



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

**Date of Meeting:** May 5, 2021

**Report Number:** SRPI.21.043

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** SRPI.21.043 – Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – Millwin Investments Limited – City Files D01-20018 and D02-20033

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### **Owner:**

Millwin Investments Limited  
1454 Dundas Street East, Suite 112  
Mississauga, Ontario  
L4X 1L4

### **Agent:**

Gagnon Walker Domes Ltd.  
500-21 Queen Street East  
Brampton, Ontario  
L6W 3P1

### **Location:**

**Legal Description:** Part of Lot 54, Concession 1, W.Y.S.

**Municipal Address:** 11300 Yonge Street

### **Purpose:**

A request for comments concerning proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a mixed-use residential development on the subject lands.

### **Recommendation:**

- a) That Staff Report SRPI.21.043 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Millwin Investments Limited for lands known as Part of Lot 54, Concession 1, W.Y.S. (Municipal Address 11300 Yonge Street), City Files D01-20018 and D02-20033, be received for information purposes only and that all comments be referred back to staff.

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### Contact Person:

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

### Report Approval:

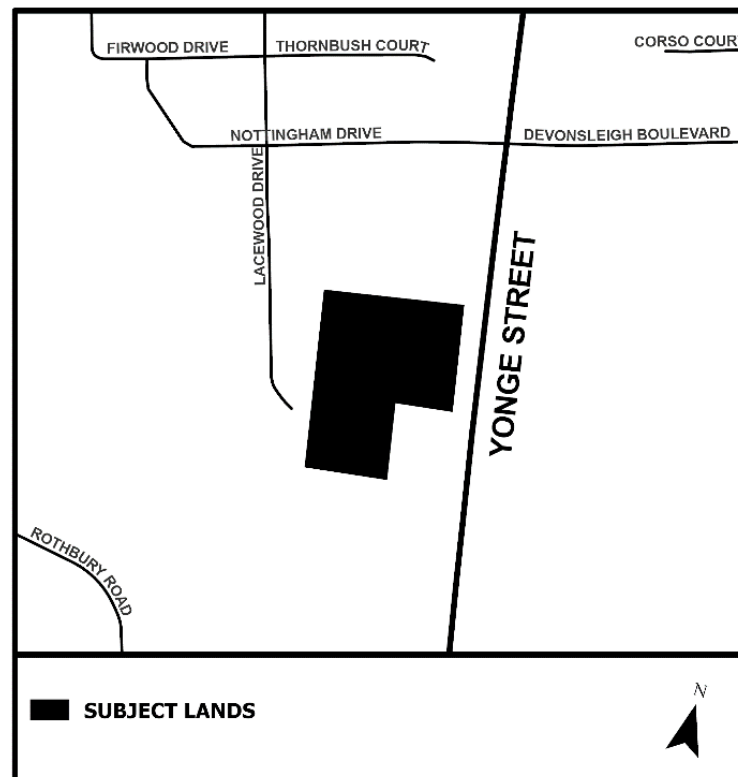
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure Department

**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:**

The subject Official Plan and Zoning By-law Amendment applications were received and deemed complete by the City on December 21, 2020. The applications and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject 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 west side of Yonge Street approximately 415 metres (1,361.55 feet) north of Brookside Road. The lands have frontage on Yonge Street and have a total lot area of 2.07 hectares (5.12 acres) (refer to Map 1). The lands currently support a one-storey, multi-unit commercial building which is proposed to be demolished as part of the proposed development. Surrounding land uses include a place of worship (identify) to the north, Yonge Street to the east, a motor vehicle sales establishment to the south, and Lacewood Drive and a low-density residential development to the west.

#### **Development Proposal**

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit a mixed-use residential development on its land holdings (refer to Maps 3 to 12). The proposed development is to be comprised of a 12 storey residential apartment building to contain 277 dwelling units and 57 three-storey townhouse dwelling units on a private lane.

The proposed 12 storey high-rise building is to be located along the Yonge Street frontage of the property. The building is to provide a stepback above the sixth storey along the Yonge Street frontage, and is to include both indoor and rooftop amenity spaces and two levels of underground parking which are to accommodate 268 parking spaces for residents and visitors, along with an additional 21 at grade visitor parking spaces to be located within an interior courtyard.

The proposed townhouse units are to be accommodated within 10 buildings (Blocks B to K) to be located at the rear (west) of the proposed 12 storey building. The proposed blocks are to contain between five and seven dwelling units per block and are to be three storeys in height. Access to the townhouse units is proposed from Yonge Street via a private lane which is to be shared between the high-rise building and the townhouse units. Two parking spaces per unit are proposed along with 10 visitor parking spaces along the private lane. A pedestrian connection is contemplated at the southwest corner of the lands to connect to the existing pedestrian path at Rouge Crest Park. Each townhouse dwelling is to have a private balcony and the parkette to be

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provided at the southwest corner of the lands is intended as an outdoor amenity area for the townhouse residents.

Outlined below is a summary of the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City.

• <b>Total Lot Area:</b>	<b>2.07 hectares (5.12 acres)</b>
• <b>Number of Apartment Buildings:</b>	<b>1</b>
• <b>Number of Townhouse Blocks:</b>	<b>10</b>
• <b>Total Gross Floor Area:</b>	<b>34,080.63 sq. m. (366,840.85 sq. ft.)</b>
○ <b>Apartment Building (Building A):</b>	<b>22,117.0 sq. m. (238,065.41 sq. ft.)</b>
○ <b>Townhouse Dwelling Units:       (Blocks B to K)</b>	<b>11,963.63 sq. m. (128,775.44 sq. ft.)</b>
• <b>Total Amenity Space:</b>	<b>1,466.85 sq. m. (15,789.04 sq. ft.)</b>
○ <b>Building A (Outdoor):</b>	<b>463.74 sq. m. (4,991.66 sq. ft.)</b>
○ <b>Building A (Indoor):</b>	<b>537.63 sq. m. (5,787.0 sq. ft.)</b>
○ <b>Blocks B to K (Outdoor):</b>	<b>465.48 sq. m. (5,010.39 sq. ft.)</b>
• <b>Building Height:</b>	
○ <b>Building A:</b>	<b>12 storeys</b>
○ <b>Blocks B to K:</b>	<b>3 storeys</b>
• <b>Total Number of Dwelling Units:</b>	<b>334</b>
○ <b>Building A:</b>	<b>277</b>
○ <b>Blocks B to K:</b>	<b>57</b>
• <b>Density (Floor Area Ratio):</b>	<b>1.64 FSI</b>
• <b>Parking Spaces:</b>	<b>414</b>
○ <b>Residents (Building A):</b>	<b>269</b>
○ <b>Visitors (Building A):</b>	<b>21</b>
○ <b>Residents (Blocks B to K):</b>	<b>114</b>
○ <b>Visitors (Blocks B to K):</b>	<b>10</b>
• <b>Bicycle Parking Spaces:</b>	<b>182</b>
○ <b>Residents (Building A):</b>	<b>168</b>
○ <b>Visitors (Building A):</b>	<b>14</b>

## Supporting Documentation/Reports

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

- Development Application Summary;
- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law;
- Site Plan;
- Underground Parking Plans;

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- Floor Plans;
- Elevation Plans;
- Building Sections and Streetscape Plan;
- Perspective Drawings;
- Sun and Shadow Study Plan;
- Adjacent Property Plan;
- Neighbourhood Context Plan;
- Legal Survey;
- Topographical Survey;
- Parcel Register;
- Functional Servicing Report/Stormwater Management Report;
- Hydrogeological Assessment;
- Landscape Concept Plan;
- Phase 1 Environmental Site Assessment and Update;
- Phase 2 Environmental Site Assessment;
- Record of Site Condition;
- Tree Inventory and Preservation Plan;
- Traffic Impact Study; and,
- Urban Design Brief.

### Official Plan and Zoning By-law Amendment Applications

The applicant is proposing the following site specific amendments to the City of Richmond Hill Official Plan (the Plan) in order to facilitate the proposed development on the subject lands:

- an increase in the maximum permitted building height from eight storeys to 12 storeys (**Section 4.6.1.10**);
- an exemption from the required angular plane transition to the abutting **Neighbourhood** designation (**Section 4.6.1.12**); and,
- to redefine “mid-rise” to mean a building or structure with a height between 5 to 12 storeys, whereas the Plan currently defines mid-rise as “as *buildings or structures with heights ranging between 5 storeys and 8 storeys*” (**Section 7.2**).

In terms of zoning, the applicant is proposing to rezone the subject lands from **General Commercial One (GC1) Zone** to **Multiple Residential Two (RM2) Zone** under By-law 190-87, as amended, with site specific development standards to facilitate the proposed development.

Outlined below is a comparison of the proposed development standards relative to those of the **RM2 Zone**, with the requested and required site specific exceptions highlighted in bold text:

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<b>Development Standard</b>	<b>Proposed Zoning (RM2 Zone) Apartment Building</b>	<b>Proposed Zoning (RM2 Zone) Block Townhouse Dwellings</b>	<b>Proposed Development Standards</b>
Minimum Lot Area	5,000 square metres (53,819.55 square feet)	200 square metres (2,152.78 square feet)	5,000 square metres (53,819.55 square feet)
Minimum Lot Frontage	30.0 metres (98.42 feet)	6.0 metres (19.68 feet)	30.0 metres (98.42 feet)
Minimum Front Yard Setback from Yonge Street	7.5 metres (24.6 feet)	4.5 metres (14.76 feet)	<b>6.0 metres (19.69 feet)</b>
Minimum Side Yard Setback	7.5 metres (24.6 feet)	1.5 metres (4.92 feet)	<b>4.5 metres (14.76 feet)</b>
Minimum Rear Yard Setback	7.5 metres (24.6 feet)	7.5 metres (24.6 feet)	<b>5.4 metres (17.72 feet)</b>
Maximum Building Height	4 storeys	11.0 metres (36.09 feet)	<b>12 storeys (37.0 metres and 121.4 feet) (Building A)</b>  <b>3 storeys (13.0 metres and 42.7 feet) (Blocks B to K)</b>
Maximum Lot Coverage	50%	50%	50%
Minimum Parking Standards	1.5 spaces per dwelling unit, 20% of which shall be for visitors parking	1.5 spaces per dwelling unit, 20% of which shall be for visitor parking	<b>Townhouse Dwelling Units:</b> <b>1.0 spaces per dwelling unit</b> <b>Visitor: 0.15 spaces per dwelling unit</b>  <b>Bachelor: 0.75 spaces per dwelling unit</b> <b>1 Bedroom: 0.85 spaces per dwelling unit</b> <b>2 Bedroom: 1.0 spaces per dwelling unit</b> <b>3 Bedroom: 1.2 spaces per dwelling unit</b> <b>Visitor: 0.15 spaces per dwelling unit</b>  <b>Senior Citizen Dwelling, Assisted Living Residence and Independent Seniors Living: 0.33 spaces per unit (inclusive of visitor parking)</b>

In addition to the above, the applicant is requesting approval of site specific provisions with respect to landscaped areas, parking space dimensions and have requested that a number of definitions be added or modified as part of the proposed Zoning By-law Amendment. An important modification to note is the applicant's request to amend the definition of "Senior Citizen Dwelling", "Assisted Living Residence" and "Independent

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Seniors Living Residence” to also include an “Apartment Building” use in order to allow flexibility in the ultimate tenure/use of the proposed 12 storey apartment building. As part of the review of the subject applications, staff will review, among other matters, the appropriateness of the proposed zone category as well as the appropriateness of the proposed uses, development standards and definitions to be applied to the lands.

### 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* (PPS), the *Growth Plan for the Greater Golden Horseshoe* (2020) (Growth Plan), the Oak Ridges Moraine Conservation Plan (2017) (ORMCP), the *Regional Official Plan* (ROP), and 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* were both updated in 2020. Below is a more detailed outline of the proposal relative to the ROP and the Plan.

### York Region Official Plan (ROP)

The subject lands are designated **Urban Area** and are located along a **Regional Corridor** in accordance with Map 1 - of the ROP. The **Urban Area** policies permit a full range and mix of urban uses which would permit a mixed-use residential/commercial development, as proposed. The **Regional Corridor** is also intended to support a range and mix of activities with the most intensive and widest range of uses.

It is noted that Yonge Street is also identified as a **Regional Rapid Transit Corridor**, which is identified for safe and efficient movement of all modes of transportation including pedestrian, cyclists and transit vehicles. In this regard, it is important to note that the subject lands are located approximately 490 metres from the 19<sup>th</sup>-Gamble BRT Station and are located within the 19<sup>th</sup> - Gamble BRT Station Major Transit Station Area (MTSA) recently approved by the Region on September 20, 2020. The applications have been circulated to York Region for review and comment and shall be reviewed in the context of the applicable policies in the ROP that will form part of a future recommendation to Council.

### City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed-Use Corridor** in accordance with Schedule - A2 of the Plan (refer to Map 2). Yonge Street is identified as a Regional Rapid Transit Corridor on Appendix – A5 of the Plan. The **Regional Mixed-Use Corridor** designation supports a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form. Further, development within the **Regional Mixed-Use Corridor** is encouraged to provide a mix of uses within the same building or separate buildings integrated on the same site.

The maximum permitted density within the **Regional Mixed-Use Corridor** designation is 2.0 FSI and the building height permitted for development on Yonge Street between

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Bernard Avenue and Townwood Drive is between two to eight storeys. Based on a preliminary review of the proposed development relative to the **Regional Mixed-Use Corridor** policies of the Plan, it appears that the subject proposal is generally consistent with respect to land use; however, the proposal does not conform with the applicable maximum height provisions of the Plan.

**Section 4.6.1.12** of the Plan states that development shall provide a transition when abutting a **Neighbourhood** designation in the form of a 45 degree angular plane measured from adjacent low density residential areas. Staff notes that while the applicant is proposing an exemption from **Section 4.6.1.12** of the Plan, the proposed development provides the required transition and thus does not require the requested exemption.

In addition to the preceding, **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 of approximately 750 square metres and shall introduce stepbacks for tower elements proposed above podium/base buildings to limit shadow and wind impacts and loss of skyview. The floorplate of the proposed high-rise building ranges between 670 square metres (7,211.82 square feet) to 2,184 square metres (23,508.38 square feet) which exceeds the tower floor plate requirements of the Plan and does not provide a distinct podium/base.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, in accordance with the ORMCP. In this regard, **Section 3.2.1.1.18** of the Plan stipulates that all uses which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP.

### Department and External Agency Comments:

The subject Official Plan and Zoning By-law Amendment applications and the associated updated background studies and reports submitted in support of same have been circulated to various City departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing of this report.

### Heritage and Urban Design Section

The City's Heritage and Urban Design staff has advised that the proposed 12 storey apartment building is considered a high-rise building and therefore, the guidelines and policies pertaining to such built form apply notwithstanding the applicant's request to deem the proposed 12 storey building a mid-rise building in an effort to address the policies related to the proposed building mass, tower floorplate size and the need to include building step backs and building articulation. Urban Design staff has also advised that as per **Section 4.6.1.4** of the Plan, it is recommended that all retail/commercial or live-work units be located at grade to animate the Yonge Street



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environment. Further, staff have also recommended relocating all or most of the surface visitor parking for the proposed high-rise building underground and replacing it with at-grade outdoor amenity or open space (please see Appendix A)

### Development Planning Division

In consideration of the policies of the Plan which are relevant to the consideration of the proposed development, staff provides the following preliminary comments:

- the proposed density of 1.64 FSI conforms with the maximum density of 2.0 FSI for lands within the **Regional Mixed-Use Corridor**;
- the proposed maximum building height of 12 storeys exceeds the maximum building height of 8 storeys permitted for the lands within the **Regional Mixed-Use Corridor** designation along this portion of Yonge Street;
- the proposed medium density townhouse dwelling units conform with the land use policies of the Plan;
- staff recognize that the Region of York has endorsed locations for MTSA's in which the subject lands are located within MTSA #44 (19<sup>th</sup>-Gamble BRT Station). However, as the MTSA and associated policy framework regarding built form is not currently reflected within the Plan, additional policy analysis and review is required to assess the implications of the MTSA with respect to built form, massing, roads, infrastructure and impacts on the adjacent **Neighbourhood** designation;
- staff notes that the applicant has requested that the proposed development be deemed a mid-rise instead of high-rise building in accordance with the definitions of **Section 7.2** of the Plan. Staff will determine the appropriateness of the applicant's request as part of the evaluation of the subject applications. In this regard, it is noted that additional site specific exceptions to the Plan may be required to facilitate the proposed development;
- staff will confirm whether the applicant's request for an exemption to **Section 4.6.1.12** of the Plan is required given that it appears that the 45 degree angular plane transition to the abutting **Neighbourhood** designation is provided;
- as per **Section 4.6.1.4** of the Plan, the applicant is encouraged to include commercial floor space within the proposed development to offset the loss of the existing commercial uses on the lands and in order to provide a greater mix of commercial uses in keeping with the intent of the **Regional Mixed-Use Corridor** designation for properties along Yonge Street;
- the proposed/modified definitions to be included as part of the applicant's Zoning By-law Amendment will be further reviewed and analyzed. However, it should be noted that the changes being sought by the applicant must to be consistent with previously approved and City wide zoning definitions;
- a Site Plan application will be required to facilitate the proposed development. The applicant is encouraged to submit an application for Site Plan Approval prior to finalization of a Zoning By-law for the lands;
- as the subject applications propose residential development, appropriate servicing allocation will be required. The applicant will be required to submit a Sustainability

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Performance Metrics Tool as part of a future Site Plan application in order to satisfy the City's Interim Growth Management Strategy requirements;

- the applicant must satisfactorily address comments and/or requirements identified by City departments and external agencies that have been requested to review the proposed development. In this regard, it is noted that the application is still under review by a number of City departments and external agencies; and,
- staff will continue to work with the applicant through the review of the form, content and appropriateness of the proposed Official Plan Amendment and draft Zoning By-law.

Further to the above, 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.

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

Comments have been received from the City's Finance Department, Fire and Emergency Services Division, Waste Management Section, Building Services Division – Zoning Section, the Toronto and Region Conservation Authority, York Region District School Board, York Catholic District School Board, and Rogers Communication. These City departments and external agencies have no objections to the applications and/or have provided comments to be considered by the applicant during the more detailed implementation stage of the approval process. All of the comments have been forwarded to the applicant for consideration but have not been appended to this report.

The development proposal is still under review by the City's Development Engineering Division, Parks and Natural Heritage Section, the Regional Municipality of York, Bell Canada, Canada Post, and Enbridge Gas Distribution.

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

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

### **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 2020-2022. An overview of how the subject applications are aligned with the 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

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following a comprehensive review and evaluation of the applicant's development proposal.

### **Conclusion:**

The applicant is seeking Council's approval of its request to permit a mixed-use residential development 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. 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, Correspondence from Heritage and Urban Design dated March 1, 2021
- Map 1 - Aerial Photograph
- Map 2 - Existing Official Plan Designation
- Map 3 - Existing Zoning
- Map 4 - Proposed Site Plan
- Map 5 - Proposed Building A Elevations (East)
- Map 6 - Proposed Building A Elevations (North)
- Map 7 - Proposed Building A Elevations (West)
- Map 8 - Proposed Building A Elevations (South)
- Map 9 - Proposed Blocks B to K Elevations
- Map 10 - Proposed Blocks B to K Elevations
- Map 11 - Proposed Blocks B to K Elevations
- Map 12 - Perspective 3D Rendering

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### Report Approval Details

Document Title:	SRPI.21.043 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment - 11300 Yonge Street.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A, UD Comments.pdf</li><li>- Map 1 - Aerial Photograph.docx</li><li>- Map 2 - Official Plan Designation.docx</li><li>- Map 3 - Existing Zoning.docx</li><li>- Map 4 - Proposed Site Plan.docx</li><li>- Map 5 - Proposed Building A Elevations (East).docx</li><li>- Map 6 - Proposed Building A Elevations (North).docx</li><li>- Map 7 - Proposed Building A Elevations (West).docx</li><li>- Map 8 - Proposed Building A Elevations (South).docx</li><li>- Map 9 - Proposed Blocks B to K Elevations.docx</li><li>- Map 10 - Proposed Blocks B to K Elevations.docx</li><li>- Map 11 - Proposed Blocks B to K Elevations.docx</li><li>- Map 12 - Perspective 3D Rendering.docx</li></ul>
Final Approval Date:	Apr 15, 2021

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

**Gus Galanis - Apr 15, 2021 - 9:26 AM**

**Kelvin Kwan - Apr 15, 2021 - 10:32 AM**

**MaryAnne Dempster - Apr 15, 2021 - 11:30 AM**