



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

**Date of Meeting:** June 16, 2021

**Report Number:** SRPI.21.073

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.21.073 – Request for Comments – Revised Official Plan and Zoning By-law Amendment Applications – 9861 Yonge Development Inc. – City Files D01-12011 and D02-12032 (Related City File: D06-12100)**

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### **Owner:**

9861 Yonge Development Inc.  
302-7368 Yonge Street  
Vaughan, ON L4J 8H9

### **Agent:**

Nahid Corp.  
2-31 Scarsdale Road  
Toronto, ON M3B 2R2

### **Location:**

Legal Description: Part of Lots 22, 23 and 26 and Lots 24 and 25, Registered Plan 2383  
Municipal Addresses: 9861 Yonge Street and 236 and 240 Church Street South

### **Purpose:**

A request for comments concerning revised Official Plan and Zoning By-law Amendment applications to permit a 10-storey, mixed-use residential/commercial development on the subject lands.

### **Recommendation:**

- a) **That Staff Report SRPI.20.073 with respect to the revised Official Plan and Zoning By-law Amendment applications submitted by 9861 Yonge Development Inc. for lands known as Part of Lots 22, 23 and 26 and Lots 24 and 25, Registered Plan 2383 (Municipal Addresses: 9861 Yonge Street and 236 and 240 Church Street South), City Files D01-12011 and D02-12032, be**

## Page 2

**received for information purposes only and that all comments be referred back to staff.**

### 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:

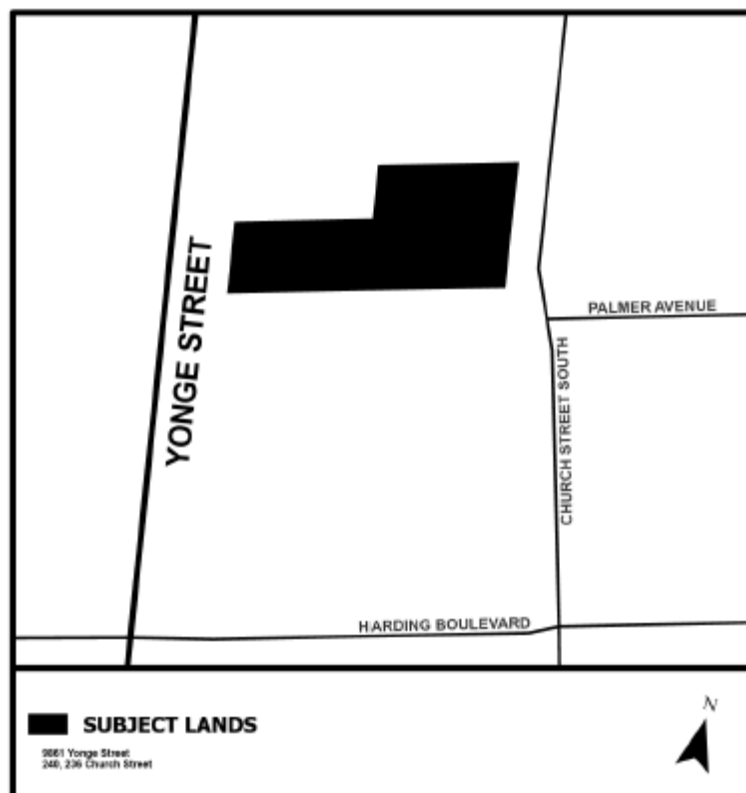
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**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.



## Page 3

### Background Information:

In October of 2012, the applicant submitted Official Plan, Zoning By-law Amendment and Site Plan applications to the City seeking approval of its proposal to permit an 8-storey terraced apartment building with ground-related commercial floor space on the lands municipally known as 9861 Yonge Street and 240 Church Street South (the “initial proposal”). The initial proposal was considered at a statutory Council Public Meeting held on February 6, 2013 (refer to Appendix A).

Subsequently, the lands were sold and revised Official Plan and Zoning By-law Amendment applications were filed in November, 2015 by the new owner to permit a mixed-use development comprised of a 5-storey commercial building, an 8-storey residential building and 4 townhouse units fronting onto Church Street South (the “2015 revised proposal”). The revised proposal was considered at a Council Public Meeting held on May 11, 2016 (refer to Appendix B).

On November 23, 2017, the applications related to the 2015 revised proposal were appealed to the Local Planning Appeal Tribunal (LPAT) pursuant to Sections 22(7) and 34(11) of the *Planning Act* on the basis that Council did not make a decision on the applications within the statutory timeframes prescribed under the *Planning Act*. The appeals were held in abeyance at the applicant’s request. Subsequent to the appeals, the applicant acquired additional lands (236 Church Street South) which were not part of its previous development proposals.

City Staff and the applicant initiated settlement discussions in 2020 which resulted in the submission of substantially revised Official Plan Amendment and Zoning By-law Amendment applications in February 2021 which now include the additional lands as noted above. In accordance with the requirements of the *Planning Act*, the submission of the revised applications would necessitate the holding of a further statutory Council Public Meeting.

Accordingly, the purpose of this report is to seek comments from Council and the public with respect to the owner’s revised 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 comprised of three contiguous parcels that form a through-lot, having frontage on both Yonge Street and Church Street South, and are located south of Major Mackenzie Drive East, north of Harding Boulevard and immediately adjacent to the unopened portion of the Palmer Avenue road allowance (refer to Map 1). A portion of the lands are currently vacant, whereas the balance of the lands presently support two existing single detached dwellings fronting onto Church Street South (236 and 240 Church Street South) that are proposed to be demolished to facilitate the proposed development. The lands abut Yonge Street to the west, commercial and residential uses

## Page 4

to the north, Church Street South to the east and an unopened portion of the Palmer Avenue road allowance to the south, which is planned as a future municipal linear park (Miles Hill Park) (refer to Map 3).

### Revised Development Proposal

The applicant is seeking approval of its revised development proposal to permit a 10 storey mixed-use residential/commercial building to be comprised of 147 dwelling units and 278.17 square metres (2,944.2 square feet) of at-grade commercial space along the Yonge Street frontage of the lands. Of the total dwelling units proposed, 8 units are proposed as integrated townhouses along the Church Street South frontage and adjacent to the future public park. The proposed building design is to step down to 3 storeys along Church Street South (refer to Maps 8, 9, 10 and 11).

Vehicular access is to be provided from Church Street South, with no access from Yonge Street. The proposed driveway from Church Street is to connect to the proposed drop-off/loading area and ramp to the underground parking levels that are to serve the development. Individual driveways and associated parking spaces are proposed for the Church Street-facing townhouses.

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

- **Total Lot Area: 2,876.97 square metres (30,967.45 square feet)**
- **Total Number of Units: 147**
  - **Apartment: 139**
  - **Townhouses: 8**
  - **Commercial: 2**
- **Building Heights:**
  - **Tower: 10 storeys\***
  - **Townhouses: 3 storeys**
- **Total Gross Floor Area: 13,312.50 square metres (143,294.56 square feet)**
  - **Residential: 13,034.33 square metres (140,400.36 square feet)**
  - **Commercial: 278.17 square metres (2,944.2 square feet)**
- **Floor Space Index (FSI): 4.6**
- **Total Number of Parking Spaces: 179**
  - **Residential: 146**
  - **Commercial: 11**
  - **Visitor: 22**
- **Outdoor Amenity Space: 226.96 square metres (2,443 square feet)**
- **Levels of Underground Parking: 3**

In addition, the following is a summary table outlining the relevant statistics of the applicant's initial proposal, 2015 revised proposal and current development proposal (refer to Maps 6, 7 and 8) based on the plans and drawings submitted to the City in support of the subject applications:

## Page 5

<b>Statistic</b>	<b>Initial Proposal (2012)</b>	<b>Revised Proposal (2015)</b>	<b>Revised Proposal (Current)</b>
<b>Properties</b>	9861 Yonge Street and 240 Church Street South	9861 Yonge Street and 240 Church Street South	9861 Yonge Street and 236 and 240 Church Street South
<b>Lot Area</b>	0.21 hectares (0.52 acres)	0.21 hectares (0.52 acres)	0.29 hectares (0.72 acres)
<b>Number of Buildings</b>	1	3	1
<b>Building Heights</b>	8 storeys	Building A: 5 storeys Building B: 8 Building C: 3	Tower: 10 storeys Townhouses: 3 storeys
<b>Density (FSI)</b>	3.46	2.61	4.6
<b>Total Gross Floor Area (GFA)</b>	7,292.1 square metres (78,491.51 square feet)	5,184.75 square metres (55,808.18 square feet)	13,312.5 square metres (143,294.56 square feet)
<b>Commercial GFA</b>	162.3 square metres (1,747 square feet)	1,272.6 square metres (13,698.15 square feet)	278.17 square metres (2,994.2 square feet)
<b>Number of Dwelling Units</b>	82	46	147
<b>Number of Parking Spaces</b>	97	118	179

Key modifications reflected in the applicant's current development proposal relative to the 2015 revised proposal are summarized as follows:

- the addition of the lands known as 236 Church Street South within the current proposal which are located to the north of the applicant's original land holdings;
- a substantial modification in the design of the proposed development, whereby the number of proposed buildings has been reduced from three individual buildings to one building;
- an increase in building height from 8 storeys to 10 storeys;
- an increase in density from 2.61 to 4.6 FSI;
- an increase in the number of residential units from 46 to 147, including an increase in the number of townhouse units from 4 to 8 units; and,
- the elimination of a proposed vehicular access from the unopened portion of Palmer Avenue to a single direct vehicular access from Church Street South.

At the time of writing of this report, the City is in receipt of a revised associated Site Plan application which was deemed incomplete at the time of writing of this report.

## Page 6

### Supporting Documentation/Reports

As an addendum to the materials previously submitted in support of its 2015 revised proposal, the applicant has submitted the following documentation to the City in support of its revised development proposal:

- Planning Justification Memorandum;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Site Plan;
- Elevation Plans;
- Underground Parking Plans;
- Functional Servicing Letter as an addendum to the 2015 Functional Servicing Report previously submitted; and,
- Traffic Reliance Letter, as an addendum to the 2015 Traffic Impact Study and Transportation Demand Management Plan previously submitted.

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

The applicant has submitted a revised Official Plan Amendment application that seeks approval of the following site specific amendments in order to facilitate the proposed development:

- an increase in the permitted building height from a maximum of 8 storeys to 10 storeys; and,
- an increase in the permitted density from 2.5 to 4.6 FSI.

Additionally, the applicant has submitted a revised Zoning By-law Amendment application to rezone the subject lands from **Residential Multiple Third Density (RM3) Zone** and **Residential Second Density (R2) Zone** (refer to Map 2) to **Residential Multiple Six Density (RM6) Zone** under By-law 66-71, as amended, as follows:

- to permit Apartment Dwelling, Townhouse Dwelling, Commercial, Retail and Office uses; and,
- to establish site-specific development standards to facilitate the revised development proposal.

In addition to the above, the following table provides a general summary of the applicable development standards within the proposed **RM6** zone category under By-law 66-71, as amended, including site-specific provisions proposed by the applicant highlighted in bold:

## Page 7

<b>Development Standard</b>	<b>RM6 Zone</b>	<b>Proposed Standard (RM6 Zone)</b>
<b>Minimum Lot Area</b>	N/A	<b>2,700 square metres (29,062.56 square feet)</b>
<b>Minimum Lot Frontage</b>	38.1 metres (125 feet)	<b>20 metres (65.62 feet)</b>
<b>Maximum Height</b>	30.48 metres (100 feet)	<b>36 metres (118.11 feet)</b>
<b>Maximum Density</b>	148.3 units per hectare (60 dwelling units per acre)	<b>4.6 FSI</b>
<b>Minimum Front Yard</b>	Half the height of the building from the centerline of the street, but not less than 7.62 metres (25 feet) or 17.68 metres (58 feet) from centreline	<b>1.0 metre (3.3 feet) to Yonge Street</b>
<b>Minimum Side Yard</b>	Half of the height of the building, but not less than 6.1 metres (20 feet)	<b>Nil, subject to additional setback criteria</b>
<b>Minimum Rear Yard</b>	Half the height of the building, but not less than 7.62 metres (25 feet)	<b>4.0 metres (13.12 feet) to Church Street South</b>
<b>Parking Requirements (Residential)</b>	1 ¼ spaces per unit, or 1.75 spaces per unit (condominium)	<b>0.9 spaces per 1 bedroom unit 1.0 spaces per 2 bedroom unit 1.2 spaces per 3 bedroom unit 1.2 spaces per townhouse unit 0.15 visitor spaces per unit</b>
<b>Parking Requirements (Commercial)</b>	5.5. spaces per 92.9 square metres (1,000 square feet) of commercial floor space within a <b>NC, HC</b> or <b>DC</b> Zone 3.3. spaces per 92.9 square metres (1,000 square feet) of commercial floor space within a <b>GC</b> or <b>GCR</b> zone 4 parking spaces per 92.9 square metres (1,000 square feet) of commercial floor space for an office	<b>4 spaces per 100 square metres (1,076.39 square feet)</b>

## Page 8

Further to the above, site specific development standards have also been proposed with respect to the minimum setback to the proposed below grade parking structure, minimum number of commercial units, balcony encroachments, minimum indoor and outdoor amenity areas, bicycle parking and loading spaces. As indicated in the table above, the minimum setbacks contemplated for the proposed development vary throughout the site in relation to the building height step backs.

### Planning Analysis:

Staff has undertaken a preliminary review of the applicant's revised 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 Regional Official Plan (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. Below is a more detailed outline of the proposal relative to the ROP and the Plan.

### York Region Official Plan

The subject lands are designated **Urban Area** and are located along a **Regional Corridor** in accordance with Map 1 (Regional Structure) of the ROP. Growth within York Region (the "Region") is to be accommodated within the **Urban Area**, whereby **Regional Corridors** are to support a range and mix of activities that enrich the character and meet the needs of the communities located along the **Regional Corridors**. In accordance with the policies of the ROP, **Regional Corridors** are planned to function as urban main streets that have a compact, mixed-use, well-designed, pedestrian-friendly and transit-oriented built form.

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 located 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, outlines 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 subject lands are located within the 500 metre radius and are within the proposed boundaries of the Major Mackenzie BRT Station MTSA to be established along Yonge Street at Major Mackenzie Drive as outlined in Attachment 3 to the Report. On the basis of the preceding, 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 report to Council.



## Page 9

### City of Richmond Hill Official Plan

The subject lands are designated **Downtown Local Centre** and are located within the **Civic District** in accordance with **Schedule A2** and **Schedule A9**, respectively of the Plan (refer to Map 4). The predominant use of land within the **Downtown Local Centre** shall be for mixed-use, transit-oriented development, with more specific land uses corresponding with the three districts of the **Downtown Local Centre** as shown on **Schedule A9** of the Plan.

As outlined in **Section 4.3.1.1** of the Plan, permitted land uses for lands having frontage on Yonge Street include residential apartments, office, commercial, retail and major office, subject to specific policy criteria as outlined in the Plan. In addition, development fronting on Yonge Street shall include retail, commercial, or community uses at grade for the portion of a building with direct frontage on Yonge Street. Low density and medium density residential uses are permitted for lands within the **Civic District** that do not have frontage on Yonge Street. Furthermore, for through-lots having frontage on Yonge Street and on a public street to the rear, such as the subject lands, development shall generally maintain the intent of the policies of the Plan with respect to land use permissions within the **Downtown Local Centre**.

Further, in accordance with **Section 4.3.1.1** of the Plan, the maximum density of a development block within the **Civic District** shall be 2.5 FSI, wherein the boundaries of development blocks shall be identified in the Downtown Local Secondary Plan. In terms of height, buildings are intended to provide a transition from taller buildings in the **Uptown District** and **Civic District** to lower buildings in the **Village District**. Building heights shall be progressively lower at the north end of the **Civic District**, ranging between 6 to a maximum of 8 storeys.

As set out in **Section 4.3.1.2** of the Plan, the character, identity and heritage attributes of the three distinct districts of the **Downtown Local Centre** shall be reinforced through appropriate building height, massing and architectural detailing. Buildings fronting onto Yonge Street shall be oriented to and accessed from the public street to generally create a continuous street wall. In addition, vehicular access to Yonge Street shall be limited and generally provided from side or rear streets or from the linked system of courtyards to be established within the **Downtown Local Centre**.

In order to provide for an appropriate transition to adjacent lands and to maintain significant views within the **Downtown Local Centre**, development within the **Downtown Local Centre** fronting onto Yonge Street shall maintain a maximum 45 degree angular view plane projected from the adjacent property line to the opposite side of Yonge Street. For development on the edges of the **Downtown Local Centre**, with the exception of lands within the **Village District**, a maximum 45 degree angular view plane projected from the adjacent low density residential or medium density residential property line shall be maintained.

As set out in **Policy 4.3.1.1.2**, until such time of Council adopts a Secondary Plan for the **Downtown Local Centre**, the policies of **Section 4.3.1** of the Plan as well as the

## Page 10

land use and design guidelines as set out in the *Downtown Design and Land Use Strategy Recommendations Report* shall be utilized in the review and evaluation of development applications.

### **Downtown Design and Land Use Strategy, Final Report (2009)**

The Downtown Design and Land Use Strategy (the “DDLUS”) provides a framework for shaping the role, function and character of the City’s Downtown as well as establishing a vision for the area. In this regard, the DDLUS provides guidelines and recommendations for each district with respect to height, density, design, built form, and public realm among various other matters. In this regard, the subject lands are located within both the **Downtown Centre** and **Village Neighbourhood** land use categories (refer to Map 5). The **Downtown Centre** is intended to support high density, mixed-use development in an urban form, including retail, commercial and office uses in addition to high density residential development and within the **Village Neighbourhood** land use category, the DDLUS recommends that development will be primarily residential in the forms of low and medium density residential infill.

As described in **Section 2.3** of the DDLUS, the greatest heights and densities are envisioned within the **Uptown** and **Civic Districts**, with the tallest buildings directed to the north and south ends of the Downtown. Notwithstanding the foregoing, the DDLUS recognizes the possibility of additional height along Yonge Street and Major Mackenzie Drive where specific performance criteria have been met with respect to transition, parking, and frontage as outlined the DDLUS.

The DDLUS recommends building heights of 6 to 8 storeys (18 to 25 metres) for the western (Yonge Street) portion of the applicant’s land holdings, which are located within the **Downtown Centre** land use category. For the eastern portion of the subject lands with frontage on Church Street South, which are located within the **Village Neighbourhood** land use category, building heights of 3 to 5 storeys (10 to 16 metres) are contemplated.

In addition to establishing a height strategy for the Downtown, the DDLUS provides design guidelines with respect to individual building types and forms. In this regard, Low-rise Residential, at 3 to 5 storeys in height, is noted as an appropriate transition to adjacent existing residential neighbourhoods, whereas mid-rise mixed-use or residential forms, ranging from 7 to 12 storeys in height, are recommended as an appropriate built form within both the **Uptown** and **Civic Districts**. It is noted that the mid-rise built forms are to be oriented to the street and the upper storeys should provide a step back.

The unopened Palmer Avenue right-of-way, which abuts the subject lands to the south, is identified as **Open Space** which recognizes existing and future open spaces as set out in the DDLUS. As outlined within **Section 3.1** of the DDLUS, a new municipal linear park is planned for the closed Palmer Avenue right-of-way, which is envisioned to provide a public green space in the **Civic District** and a focus for adjacent high density development.

## **Page 11**

On the basis of a preliminary review of the applicant's development proposal, the subject proposal generally conforms with the land use policies for through-lots having frontage on Yonge Street within the **Downtown Local Centre**; however, the proposal does not conform with the height and density policies of the **Downtown Local Centre**. 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 site-specific exceptions.

### **Department and External Agency Comments:**

The subject revised 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. The following is a summary of the comments received as of the time of writing of this report.

#### **Urban Design and Heritage Section**

Urban Design and Heritage staff has advised that the proposed design contemplates an 11 storey building rather than a 10 storey building as is suggested and as such, the overall building height must be reduced to 10 storeys in accordance with settlement discussions with City staff to date. In addition, staff has provided comments with respect to the proposed base building height and has identified concerns with respect to the provision of garages in relation to unit width within the townhouse units to front onto Church Street South, among other matters. Staff has advised that an Urban Design Brief must be submitted at the Site Plan application stage (refer to Appendix C).

#### **Community Services Department**

Community Services Department staff has advised that the applicant's revised development proposal must conform with the City's Waste Management Design and Collection Standards for Development. Staff has provided comments concerning access and circulation requirements for waste collection vehicles, waste storage, separation and collection, curbside collection standards and various additional requirements with respect to waste management (refer to Appendix D).

#### **Park and Natural Heritage Planning Section**

The City's Park and Natural Heritage Planning Section has reviewed the applicant's revised development proposal and has provided comments with respect to cash-in-lieu of parkland dedication, the provision of adequate amenity space and landscaping areas, and access to the future adjacent park to the south, in addition to technical comments to be addressed at a more detailed stage in the approval process (refer to Appendix E).

#### **Development Engineering Division**

The City's Development Engineering Division has reviewed the applicant's revised development and has provided detailed comments concerning the submitted Functional Servicing Letter and related servicing requirements, conformity with the City's Urban

## Page 12

MESP and hydrogeological matters, as well as various technical matters to be addressed at the Site Plan application stage. Development Engineering staff has identified that a Hydrological Assessment will be required to support the applicant's revised Zoning By-law Amendment application (refer to Appendix F).

Transportation Engineering staff has provided comments with respect to the submitted Traffic Reliance Letter, the proposed parking supply, driveway design, proposed parking and loading space dimensions, vehicular movements and various requirements to be addressed at the Site Plan stage (refer to Appendix F).

### Development Planning Division

Development Planning staff has completed a preliminary review of the applicant's revised development proposal. 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 mixed-use development, which includes both townhouse units along the Church Street South frontage and at-grade commercial space along the Yonge Street frontage, generally conforms with the land use policies of the **Downtown Local Centre** designation of the Plan for development having frontage on both Yonge Street and a public street to the rear of same;
- the applicant's revised development proposal seeks approval for a density of 4.6 FSI which exceeds the maximum permitted development block density of 2.5 FSI for this area of the **Downtown Local Centre**. It should be noted that the applicant will be required to provide additional information with respect to how the proposed GFA and FSI have been calculated since the plans and information provided to the City are not clear in this regard;
- the subject proposal seeks approval for a maximum building height of 10 storeys on its landholdings, whereas building heights ranging between 6 storeys to a maximum of 8 storeys are contemplated for this area of the **Downtown Local Centre** as set out in the Plan and within the DDLUS;
- notwithstanding that the applicant's revised development proposal reflects a proposed building height of 10 storeys, the conceptual plans submitted in support of the applicant's revised development proposal depict an 11 storey building. The plans must be revised to reflect a maximum building height of 10 storeys as viewed from both street frontages, with a maximum base building height of 6 storeys in accordance with the revised Official Plan and Zoning By-law Amendment applications;
- on the basis of the materials submitted to the City, the applicant's revised development proposal conforms with the angular view plane in accordance with **Policy 4.3.1.2.10** of the Plan;
- **Policy 3.1.5.3** of the Plan directs that 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. A portion of these units should be designed to be accessible for people with disabilities. Affordable housing

## Page 13

units should include a mix and range of types, lot sizes, unit sizes, functions and tenures to provide opportunity for all household types across the City including larger families, seniors and residents with special needs. In this regard, the applicant shall demonstrate how the proposed development conforms with **Policy 3.1.5.3** of the Plan;

- in accordance with **Policy 3.4.1.34** of the Plan, development located adjacent to the Greenway System including a park or urban open space shall be designed to frame the edges of these areas. Further and as set out in **Policy 3.4.1.35** of the Plan, development shall be designed to provide sidewalks or walkways between primary building entrances and the public sidewalk and parks, among other features, wherever possible;
- 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 **Chapter 4** of the Plan to provide a clearly discernible top to the street wall and to minimize shadow impact on the public realm, as outlined in **Policy 3.4.1.60** of the Plan;
- the proposed development shall be assessed on the basis of the City-wide Urban Design Guidelines as well as the design guidelines as outlined within the DDLUS;
- the applicant must satisfactorily address issues and requirements identified by City departments and external agencies that have been requested to review the applicant's revised development proposal; and,
- staff will continue to review the applicant's revised draft Official Plan and Zoning By-law Amendments with respect to the form, content and appropriateness of the proposed development standards.

A comprehensive review of the applicant's revised Official Plan Amendment and Zoning By-law Amendment applications will be conducted following receipt of a complete set of comments, including feedback from Council and members of the public. As previously noted in the earlier sections of this report, the LPAT is the approval authority as it relates to a portion of the land holdings on the basis that an appeal has been filed with respect to the subject applications.

### Other City Department and External Agency Comments

Comments on the applicant's revised development proposal have also be received from the City's Financial Services Department, the City's Fire and Emergency Services Department, the City's Building Services Division – Zoning Section and the Toronto and Region Conservatory Authority. These City departments and external agencies have no objections to the applicant's revised proposal and/or have provided comments to be considered by the applicant during a more detailed implementation stage of the approval process. These comments have not been appended to this report. As previously indicated, the subject applications remain under review by the Regional Municipality of York at the time of writing of this report.

### 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

## Page 14

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.*
- 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.*

In accordance with Council direction, as part of the review of the above noted IGMS Criteria 5 (Sustainable and Innovative Community and Building Design), the applicant will be required to submit a revised Sustainability Performance Metrics Tool as part of the revised Site Plan application submission.

### **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. An overview of how the subject applications are aligned with Council's Strategic Priorities will be included in a future report to Council following a comprehensive review and evaluation of the applicant's revised development proposal.

### **Climate Change Considerations:**

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

### **Conclusion:**

The applicant is seeking Council's approval of revised Official Plan and Zoning By-law Amendment applications to permit a 10 storey, mixed-use residential/commercial 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.

## Page 15

### 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.

- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, Neighbourhood Context
- Map 4, Official Plan Designation (Schedule A2)
- Map 5, Downtown Design and Land Use Strategy (Civic District)
- Map 6, Initial Site Plan (2012)
- Map 7, Revised Site Plan (2015)
- Map 8, Current Proposed Site Plan
- Map 9, Proposed South and North Elevations
- Map 10, Proposed West and East Elevations
- Map 11, Proposed Schematic Section
- Appendix A, Extract from Council Public Meeting #C04-13 held on February 6, 2013
- Appendix B, Extract from Council Public Meeting #C18-16 held on May 11, 2016
- Appendix C, Memo from Urban Design and Heritage Section, dated April 16, 2021
- Appendix D, Memo from Community Services Department, dated March 30, 2021
- Appendix E, Memo from Park and Natural Heritage Section, dated April 8, 2021
- Appendix F, Memo from Development Engineering Division, dated May 17, 2021

## Page 16

### Report Approval Details

Document Title:	SRPI.21.073 - Request for Comments - Revised Official Plan and Zoning By-law Amendment Applications.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.21.073 Map 1 Aerial Photograph.docx</li><li>- SRPI.21.073 Map 2 Existing Zoning.docx</li><li>- SRPI.21.073 Map 3 Neighbourhood Context.docx</li><li>- SRPI.21.073 Map 4 Official Plan Designation (Schedule A2).docx</li><li>- SRPI.21.073 Map 5 Downtown Design and Land Use Strategy (Civic District).docx</li><li>- SRPI.21.073 Map 6 Initial Site Plan (2012).docx</li><li>- SRPI.21.073 Map 7 Revised Site Plan (2015).docx</li><li>- SRPI.21.073 Map 8 Current Proposed Site Plan.docx</li><li>- SRPI.21.073 Map 9 Proposed South and North Elevations.docx</li><li>- SRPI.21.073 Map 10 Proposed West and East Elevations.docx</li><li>- SRPI.21.073 Map 11 Proposed Schematic Section.docx</li><li>- SRPI.21.073 Appendix A.pdf</li><li>- SRPI.21.073 Appendix B.pdf</li><li>- SRPI.21.073 Appendix C.pdf</li><li>- SRPI.21.073 Appendix D.pdf</li><li>- SRPI.21.073 Appendix E.pdf</li><li>- SRPI.21.073 Appendix F.pdf</li></ul>
Final Approval Date:	Jun 3, 2021

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

**Gus Galanis - Jun 1, 2021 - 5:29 PM**

**Kelvin Kwan - Jun 3, 2021 - 9:39 AM**

**MaryAnne Dempster - Jun 3, 2021 - 11:42 AM**