



Staff Report for Council Meeting

Date of Meeting: April 14, 2021

Report Number: SRPI.21.034

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.21.034 – Request for Comments – Site Plan Application – 12050 Yonge Street – City File D06-12089 (Related File D02-10032)**

Owner:

Golden Heights Real Estate Investment Corporation
11 Grand River Street North
Paris, Ontario
N3L 2L9

Agent:

Malone Given Parsons Ltd.
140 Renfrew Drive
Markham, Ontario
L3R 6B3

Location:

Legal Description: Part of Blocks F and G, Plan 1916
Municipal Address: 12050 Yonge Street

Purpose:

A request for comments with respect to a Site Plan application to facilitate the construction of a mixed-use residential/commercial development on the subject lands.

Recommendations:

- a) **That Staff Report SRPI.21.034 with respect to the Site Plan application submitted by Golden Heights Real Estate Investment Corporation for lands known as Part of Blocks F and G, Plan 1916 (Municipal Address: 12050 Yonge Street), City File D06-12089, be received for information purposes and that all comments be referred back to staff; and,**

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- b) **That the authority to assign servicing allocation for the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the criteria in the City’s Interim Growth Management Strategy.**

Contact Person:

Amanda Dunn, Planner II – Site Plans, phone number 905-747-6480 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

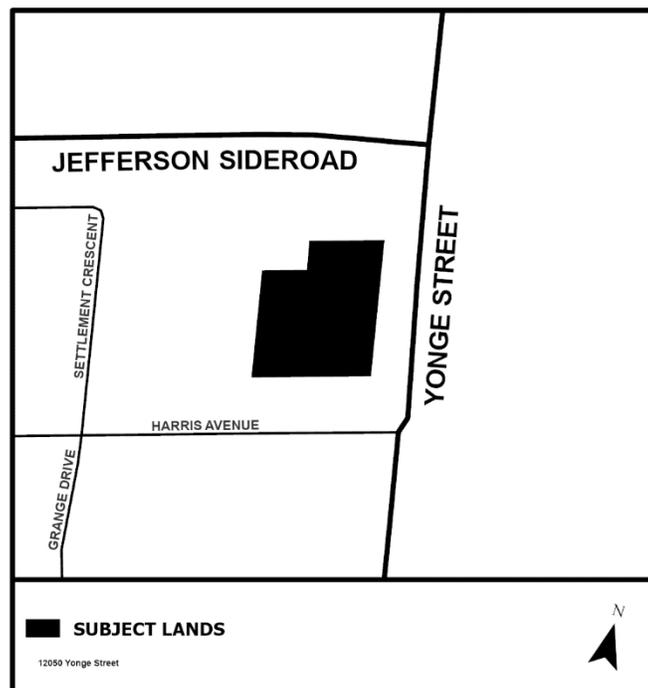
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure Department

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 formal call person listed under the “Contact Person” above.



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Background:

In December of 2010, the applicant submitted Official Plan and Zoning By-law Amendment applications (City Files D02-10032 and D06-12089) to facilitate the approval of a mixed-use development comprised of two buildings with one being a six storey apartment building with 133 residential units and ground level commercial/retail uses with a Floor Space Index (FSI) of 1.48, and a two storey medical office building with ground level commercial retail uses on the subject lands. As a result of the partial approval of the City's Official Plan (the Plan) by the former Ontario Municipal Board (OMB) in April 2012, additional density was permitted on the subject lands. Accordingly, the applicant advised that they would like to revise their proposal to include the additional density permitted by the Plan (i.e. a maximum of 2.0 FSI).

In October of 2013, the applicant submitted revised Zoning By-law Amendment and Site Plan applications to the City to permit a revised development proposal that would allow increases in the proposed number of residential units, residential gross floor area, parking supply, an additional floor of underground parking, overall site density and lot coverage.

In June of 2015, the applicant appealed its revised Zoning By-law Amendment and Site Plan applications to the OMB on the basis of the City's refusal to make a decision within the prescribed statutory timelines outlined in the *Planning Act*. In response to the appeal, at its meeting of January 25, 2016, Council approved the recommendations contained in Staff Report SRPRS.16.015 that the proposed development not be supported due to servicing concerns.

The applicant subsequently demonstrated acceptable servicing options to facilitate the proposed development to the satisfaction of both the Region of York and the City, which resulted in a settlement of their appeal. On July 21, 2016, the OMB issued an Order approving the applicant's Zoning By-law Amendment and adjourned the appeal of the related Site Plan application.

The Owner has since provided staff with further revised submissions and are working towards finalizing the Site Plan approval for the proposed development. Accordingly, the purpose of this report is to seek comments from Council with respect to the current Site Plan submission.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the west side of Yonge Street, north of Harris Avenue and have a total lot area of approximately 0.9 hectares (2.23 acres). The lands have frontage of approximately 106.10 metres (348.10 feet) along Yonge Street with a total lot area of 0.903 hectares (2.23 acres) and are currently vacant. The lands abut Yonge Street to the east, vacant residential lands to the north and west, and a used car

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dealership to the south (refer to Maps 1 and 2). It should be noted that the abutting lands to the north are currently the subject of Zoning By-law and Site Plan applications (City Files D02-13017 and D06-12060) to permit a mixed-use residential/commercial development. Similarly, the lands to the south are the subject of Official Plan and Zoning By-Law Amendment applications (City Files D01-20017 and D02-20032) to permit a mixed-use residential/commercial development.

Development Proposal

The applicant is seeking Council's approval to permit a mixed-use development comprised of two buildings on its land holdings. Building "A" (the proposed southerly building) is to be a six storey mixed-use residential apartment building with ground floor retail and commercial space fronting onto Yonge Street. A total of 195 residential units are proposed with approximately 715.4 square metres (7,700.50 square feet) of retail commercial ground floor space. Building "B" (the northerly building) is to be a two-storey medical office building comprised of 502 square metres (5,403.48 square feet) of medical office space and 502 square metres (5,403.48 square feet) of retail space (refer to Maps 5 and 6). Access for the development is to be provided via a singular vehicular access from Yonge Street. The summary below outlines the relevant statistics of the applicant's current submission to the City:

Lot Area:	0.903 hectares (2.23 acres)
Lot Coverage:	38.23%
Total GFA:	18,063.9 square metres (194, 438.20 square feet)
Floor Space Index (FSI):	2.0
Residential Parking:	245 spaces
Visitor Parking:	31 spaces
Retail/Commercial Parking:	31 spaces
Medical Office:	54 spaces
Underground Parking Levels:	2
Parking at Grade:	35 spaces
Underground Parking:	326 spaces on two floors
Bicycle Parking Spaces:	63 spaces (24 surface, 39 below grade)
Loading Spaces:	2 spaces

Building A:	
Building Height:	6 storeys
Number of Units:	195
Indoor Amenity Space:	328.6 square metres (3,537 square feet)
Residential GFA:	16,372.7 square metres (176, 234.3 square feet)
Commercial GFA:	715.4 square metres (7,700.50 square feet)

Building B:	
Building Height:	2 storeys
Total GFA:	1,004.0 square metres (10,806.97 square feet)

Key differences between the original (2012) and current (2021) proposal are as follows:

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- an increase in the FSI from 1.48 to 2.0;
- an increase of residential units from 133 to 195;
- an increase in the overall gross floor area from 13,351.7 square metres (143,721.2 square feet) to 18,063.9 square metres (194,438.20 square feet);
- an increase in the number of parking spaces from 231 to 361;
- an additional level of underground parking provided; and,
- the addition of 63 bicycle parking spaces.

The development is proposed to be condominium in tenure. The residential building is to be comprised of a mix of one bedroom and two bedroom units and provide 328.6 square metres (3,537 square feet) of indoor amenity space on the ground floor. It is also noted that the site has been designed to provide for a 6.0 metre (19.6 feet) future driveway connection with the adjacent site to the north. Applicable easements to facilitate access with the property to the north shall be secured through the Site Plan Agreement for the development.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed Use Corridor** in accordance with Schedule A2 (Land Use) of the Plan and are located on the **Yonge Street Corridor** as identified on Schedule A1 - Urban Structure of the Plan. The **Regional Mixed Use Corridor** designation permits a full range of residential and commercial uses with varying heights and densities that are consistent with the applicant's development proposal. As such, the proposed development conforms with the Plan.

In addition to the preceding, the lands are located within the "Settlement Area" pursuant to Schedule A3 (Settlement Area) in accordance with the *Oak Ridges Moraine Conservation Plan* (ORMCP) and are located within a **Category 2 - Landform Conservation Area**. In accordance with **Section 3.2.1.1(18)** of the Plan, all uses, including the creation of new lots, which are otherwise permitted under the Plan and applicable Secondary Plans, shall be permitted within the **Settlement Area**. In addition, permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP and **Section 3.2.1.1** of the Plan.

In this regard a Natural Heritage Evaluation (NHE) and Landform Conservation Area Analysis (which included an Oak Ridges Moraine Conformity Statement) prepared by Beacon Environmental was submitted in support of the proposed development. The report concluded that the proposal is in conformity with the applicable Oak Ridges Moraine regulations pertaining to the protection of natural heritage features and landform conservation areas. Based on the preceding, staff is satisfied the applicant's development proposal conforms with the applicable policies of the Plan and the ORMCP.

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Harris-Beech Neighbourhood Infill Study

The subject lands are located within the Harris-Beech Neighbourhood Infill Study Area (the “Infill Study”) in accordance with **Policy 4.9.1.1.1(j)** of the Plan. The Infill Study consists primarily of the **Regional Mixed Use Corridor** designation. The proposed mixed-use residential building and medical office building meets the locational criteria for Mixed-use/Commercial uses as identified in all four scenarios of the Infill Study.

The Harris-Beech Neighbourhood Infill Study also identifies the need for a comprehensively planned servicing scheme to facilitate development, due to the lack of existing services in the area. As part of the settlement reached with the Region and City with respect to the applicant’s appeal of its Zoning By-law Amendment application, the applicant will be required to extend the municipal water main and sanitary sewers from Harris Avenue to the subject lands in order to provide servicing for its development proposal. Conditions and clauses related to these municipal works will be included within the Site Plan Agreement. Based on the preceding, staff is satisfied that the proposed development is consistent with the Council approved Infill Study.

Zoning By-law

As previously noted, the OMB approved Zoning By-law 88-16 which zoned the subject lands **Village Core Commercial (VCC) Zone** under By-law 235-95, as amended (refer to Map 4). The **VCC Zone** permits the proposed mixed-use residential/commercial development with site-specific development standards to implement the development as proposed. Staff will continue to work with the applicant through the remaining Site Plan approval process to ensure that the proposal complies with the development standards and permissions of the **VCC Zone** under By-law 88-16, as amended.

Site Plan Application

The subject Site Plan application is nearing finalization and the applicant is currently addressing the remaining minor technical comments regarding zoning compliance, grading and servicing, transportation demand management measures, identification of easements, and confirmation of sustainability commitments. Conditions provided by circulated City departments and external agencies shall be included in the Site Plan Agreement to address any remaining concerns and staff will continue to work with the applicant to finalize Site Plan approval.

Interim Growth Management Strategy:

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

1. Providing community benefits and completion of required key infrastructure.
2. Developments that have a mix of uses to provide for live-work relationships.

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3. Developments that enhance the vitality of the Downtown Core.
4. Higher-order transit supportive development.
5. Developments that represent sustainable and innovative community and building design.
6. Completion of communities.
7. Small scale infill development.
8. Opportunities to provide affordable housing.

The applicant has submitted a Sustainability Performance Metrics Tool in support of its development proposal and for consideration by the City as part of its review and approval of its Site Plan application. The proposed development has achieved an overall score of 39 points which is within the acceptable threshold range of 32 to 45 to qualify as a “good” score. Given that a revised submission is currently under review which may impact the project’s score and the applicant’s metrics submission remains under review by staff, staff recommends that Council delegate the authority to assign servicing allocation for the project to the Commissioner of Planning and Infrastructure in order to ensure that once the applicant has finalized their sustainability metrics to staff’s satisfaction, the requisite assignment of servicing allocation can be granted.

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 are aligned with the strategic priority of **Balancing Growth and Green** in recognizing the need to promote responsible economic intensification and prosperity and **Getting Around the City** by improving active transportation networks and offering transportation interconnections.

Climate Change Considerations:

The recommendations of this report are aligned with Council’s climate change considerations as the development is proposing a white roof membrane thereby contributing to climate change mitigation by reducing the heat island effect. Additionally, to this end the applicant is encouraging active transportation measures through the provision of 63 bicycle parking spaces and electrical vehicle charging stations to promote sustainable transportation.

Conclusion:

The applicant is seeking comments from Council with respect to its Site Plan application to permit a mixed-use residential commercial development on its land holdings. On the basis that the applicant is in the process of finalizing the approval of its development proposal, staff request that all comments with respect to the subject Site Plan application be referred back to staff for consideration and that the authority to assign

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municipal servicing allocation be delegated to the Commissioner of Planning and Infrastructure.

Attachments:

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 – Council Resolution, C#12-12, held April 4, 2012
- Appendix B – Council Resolution, C#16-14, held May 7, 2014
- Appendix C – Council Resolution, CW#01-16, held January 18, 2016
- Appendix D – Council Resolution, C#02-16, held January 25, 2016
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Official Plan Designation
- Map 4 Zoning
- Map 5 Proposed Site Plan
- Map 6 Elevations

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Report Approval Details

Document Title:	SRPI.21.034 - Request for Comments - 12050 Yonge Street - Site Plan D06-12089.docx
Attachments:	- SRPI.21.034 - Appendix A.pdf - SRPI.21.034 - Appendix B.pdf - SRPI.21.034 - Appendix C.pdf - SRPI.21.034 - Appendix D.pdf - SRPI.21.034 - Map 1 - Aerial Photograph.pdf - SRPI.21.034 - Map 2 - Neighbourhood Context Map.pdf - SRPI.21.034 - Map 3 - Official Plan Designation.pdf - SRPI.21.034 - Map 4- Existing Zoning.pdf - SRPI.21.034 - Map 5 - Proposed Site Plan.pdf - SRPI.21.034 - Map 6 - Proposed Elevations.pdf
Final Approval Date:	Mar 30, 2021

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

Gus Galanis - Mar 24, 2021 - 11:40 AM

Kelvin Kwan - Mar 24, 2021 - 1:22 PM

MaryAnne Dempster - Mar 30, 2021 - 4:56 PM