing, tower separation and landscaping as well as other architectural considerations (refer to Appendix A).

Development Engineering Division

The City's Development Engineering Division has provided comments on the applicant's development proposal with respect to hydrogeological matters as well as technical requirements regarding the submitted Functional Servicing Report and Hydrogeological Investigation to be addressed at the detailed design stage. Comments concerning Transportation matters are pending as of the time of writing of this report (refer to Appendix B).

Development Planning Division

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

- the applicant's draft Official Plan Amendment appears to contemplate an amendment to the entirety of its land holdings. As outlined in the earlier sections of this report, a portion of the land holdings are to remain subject to the PBWP and in accordance with **Policy 4.10.8.1** of the Plan, the permitted uses within the **Parkway Belt West** designation shall be governed by the PBWP, as amended, from time to time. In this regard, the proposed Official Plan Amendment should be revised to include only those lands removed from the PBWP by the Province. Additionally, the limits of the PBWP must be clearly delineated on the appropriate plans and documentation submitted in support of the proposed development;
- the applicant's draft Zoning By-law Amendment appears to recognize existing uses on the land holdings outside of the proposed development area. In this regard, the applicant will be required to revise the draft Zoning By-law Amendment to be consistent with the development standards as it relates to the proposed development area;
- the applicant's development proposal will continue to be reviewed on the basis of conformity with the criteria outlined under **Policy 4.10.8.3** with respect to lands that have been removed from the PBWP;

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- the limits of the KNHFs and KHF's and their associated minimum vegetation protection zones, as well as hazard lands and the required minimum buffers that are located on and/or adjacent to the subject lands must be defined in accordance with the policies of **Section 3.2.1.2** of the Plan and conveyed to an appropriate public agency. The ultimate limits of development must be confirmed and/or adjusted accordingly. Staff will continue to review the environmental constraints of the subject lands as it relates to the proposed development limits;
- any lands containing environmental features or hazard lands and their associated buffers that are not governed by the PBWP shall remain within the Greenway System and be placed in either a **Natural Core** or **Natural Linkage** land use designation. Additionally, such lands shall remain or be placed with a protective zoning category, as the case may be;
- the applicant is seeking Council's approval to re-designate the subject lands from **Parkway Belt West** to **Neighbourhood**. As outlined above, the proposed high-density residential built form and height are not contemplated for lands located within the **Neighbourhood** designation. In this regard, the subject proposal contemplates high density built forms with building heights of 16 and 20 storeys, whereas a maximum building height of 4 storeys is permitted for lands having frontage on an arterial street within the **Neighbourhood** designation. In addition, the submitted plans appear to contemplate two mechanical penthouses that are equivalent to two storeys above the proposed maximum number of storeys on each of the proposed towers. The appropriateness of the proposed **Neighbourhood** designation as it relates to the proposed development will continue to be evaluated;
- notwithstanding the maximum building heights contemplated by the applicant's draft Official Plan Amendment and supporting materials, the applicant's draft Zoning By-law reflects maximum building heights of 22 and 18 storeys for same. The draft instruments and supporting materials must be made consistent with the plans, drawings and materials submitted;
- the proposed development does not conform with the relevant policies of the Plan with respect to the provision of a 45 degree angular view plan measured to the adjacent medium density residential property line. In this regard, the proposed development must be designed to be compatible with, and to provide for, an appropriate transition with respect to adjacent low-rise residential uses;
- the applicant shall take into consideration the design policies of the Plan and the comments provided by the City's Urban Design Section with respect to tower separation of approximately 25 metres between the proposed buildings, maximum tower floorplates of approximately 750 square metres and the inclusion of step backs above the base building height;
- the proposed development must be designed to provide for an appropriate interface with and access to the adjacent municipal park known as Webster Park, which is not accessed by a public road at this time. In this regard, the development proposal must provide an appropriate means of facilitating public access to Webster Park, to the satisfaction of City staff;

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- it is noted that the submitted plans and supporting materials appear to contemplate the exclusion of various areas within the proposed buildings from the calculation of building height and GFA. In this regard, staff will continue to review this matter as it relates to the evaluation of density, maximum building heights, and maximum floor plates;
- the proposed development shall be assessed on the basis of the City-wide Urban Design Guidelines;
- the applicant shall demonstrate how the proposed development conforms with **Policy 3.1.5.3** of the Plan with respect to the provision of affordable housing;
- the proposed development shall provide for adequate resident, visitor and barrier-free parking in accordance with City standards;
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicant's development proposal. It should be noted that the subject application remains under review by a number of City departments and external agencies at the time of writing of this report; and,
- staff will continue to review the applicant's draft Official Plan and Zoning By-law Amendments with respect to the form, content, and appropriateness of the proposed built form.

Further to the above, a more detailed review of the subject Official Plan and Zoning By-law Amendment applications will be conducted following receipt of comments and feedback from City departments, external agencies, Council and members of the public.

Other City Department and External Agency Comments

Comments on the applicant's initial submission have also been received from Alectra Utilities, Rogers Communications, Hydro One, the City's Community Services Department (Waste Management), the City's Financial Services Division, the City's Building Services Division – Zoning Section, Conseil scolaire Viamonde and the York Catholic District School Board. These City departments and external agencies have no objections to the applicant's proposal and/or have provided technical comments to be considered by the applicant during a more detailed implementation stage of the approval process.

As of the time of writing of this report, the subject applications remain under review by Canada Post, Enbridge Gas Inc., Bell Canada, the City's Fire and Emergency Services Department, the City's Transportation Section, the City's Park and Natural Heritage Planning Section, the Regional Municipality of York, Torontair Limited, Toronto and Region Conservation Authority and the York Region District School Board.

Financial/Staffing/Other Implications:

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

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Relationship to Council's Strategic Priorities 2020-2022:

The recommendation of this report does 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 applicant's development proposal.

Climate Change Considerations:

The recommendation of this report does 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 applicant's development proposal.

Conclusion:

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit the construction of a high density residential development on a portion of 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. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix A, Memo from the Urban Design Section dated February 11, 2021
- Appendix B, Memo from the Development Engineering Division dated February 11, 2021
- Map 1, Aerial Photograph
- Map 2, Official Plan (Schedule A1), Urban Structure
- Map 3, Official Plan (Schedule A2), Land Use
- Map 4, Official Plan (Schedule A4), Key Natural Heritage Features and Key Hydrological Features
- Map 5, Existing Zoning
- Map 6, Proposed Site Plan
- Map 7, Proposed East Elevation
- Map 8, Proposed South Elevation
- Map 9, Proposed West (Bathurst Street) Elevation
- Map 10, Proposed North Elevation

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Report Approval Details

Document Title:	SRPI.21.036 - Request for Comments - Official Plan and Zoning By-law Amendment Applications.docx
Attachments:	<ul style="list-style-type: none">- SRPI.21.036 Appendix A.pdf- SRPI.21.036 Appendix B.pdf- SRPI.21.036 Map 1.pdf- SRPI.21.036 Map 2.pdf- SRPI.21.036 Map 3.pdf- SRPI.21.036 Map 4.pdf- SRPI.21.036 Map 5.pdf- SRPI.21.036 Map 6.pdf- SRPI.21.036 Map 7.pdf- SRPI.21.036 Map 8.pdf- SRPI.21.036 Map 9.pdf- SRPI.21.036 Map 10.pdf
Final Approval Date:	Mar 17, 2021

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

Gus Galanis - Mar 17, 2021 - 9:02 AM

Kelvin Kwan - Mar 17, 2021 - 9:15 AM

MaryAnne Dempster - Mar 17, 2021 - 11:38 AM